



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

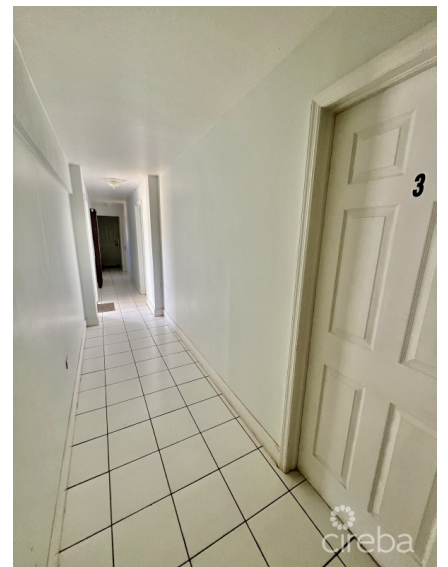
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INVESTMENT OPPORTUNITY WITH A 9% ROI

Lower Valley, Cayman Islands

MLS# 418159

CI\$675,000





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Seize this exceptional investment opportunity with incredible potential for further expansion. This property is already generating substantial income, with reliable tenants in place and a remarkable 9.6% ROI! The main house features 7 bedrooms and 3 bathrooms, plus a separate 1-bedroom apartment, maximizing your rental revenue. Each bedroom currently rents for CI\$700 per month, with tenants covering their own utilities, while the owner only pays for internet. The apartment commands a higher rent, bringing the total monthly income to CI\$6,000. The spacious main house includes a large living room and dining area, perfect for communal living. The well-equipped kitchen features double stoves, refrigerators, and abundant cabinetry, making it ideal for multiple tenants. A separate laundry room in the backyard adds convenience for residents. The property's expansive green space creates a peaceful retreat with ample room for future enhancements. With recent roof replacements and meticulous maintenance, this property is move-in ready and poised for continued profitability. This rare investment opportunity won't stay on the market long. Schedule your appointment today to secure a property that promises immediate returns and long-term growth.

Essential Information

Type Residential (For Sale)	Status Reduced	MLS 418159	Listing Type Single Family Home
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Key Details

Bed 8	Bath 4	Block & Parcel 38B,317
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Acreage
0.28

Den No	Year Built 1998	Sq.Ft. 2800.00
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Additional Features

Lot Size 0.28	Views Garden View	Foundation Slab	Furnished Yes
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Zoning
Medium Density Residential