

BEACHFRONT BOUTIQUE RESORT OPPORTUNITY

Central America, Little Corn Island, Nicaragua

STRONG FINANCIALS

- Occupancy rate of over 60%
- Annual 11% Revenue Growth
- Increasing net profit margins from 65.8% in 2023 to 69.5% in 2024
- Competitive cap rate between 9.68% and 11.33%
- Revenue \$470,654 (2023) and \$521,947 (2024)

GUEST REVIEWS

- Ranked #2 in Nicaragua
- TripAdvisor “Best of the Best” (2022)
- Listed among the 20 most romantic resorts in Central America

RESORT FEATURES

- **Luxury 10+ Bungalows & Suites** - Beachfront and garden accommodations with premium amenities in a lush tropical setting
- **The Turned Turtle Restaurants & Bar** - A highly rated 40-45 seat restaurant, serving caribbean seafood and North American cuisine
- **Private Beachfront Property** - A secluded natural paradise with hammocks, lounge chairs, and oceanfront relaxation areas
- **Turnkey Hospitality Business** - Full operational team, vendor contracts and established brand ready for new ownership



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