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West Bay | 12-unit Multi-family Investment | 9.35% Current Net Operating Return

West Bay, Grand Cayman

MLS# 421494

CI$2,100,000













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An excellent opportunity to acquire an established, income-producing multi-family residential investment in West Bay, comprising 12 self-contained studio apartments. All 12 units are currently let, generating an attractive NET operating return of 9.35% at list price. Ideally positioned just off Birch Tree Hill Road, between Star Close and Bramble Way, the property enjoys a convenient West Bay location and sits approximately 12 feet above sea level in a high-and-dry position. Its location provides easy access to Seven Mile Beach, the Seven Mile Beach Corridor and George Town, placing the island's principal commercial and employment centres within easy reach. Adding to its appeal for tenants, the property is also just a few steps from the public bus route, providing convenient access to public transportation and connectivity across the island. Each of the 12 studios offers a similar, well-proportioned layout, comprising a compact kitchen, generously sized bedroom, bathroom and wardrobe. The generous lot size also provides ample parking for tenants with their own vehicles. The building has been well cared for, with all air-conditioning units and their corresponding condensers replaced within the past one to two years and remaining in excellent condition. Overall, the property is in good repair, with no significant near-term maintenance or replacement expenditure anticipated. With all 12 apartments fully occupied and strong demand for this type of accommodation, the property offers an investor the opportunity to acquire an established, income-producing multi-family asset with an existing tenant base and rental income stream from day one. For further information, please get in touch for the full rental schedule and detailed operating expenses.

Essential Information

Type	Status	MLS#	Listing Type
Multi Unit	**New**	**421494**	**Apartment Building / Condo Building**

Key Details

Bed	Bath
12	**12**

View
Inland

Year Built	Sq.Ft.	Pets Allowed:
1981	**3,320**	**No**

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