

Property Details

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

TITLE: St. Lucia Resort - Green Fig Resort and Spa
TYPE: Resort Property
29 room boutique resort with stunning views of the ocean and World Heritage Piton. Based on strong reviews, "Green Fig" recently received the TripAdvisor award for excellence as a top 1% resort in the world in just its second full year open.

HAVE:

WEBSITE URL: GreenFigResort.com
ADDRESS: Soufriere, Saint Lucia, Soufriere, Colorado
BENEFITS TO NEW OWNER: 4 acres + high demand allows for future expansion. Four newly built rooms (just added to website Dec 28th 2023) already have 120k in future revenue based on just three weeks of bookings. Lower than bank rate financing available.

GROSS SCHEDULED INCOME: \$3,150,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$2,140,000
NOI: \$1,010,000
DEBT SERVICE: \$0
CASH FLOW: \$1,010,000
CAP RATE: 8.82%

BENEFITS SOUGHT: Three partners are willing to owner carry with 20% down and willing to trade, but more likely to a smaller property or a trade property is used as down payment on Green Fig.

MOTIVATION: 6.5 - Owners are real estate investors who became business owners. All three love the property but are ready to move to the next project despite the significant upside.

CAN ADD: Too many to list, but we can add another hotel, farms, Colorado homes/flips/3plex, notes, ocean view condos, etc...

REMARKS: The property on the side of a volcano with lush vegetation gives a much-desired "barefoot luxury" experience. With an average daily rate of over \$300/night and low labor costs, the 29 rooms pack a powerful revenue punch.

OWNER: Green Fig USA LLC

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