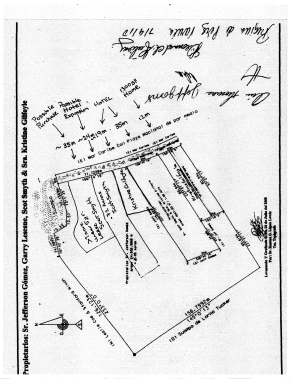
Property Details

CONTROL:	Exclusive	VALUE:	$3,200,000
		LOAN:	$0
		EQUITY:	$3,200,000

TITLE:	Beachfront Resort >9 cap
TYPE:	Resort Property
HAVE:	Turn key beachfront resort Little Corn Island with value add and expansion 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 OWNER:	Beautiful Warm Beach Turn Key Seller Financing

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.
REMARKS:	This is a lovely opportunity to bank/retire on a beautiful beachfront. Numbers include resort being closed September - mid December. Will purchase CRE in US. Resort Page - https://littlecornbb.com

OWNER:

COUNSELOR: Theresa Mueller
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Naperville, Illinois, 60540

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Email: info@theresamueller.com