

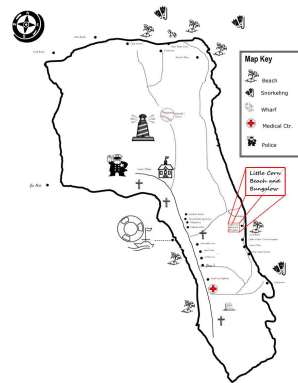
# Property Details

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](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:

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