Property Details

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



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 @theresalmueller YouTube trelleumRE
OWNER:	

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