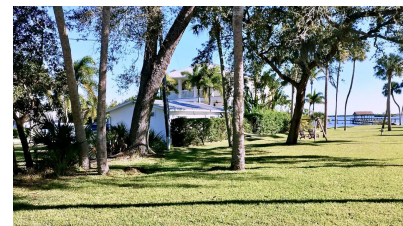


Ref: G0151

Small Waterfront property with 12 cottages to upgrade - great investment with high returns

**1,000,000
USD**



Investment type : For sale

Price in Euros : 970,000 EUR

Country : FLORIDA - USA

Property type : Hotel

Condition : Turnkey

Bedrooms : 0

Price in US Dollars : 1,000,000 USD

Hotel area :

Investor required for 1 M USD or more.

CONFIDENTIAL - Off Market

Overview of the purchase and development opportunity

This small resort is currently open, operating, profitable and expandable!

The opportunity is to purchase the 12 Cottage, Waterfront Resort, for \$3.5MM + legal, etc. + \$250k, and \$1,250,000 for improvements, marketing, management and working capital for a total of \$5MM. Retain our Group to manage it, develop it and to realize a return of all initial capital and a significant return for years..

The Plan is to

1) continue the business and

2) sell 'ClubMemberships' for extended stays for \$6,300,000.

Club Members can purchase a two week stay per year (for \$12k + \$10K) (includes maint) and pay \$895 a month for two Years with no interest.

Or Club Members can select a four week stay annually (for \$12k + \$10k + \$8k + \$8k) and pay \$785 a month for four years with no interest..