

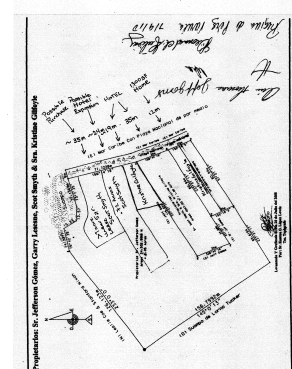
Property Details

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
132 N Washington
Naperville, Illinois, 60540
Cell: 630-715-9999
Email: info@theresamueller.com