



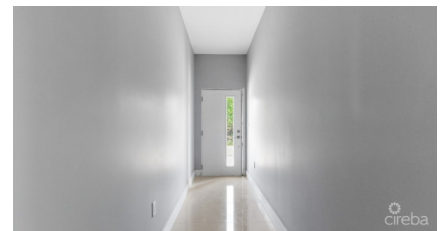
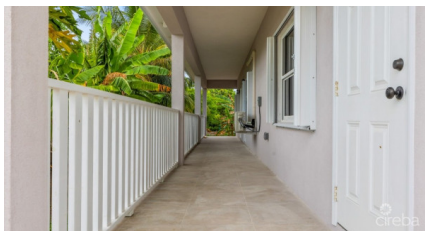
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Newly Constructed Boddentown Multi Unit Roi Near 8%

Bodden Town / Breakers, Grand Cayman

MLS# 419499

CI\$950,000





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****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 2,967 sq ft of living area, plus 500 sq ft attic/storage Lot Size: 0.23 acre, 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—cafs, 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 2,967 sq ft + 500 sq ft 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
Multi Unit

Status
Current

MLS#
419499

Listing Type
**Apartment Building /
Condo Building**

Key Details

Bed
5

Bath
4

View
Inland

Year Built
2025

Sq.Ft.
2,967

Pets Allowed:
No