

THE REAL ESTATE COMPANY, LTD.
CAYMAN ISLANDS, BWI

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Exclusive Non-MLS Listings

Affordable Investment Opportunity



#50 Bankers Road - Duplex
CI \$360,000

Multi-Family
 Status: NEW TO MARKET

Legal	West Bay NW 4C/334	Bedroom	4 (2 bedrooms in each unit)
Sq. Ft.	2,750	Baths	4 (2 bath in each unit)
Yr Built	2000	View	GARDEN
Furnished	YES	Class	SALE
Lot size	0.36 acres	Zoned	Low Density Residential

Living Room	Y	Oven	Y	Construction	BLOCK
Dining Room	Y	Dishwasher	N	Foundation	SLAB
Breakfast	N	Microwave	Y	Pool	N
Kitchen	Y	Disposal	N	Tennis	N
Den	N	Fridge	Y	Fence	Y
Family Room	N	Washer/Dryer	Y	Cistern	N
Porch	Y	A/C	Central	Well	N
Patio	Y	TV	SAT & CABLE	Sewer	N
Garage	N	Pets	N/A	Septic	Y
Car Port	Y	Title	Freehold	City Water	Y

Water Frontage	N/A	Land Cert.	Absolute	Forced Sale	NO
Occupant	Owner	Possession	At Closing	How Shown	BY APPOINTMENT

Gross Annual Income CI \$36,000

Annual Insurance CI \$5,400

Directions Take West Bay Road, turn right at 4-way stop sign onto West Church Street, then turn left onto Rev Blackman Road, then turn right onto Stadium Drive which will turn into Birch Tree Hill Road. Then turn right onto Bankers Road and then right onto first lane with green house on the corner. Duplex will be almost at end of lane.

Remarks Built on high dry ground! This duplex boasts long-term tenants. Income is CI \$36,000 per year (units are leased at CI \$1,500 each per mo.) Set back away from main road it offers privacy. Apt. #1 has been renovated with wood cabinets and granite added in the kitchen. Vendor has started to convert the attic space into a bedroom. Apt. #2 has solid furnishings and attic space has already been converted to bedroom with dormer window (needs staircase for access).

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