

# THE REAL ESTATE COMPANY, LTD. CAYMAN ISLANDS, BWI

*"we specialize in investment and development sales"*

**Exclusive Non-MLS Listings**



## LEMON BREEZE – Multi Unit Strata Lot

CI \$349,000

SOLD AS ONE STRATA LOT – Units: # 6, 9 and 10

**Condominium**

Area:40

Status: NEW

|           |  |           |   |
|-----------|--|-----------|---|
| Legal     | <u>SPOTTS</u> Block <u>24E</u> Parcel <u>262H6</u> | Bedrooms  | 2 bedroom unit, 2 <sup>nd</sup> flr<br>1 bedroom unit grd floor, studio grd floor |
| Sq. Ft.   | Combined sq. ft. 2020 sq. ft.                      | Baths     | 2 bed -2 baths, 1 bed -1 bath, studio-1 bath                                      |
| Yr Built  | 1988 and renovated in 2004                         | View      | GARDEN VIEW   |
| Stories B | 2  | Class     | RESALE  |
| Stories   | 1 and 2  | Furnished | Fully   |
| Flr Level | Grd flr and 2 <sup>ND</sup> floor units            | # Units   | 13 in complex   |

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

|                |         |                  |            |             |                     |
|----------------|---------|------------------|------------|-------------|---------------------|
| Water Frontage | NONE    | Land Certificate | n/a        | Forced Sale | NO                  |
| Occupant       | TENANTS | Possession       | At Closing | How Shown   | BY APPOINTMENT/LIST |

|                     |                    |                          |                   |
|---------------------|--------------------|--------------------------|-------------------|
| Monthly Strata Cost | CI \$552.20        | Gross Annual Income      | CI \$3995 per mo. |
| Annual Insurance    | Included in Strata | Insurance in Maint Costs | Y                 |
| Monthly Sewage      | Included in Strata | Sewage in Maint Costs    | Y                 |

**Directions** 393 A-C Marina Drive

**Remarks** Complex offers large spacious units at excellent rent rate. Each unit is fully furnished. 10.01% ROI. You can live in one of the units and receive the income from the others. Strata entitlement is only 1.5 so the overall costs are lower. Completely renovated and refurbished after hurricane Ivan in 2005 including pool resurfacing and deck. Lush landscaping offers privacy and beauty.

|                     |                              |  |
|---------------------|------------------------------|--|
| <b>List Office</b>  | The Real Estate Company Ltd. | Office: 345. 949.1717  |
| <b>Phone</b>        | 345.949.1717                 | Fax: 345.949.1617  |
| <b>List Agent</b>   | ELIZABETH M. ROSS            | List Company Web Site:<br><a href="http://www.therealestatecompany.info">www.therealestatecompany.info</a> |
| <b>Mobile Phone</b> | 345.916.7892                 | List Agent email: <a href="mailto:rec@candw.ky">rec@candw.ky</a>   |



Example of interior finishes



Lemon Breeze Unit 12

## LEMON BREEZE - 3 unit investment - ROI Summary

|                         |                      |
|-------------------------|----------------------|
| Purchse Price           | \$ 349,000.00        |
| 4% Stamp Duty           | \$ 13,480.00         |
| Transfer filing fee     | \$ 50.00             |
| <b>Gross Investment</b> | <b>\$ 362,530.00</b> |

### Annual Expenses

|                              |                  |                     |
|------------------------------|------------------|---------------------|
| Strata 552.5 per mo          | \$ 552.50        | \$ 6,630.00         |
| Content insurance            | \$ 68.33         | \$ 820.00           |
| Uilties for studio and 1 bed | \$ 350.00        | \$ 4,200.00         |
| Total                        | <b>\$ 970.83</b> | <b>\$ 11,650.00</b> |

### INCOME

|        | <u>MONTHLY</u>     | <u>ANNUAL</u>       |
|--------|--------------------|---------------------|
| 2 bed  | \$ 1,650.00        | \$ 19,800.00        |
| 1 bed  | \$ 1,495.00        | \$ 17,940.00        |
| studio | \$ 850.00          | \$ 10,200.00        |
|        | <b>\$ 3,995.00</b> | <b>\$ 47,940.00</b> |

|                            |              |
|----------------------------|--------------|
| Net Income                 | \$ 36,290.00 |
| NET NET ROI - Cash on Cash | 10.01%       |