Property Details

CONTROL: Exclusive VALUE: \$3,200,000

LOAN: \$0

EQUITY: \$3,200,000

TITLE: Beachfront Resort > 9 cap

TYPE: Resort Property

Turn key beachfront resort Little Corn Island with value add and expansion

HAVE: opportunities. There are 10 units plus adjacent home which can be

doubled.

WEBSITE URL: https://youtube.com/shorts/_fnGrJGXI98?si=eIX3I0RSc0dxn6mE
ADDRESS: Cocal Beach, Little Corn Island, United States Minor Outlying Islands

BENEFITS TO NEW Beautiful Warm Beach Turn Key Seller Financing

OWNER:

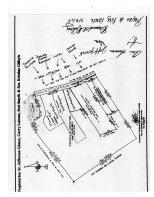
GROSS SCHEDULED INCOME: \$515,000 Actual

VACANCY LOSS: \$0 GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$200,000 NOI: \$315,000

DEBT SERVICE: \$0

CASH FLOW: \$315,000 CAP RATE: 9.84%



BENEFITS SOUGHT: Make an offer Will buy managed/NNN CRE in US

MOTIVATION: Seeking to retire

CAN ADD: Seller will stay on to help transition as buyer sees fit.

This is a lovely opportunity to bank/retire on a beautiful beachfront.

REMARKS: Numbers include resort being closed September - mid December. Will

purchase CRE in US. Resort Page - https://littlecornbb.com

OWNER:

COUNSELOR: Theresa Mueller Cell: 630-715-9999

132 N Washington Email: info@theresamueller.com

Naperville, Illinois, 60540