

An aerial photograph of a tropical resort. The resort is built on a lush, green hillside dotted with palm trees and other tropical vegetation. Several modern, multi-story buildings are visible, some with balconies overlooking the ocean. A winding road or path cuts through the greenery. In the foreground, a wide, sandy beach stretches across the frame, meeting the clear, turquoise waters of the ocean. The sky is a pale blue with a few wispy clouds.

INVEST IN PARADISE

SKY BEACH CLUB RESORT

ELEUTHERA, BAHAMAS

AVAILABLE NOW  
HOMES, BUNGALOWS & CONDOS



BETTY BROOKSHIRE, GRI, REALTOR  
850.261.7235 | B2BROOKSHIRE@GMAIL.COM

## BUYER INCENTIVES:

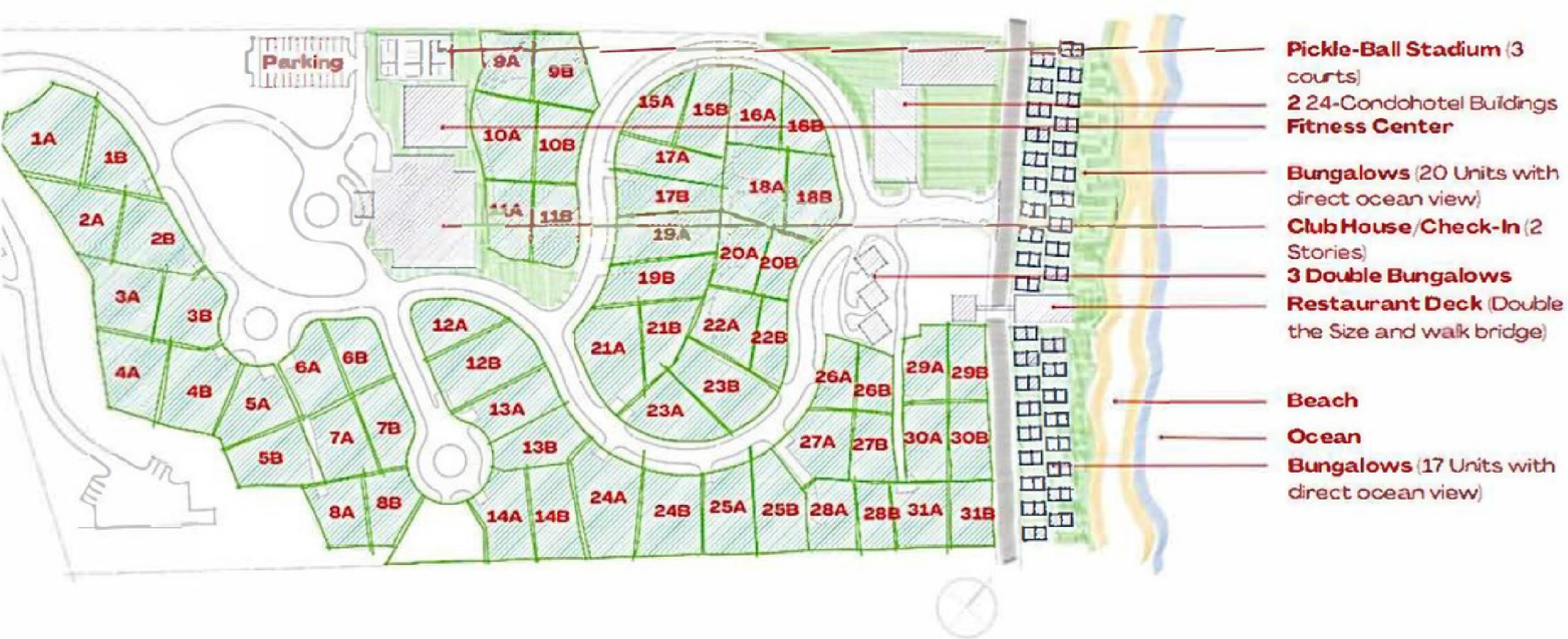
- EARN 12% ON DEPOSIT MONIES
- FIVE(5) DAYS ON THE 8GHT, 81' LUXURY YACHT IN NASSAU, BAHAMAS WITH FULL 3 PERSON CREW, PRIVATE CHEF! (\$50K VALUE) OR STAY AT THE 8GHT, LUXURY PENTHOUSE!
- AIRLINE TICKETS TO NASSAU BAHAMAS (UP TO \$1,500)
- SWIM WITH THE DOLPHINS (PARTY OF 2) AT THE ATLANTIS HOTEL IN NASSAU!(\$1K VALUE)
- THREE(3) DAYS & 2 NIGHTS AT MARGARITAVILLE RESORTS FOR FAMILY OF 4 WITH DISNEY OR UNIVERSAL ONE DAY PASS! (\$2,800 VALUE)
- PRIVATE PICKLEBALL PKG AT THE WORLD FAMOUS, PRIVATE 8GHTX UNDERGROUND PICKLEBALL CLUB, LESSONS WITH TOP RANKED PPA PROS AS WELL PLAYING LESSONS (2 DAYS)! (\$2,500 VALUE)

TOTAL VALUE: \$58,000 VALUE!

CALL TODAY FOR MORE DETAILS

BETTY BROOKSHIRE  
850.261.7235





Master Plan (lots) - Diagram

## BUNGALOWS STARTING AT \$385K

- BEACH FRONT
- \$25K DEPOSIT REQUIRED
- 37 BUNGALOWS
- FULLY FURNISHED

## CONDOS STARTING AT \$495K

- \$25K DEPOSIT REQUIRED
- 3 TOWERS, 3 FLOORS, 8 UNITS PER TOWER
- FULLY FURNISHED

## HOME STARTING AT \$1.25M

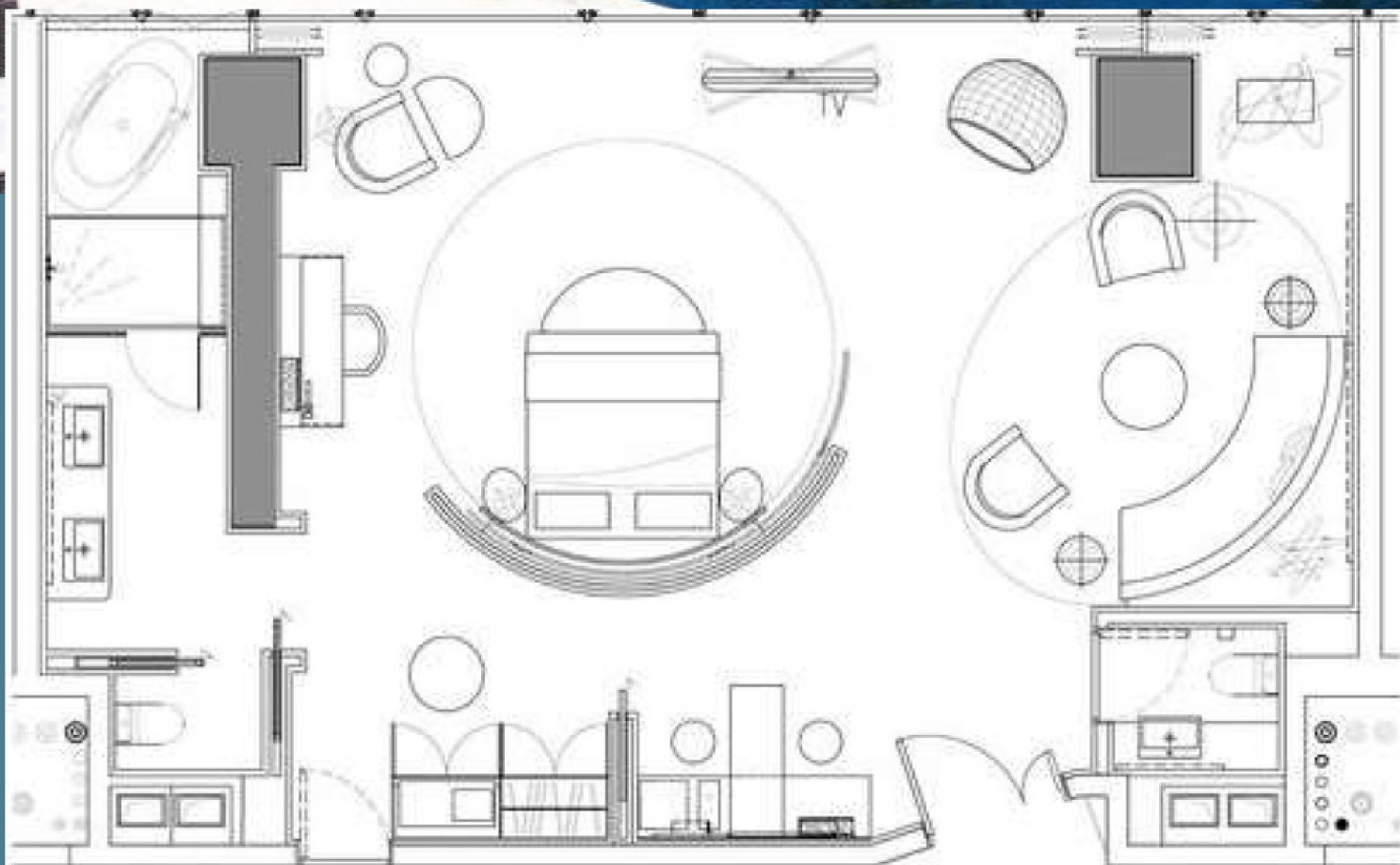
- BEACH VIEW
- \$50K DEPOSIT REQUIRED
- 36 HOMES



# BUNGALOW STARING AT \$385K



- 1BEDROOM
- 1BATHROOM
- 570 SQFT
- POOLSIDE VIEW
- 1KING BED
- SLEEPS 2/4



**Bungalow Floorplan**



# BUNGALOW COST/PROJECTION

An aerial photograph of a tropical coastline. On the left, a white sandy beach curves along the edge of turquoise water. The land is covered in dense green vegetation, including palm trees. On the right side of the image, a large white building with a flat roof and a swimming pool are visible, surrounded by more greenery. The sky is filled with soft, white clouds.

Property:	RR Sky Beach												
Bedrooms:	1												
Bathrooms:	1												
Square Footage:	580		ADR \$\$/Night--No Fees	650.00									
Condo Price	\$395,000		Rental Mngr. Commission	15%									
Maximum occupancy	6												
			Occupancy	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
			Owner Revenue after Mgt Fee	\$20,166	\$40,333	\$60,499	\$80,665	\$100,831	\$120,998	\$141,164	\$161,330	\$181,496	\$201,663
	Monthly \$\$'s	Annual \$\$'s											
HOA	\$210	\$2,520		\$2,520	\$2,520	\$2,520	\$2,520	\$2,520	\$2,520	\$2,520	\$2,520	\$2,520	\$2,520
Membership		\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric and Gas	\$250	\$3,000		\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Property Tax	\$65	\$780		\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780
Insurance	\$65	\$780		\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780	\$780
Repairs & Maintenance	\$100	\$1,200		\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Deep Clean (Bi-yearly)	-	\$1,000		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Water Utility	\$85	\$1,020		\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020
Linen Renewal Program	\$50	\$600		\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Kitchen Renewal Program	\$50	\$600		\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Mortgage(70% 9.75)	\$1,86	\$22,39		\$22,392	\$22,392	\$22,892	\$22,392	\$22,392	\$22,832	\$22,392	\$22,392	\$22,832	\$22,392
Total	6	2	Total	\$33,892	\$33,892	\$34,392	\$33,892	\$33,892	\$33,892	\$33,892	\$33,892	\$33,892	\$33,892
	\$2,74	\$33,89											
Discretionary Costs	1	2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Costs			Total Profit										
	\$0	\$0		\$13,726	\$6,441	\$26,107	\$46,773	\$66,939	\$87,106	\$107,272	\$127,438	\$147,604	\$167,771
	\$2,74	\$33,89	ROI	-3.47%	1.63%	6.61%	11.84%	16.95%	22.05%	27.16%	32.26%	37.37%	42.47%

# CONDOS STARTING AT \$495K



- 2 BEDROOM
- 2 BATHROOM
- 750 SQFT
- OCEAN VIEW
- 1 KING BED
- SLEEPS 6/8



**Condo Floorplan**



# CONDOS COST/PROJECTION

An aerial photograph of a tropical coastline. On the left, a white sandy beach curves along the edge of turquoise water. The land is covered in dense green vegetation, including palm trees. On the right side of the image, a resort building with a brown roof and a swimming pool is visible, surrounded by more greenery. The sky is overcast with grey clouds.[illegible]

HOMES STARTING AT \$1.25M



- OCEAN VIEW
- \$50K DEPOSIT
- 6 MONTH BUILD TIME
- DEVELOPER FINANCING











- BEACH VIEW
- 2200 SQFT
- 3 BEDROOMS / 2 BATHROOMS



# HOME COST/PROJECTION

[illegible]

*Betty*  
BROOKSHIRE  
REALTOR®



**MVP<sup>®</sup>**  
**REALTY**

CONTACT ME TODAY!!  
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DON'T MISS OUT ON THIS  
AMAZING SHORT TERM  
RENTAL INVESTMENT  
OPPORTUNITY ON THE  
BREATH TAKING ISLAND OF  
ELEUTHERA.

PROPERTY MANAGEMENT  
AVAILABLE.

DEVELOPER FINANCING  
OFFERED.

PARTNERSHIP WITH MARRIOTT