

# Property Details

CONTROL: Buyers Broker VALUE: \$11,450,000  
LOAN: \$0  
EQUITY: \$11,450,000

TITLE: >9 Cap Resort with Value Add/Development Opportunity  
TYPE: Resort Property  
HAVE: Performing resort 4 acres with amazing views and value add and expansion opportunities (adjacent 7 acres).  
WEBSITE URL: <https://youtube.com/shorts/xvJKGrvxSVA?si=8AjZUTNyHn1rsonS>  
ADDRESS: Upper Palmiste Rd, Soufriere, United States Minor Outlying Islands  
BENEFITS TO NEW OWNER: Established Returns Great Reviews Near most visited island amenities Spectacular Views Many Value Add Opportunities Expansion potential surrounding acreage Seller Financing Available Proforma approaching 10 cap

GROSS SCHEDULED INCOME: \$3,285,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$2,243,612  
NOI: \$1,041,388  
DEBT SERVICE: \$0  
CASH FLOW: \$1,041,388  
CAP RATE: 9.10%



**GREEN FIG RESORT & SPA**  
Upper Palmiste Road, LCO9 101, St. Lucia

**STRONG FINANCIALS**

- 2023 Revenue \$2.6M
- 2024 Revenue Forecast \$3.7M
- 2024 ADR Forecast \$392
- Occupancy >72% with 80% Forecast
- Strong Guest Reviews
- 2023 Best of the Best (Top 1%) TripAdvisor
- 2022 Traveler's Choice (Top 10%) TripAdvisor
- Tourism Act Incentives

**AMENITIES INCLUDE**

- About 4 acres premium Piton, Caribbean Sea and Town view
- Recently Renovated
- Rooms: 29
- Restaurant with 20 tables
- Spa - 3 tables
- Three community pools
- Four private splash pools
- Tours and transportation
- Walkable to Soufriere town and Beach

**ALSO NOTE**

- 22kW PV Solar Electric System
- 25-30 regular employees, low labor rates
- Value Add and Expansion Opportunities

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**TRELLEUM**  
Trelleum logo with social media icons (Instagram, Facebook, YouTube, TikTok)

BENEFITS SOUGHT: Will consider exchange into your property.

MOTIVATION: Move into other projects in the US

CAN ADD: Seller will stay on help

REMARKS: Amazingly unique property with even greater potential. And I will visit you! Talk to me and I will show you. I have many nearby amenities videos on social media. Insta @tlmueller tiktok @theresamueller YouTube trelleumRE

OWNER:

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