



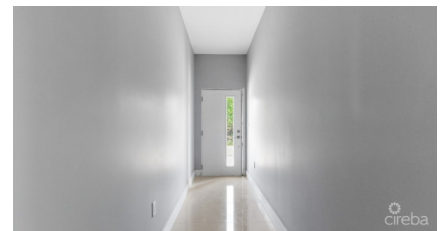
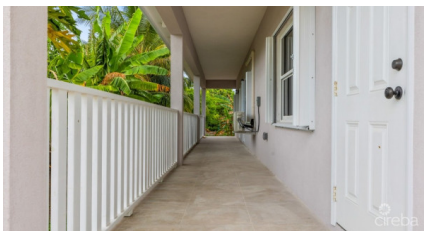
256 Crighton Building, Crewe Rd, PO BOX 1977,
Grand Cayman, KY1-1104, Cayman Islands
Phone: +1 (345) 949-7099
Fax: +1 (345) 949-6819
Email: info@cireba.com

Newly Constructed Boddentown Multi Unit Roi Near 8%

Bodden Town / Breakers, Grand Cayman

MLS# 419499

CI\$950,000





JEANNA WILLIAMS
345-233-3000
jeanna.williams@remax.ky

****BRAND NEW CONSTRUCTION MULTI UNIT IN BODDENTOWN**** A RARE OPPORTUNITY IN RAPIDLY EXPANDING BODDENTOWN! Introducing a newly built multi unit in burgeoning Bodden Town five beautifully finished units on a generously sized 0.23 acre lot. Cottage style charm with modern finishes and full back patios. Minutes from supermarkets, restaurants, and stunning beaches. Each unit commands CI\$1250 per unit per month rent strong, stable income potential. Priced aggressively for quick sale ideal for investors or owner occupiers."

Brand New 5 Unit Cottage Style Complex Bodden Town, Grand Cayman
Property Overview

Structure: Purpose-built 5-unit building—individual units, ideal for multi-tenant rental or partial owner occupation

Layout: Approximately **2,967sqft** of living area, plus **500sqft attic/storage**

Lot Size: 0.23acre, thoughtfully landscaped with a wrap-around patio at the rear—perfect for communal or private outdoor use

Design & Finishes: Charming cottage-style foundation, high-end finishes throughout—quartz or granite counters, stainless steel appliances, premium flooring (tile/wood-look), and modern fixtures

Location & Lifestyle

Nestled in a **rapidly expanding area of Bodden Town**, just minutes from:

Supermarkets & convenience stores

A variety of dining options—cafés, restaurants, take-outs

Pristine beaches and waterfront leisure zones

Bodden Town is seeing strong residential and tourist-driven development, with rising tenant demand for quality, affordable rentals

Rental Income Projections

Rental Rate: CI\$1,250 per unit, per month (utilities paid separately by tenants)

Monthly Gross Income: 5 units × US\$1,250 = **CI\$ 6,250**

Annual Gross Income: CI\$ 75,000

Estimated Gross Yield: Expected to be near 8%, surpassing typical Cayman residential rates

Investment Highlights

- Affordable Entry Point** Great for first-time investors or incremental expansion
- Low Maintenance** — Brand-new build means minimal upkeep in early years
- Strong Location Appeal** — Nearby amenities and beaches enhance tenant attraction and retention
- Flexible Configuration** — Owners may live in a unit and rent the rest, or use for multiple short-term/rental income
- Up-Side Potential** — Opportunity to increase rents as area demand grows

Quick Facts Table

Feature	Detail
Units	5 × 1?BR / 1?BA (separate, rentable units)
Total Living Area	~2,967sqft + ~500sqft attic/storage
Lot Size	0.23?acre
Style	Cottage-style, upscale finishes
Gross Rental Income	CI\$?6,250/month ? CI\$?75,000/year
Yield Estimate	near 8%

THIS OPPORTUNITY WON'T LAST! SET UP YOUR SHOWING TODAY!

Essential Information

Type	Status	MLS#	Listing Type
Multi Unit	New	419499	Apartment Building / Condo Building

Key Details

Bed	Bath	
5	4	
View		
Inland		
Year Built	Sq.Ft.	Pets Allowed:
2025	2,967	No