

Courtyard Villas

3 bedroom, 3 1/2 bathroom 3,276 sq ft with 30ft pool



Club Initiation Fee of US \$125,000 absorbed

Purchase Price discounted from US \$ 2,125,000

with 4 year Leaseback US \$1,775,000 - Furnished with 4 seater buggy

4 year 'Lease Back' of the Property where Apes Hill will retain the rental revenue of your home in exchange for paying the following costs:

- Annual Club Membership fee, AHHOA Annual Assessment
- Land Tax, Housekeeping, All Utilities, Property Management.

The owner enjoys the home for 10 weeks a year (6 weeks High, 4 weeks Low) with Christmas and New Years' weeks (Festive) counting as double weeks, paying for housekeeping and electricity estimated at \$700/wk

Anticipated Rental:

Rates are based on tour operator discounted rates and do not include golf

Courtyard Villas	Est. Rate US \$ /night	Occupancy	Nights	Revenue
Low - May 1 to Nov 30	\$ 1,013	30%	214	\$ 65,035
High - Dec 1 - April 30 (excl. Festive)	\$ 1,350	60%	137	\$ 110,970
Festive - Christmas & New Years	\$ 2,250	75%	14	\$ 23,625
			Income:	\$ 199,630
			Running costs:	(\$88,600)
			Gross:	\$ 111,030

Estimated Running Costs:

US\$ per annum

Home Owners Association (AHHOA)	\$6,000
Land Tax -amalgamated scale	\$12,000
Home & contents Insurance, estimated	\$6,500
Electricity	\$8,000
Water Consumption	\$2,000
Telephone / Internet Services/TV	\$3,000
Pool Maintenance	\$4,000
Garden Maintenance	\$3,600
Villa Management	\$5,000
Housekeeping & General Maintenance	\$18,500
Club Membership	\$20,000
Total	\$88,600

* calculated as per <https://bra.gov.bb/Search/?q=Calculate+Land+Tax> Tax currently being paid US \$1,700

Staged Payments: timing dependant on villa completion date

\$20,000 Reservation Deposit - to remove the property from the market

- Stage 1: 20% On signing the Agreement for Sale and Mobilization (less Reservation Deposit)
- Stage 2: 20% Substructure - Approx 11 months before completion date
- Stage 3: 20% Upper Floor - Approx 10 weeks after Stage 2
- Stage 4: 20% Roof - Approx 10 weeks after Stage 3
- Stage 5: 15% Renderings, Fittings & Finishes - Approx 20 weeks after Stage 4
- Stage 6: 2.5% Practical Completion - Approx 2 weeks after Stage 5
- Stage 7: 2.5% Approx 6 Months after Stage 6 (Practical Completion)