

Ref: G0150

Boutique Beach bungalow resort project on one of the best beaches - Investment partner required

1,000,000 USD



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| Investment type : | Project | Price in Euros : | 930,000 EUR | Country : | Bahamas |
| Property type : | Resort Eco tourism | Price in US Dollars : | 1,000,000 USD | Condition : | Project stage |
| Bedrooms : | 20 | | | | |
| Restaurants : | 1 | | | | |
| Hotel area : | | | | | |

The project will consist of 16 cottages or 4 lodges with a total of 20 keys, and sell 'Extended Stays'. This will result in a significant and continuing return on all capital invested for years to come.

We are interested in one investment, one partner, and a \$1,000,000 investment. This will be repaid with interest as the business develops. In addition this partner will remain as a Partner as the business, revenue and profits continue for years to come! (Agreeable details to be worked out of course.)

Additional investment will be required and decisions will be made and agreed to. Having the resort owned 'free & clear' will give us the opportunity to borrow on the property: if that is what we agree to do. We also have initial sales and advance sales providing working capital to renovate and build.

The Plan is to re-open the business, rename the business, and 'fix up' and 'build-out' the resort. This requires some renovation to the Lodge, the rooms and 'clean-up', 'fix-up', 'paint-up' and 're-equipping' the waterfront restaurant.

We may start **Club Membership** sales (monthly) of the existing four rooms. Sales will be 4 keys x 12 months x \$48,000 per month = \$2,304,000 in sales (less sales expense est at 10%.)

We may start **Club Membership** sales of 12 Cottages (to be built) at \$60,000 per month x 12 Cottages x 12 months x \$60,000 = \$8,640,000 less 10% sales expense (-\$864,000) and less building costs, estimated at 12 x \$300,000 = \$3,600,000.

FULL DETAILS ON REQUEST