

# Valentines Resort & Marina



Our beautiful villas ... Eleuthera ... Andros ... Exuma ... Abaco ...

**What are you waiting for? Get some pink sands in your shoes and let us welcome you home to The Valentines Resort & Marina!**

Take a look at this brochure so that you know what is available to you, what type of return on your investment to expect and how you can enjoy life in 'Briland' whenever you want ...

## ... Developer Sales ...

Exuma 104E - 2 bedroom - \$ 895,000

Exuma 204C - 1 bedroom - \$ 795,000

## ... Resales ...

Andros 102A - Junior Suite - \$ 545,000

Andros 205C - 1 bedroom townhouse - \$ 945,000

Abaco 202C - 1 bedroom townhouse - \$ 845,000

Abaco 206B - 1 bedroom townhouse - \$ 695,000

Eleuthera 201D - 2 bedroom townhouse - \$ 1.1 mil

Eleuthera 205 - 2 bedroom townhouse - \$ 1.25 mil

Andros 103 - Junior Suite - \$ 650,000

The Condo Fees are approximately \$ 650 for the Studios and \$ 1000 for the 1 and 2 bedroom units ... there is a Rental Programme that most owners are using - 50%/50% split and with an Average Occupancy at 50% year long. The Electric Consumption is metered for you and sent with a quarterly report on the Rental Programme income report ...

There is no limit on the usage, so you can rent it as much as you like and use it as much as you like! We experience an average of 9 to 10 months of "High Season".

As a Buyer, you will need to pay a 10% stamp tax to the Government at closing, with approx. \$ 5000 in Legal Fees. Their incentive to Homebuyers is that there will not be a Real Estate Tax for 10 years after purchase. You will have to apply for an Investment Permit, which takes about 3 months ... RE: Insurance; the units are built to South Florida Building Codes and can be insured through Lloyds of London ... you would have to arrange for separate Contents Insurance ...

Our owners are mainly Vacationers ... few corporate who use their unit as incentives ... but a lot of weekenders and families own quite a few and use them for family getaways

Come and join the family!



Jr  
Suite



1  
Bed

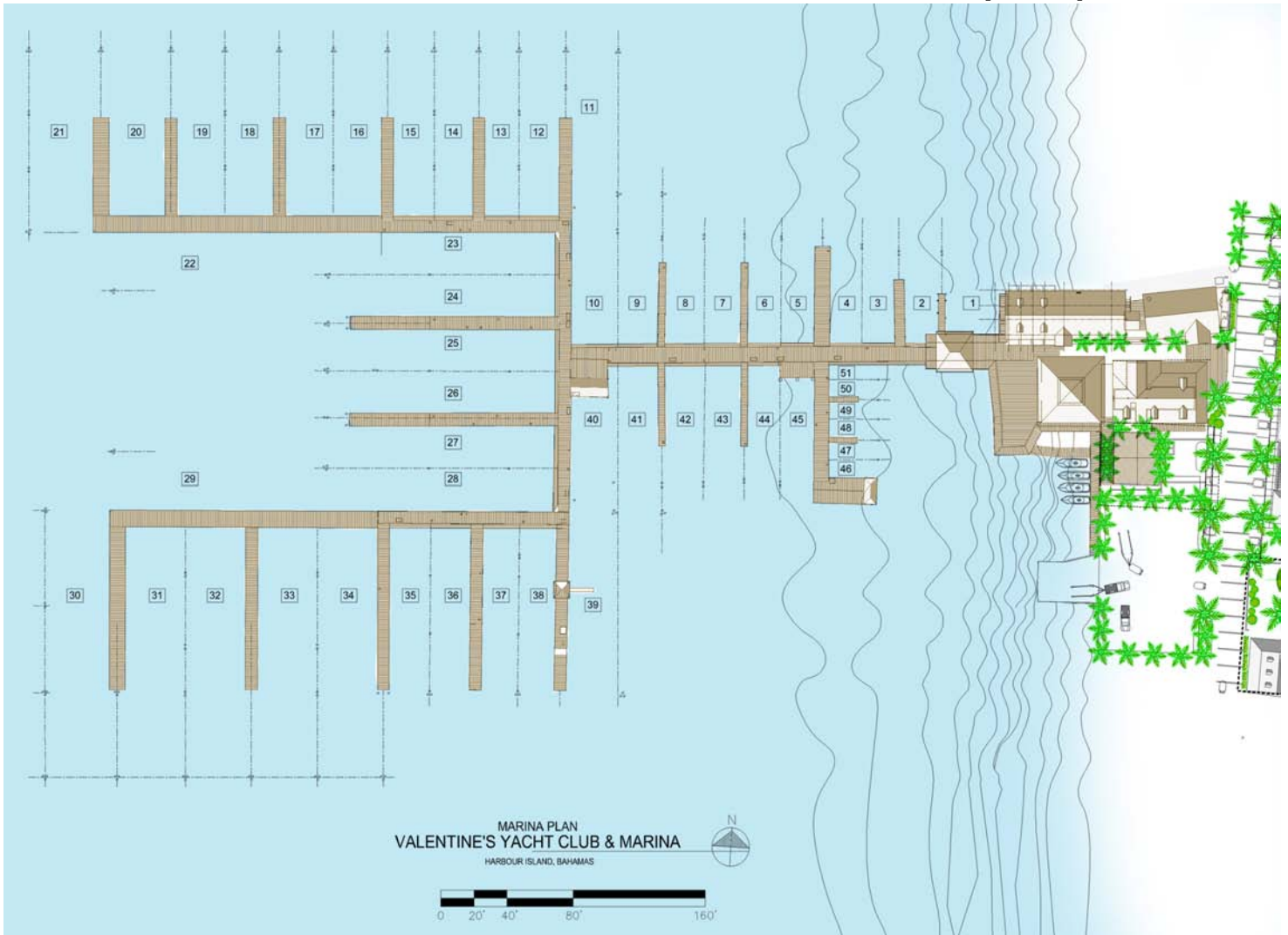


2  
Bed

[www.valentinesresort.com](http://www.valentinesresort.com)

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# MARINA SLIPS *... there are a few left*



## Valentines Yacht Club Sales

Slip No.	Length	Width	Price	Slip No.	Length	Width	Price
6	60	20	\$450,000	22	133	35	\$1,200,000
7	65	23	\$485,000	23	142	25	\$1,100,000
8	85	24	\$650,000	24	140	25	\$1,000,000
13	100	22	\$550,000	27	140	25	\$1,000,000
14	100	24	\$585,000	28	142	25	\$1,000,000
15	100	25	\$600,000	29	133	35	\$1,200,000
16	100	29	\$750,000	30	150	40	\$1,400,000
17	100	29	\$750,000	33	150	37	\$1,200,000
18	100	29	\$750,000	40	100	29	\$750,000
19	100	29	\$750,000	45	73	21	\$500,000
20	100	29	\$800,000				