

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 OPPORUNITY 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. Cottagestyle charm with modern finishes and full backpatios. 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 owneroccupiers. 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/woodlook), 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 shortterm/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 Status

Multi Unit Current

MLS# **419499**  Listing Type **Apartment Building** / **Condo Building** 

## **Key Details**

Bed Bath **5** 

View **Inland** 

Year Built Sq.Ft. Pets Allowed:

2025 2,967 No