

## 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 opportunities.  
ADDRESS: Cocal Beach, Little Corn Island, United States Minor Outlying Islands  
BENEFITS TO NEW OWNER: Beautiful Warm Beach Turn Key Escape US Politics

GROSS SCHEDULED INCOME: \$531,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$200,000  
NOI: \$331,000  
DEBT SERVICE: \$0  
CASH FLOW: \$331,000  
CAP RATE: 10.34%

BENEFITS SOUGHT: Make an offer

MOTIVATION: Seeking to retire

REMARKS: This is a lovely opportunity to bank/retire on a beautiful beachfront.

OWNER:

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