

## MATA ROCKS- SAN PEDRO, BELIZE

630 Kenmoor SE Ste 101, Grand Rapids, MI 49546



<b>SALE PRICE:</b>	\$3,300,000
<b>PRICE PER UNIT:</b>	\$194,118
<b>CAP RATE:</b>	2.69%
<b>NOI:</b>	\$88,619
<b>LOT SIZE:</b>	0.63 Acres
<b>BUILDING SIZE:</b>	5,000 SF
<b>ZONING:</b>	Beach Resort
<b>MARKET:</b>	Central America
<b>SUB MARKET:</b>	Belize Coastal Resort

### PROPERTY OVERVIEW

Incredible opportunity to own a piece of cash flowing paradise! Mata Rocks is a quaint little resort with 17 doors, ranging from single rooms to junior suites. Three star designation, with an average rating of almost 4.5/5.0 on Trip Advisor, this low key, convenient resort has expansion possibilities with the potential for vertical construction. Currently two floors, three more could be added to double the potential room revenue, and add retail or dining space.

### PROPERTY FEATURES

- 2016 ADR = \$126.31
- 65% average occupancy for 2015-2016
- 17 doors
- 4 room types- single to junior suite
- 4.7 out of 5 rating on Google, 4.4 on Trip Advisor

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1555 Arboretum SE ,  
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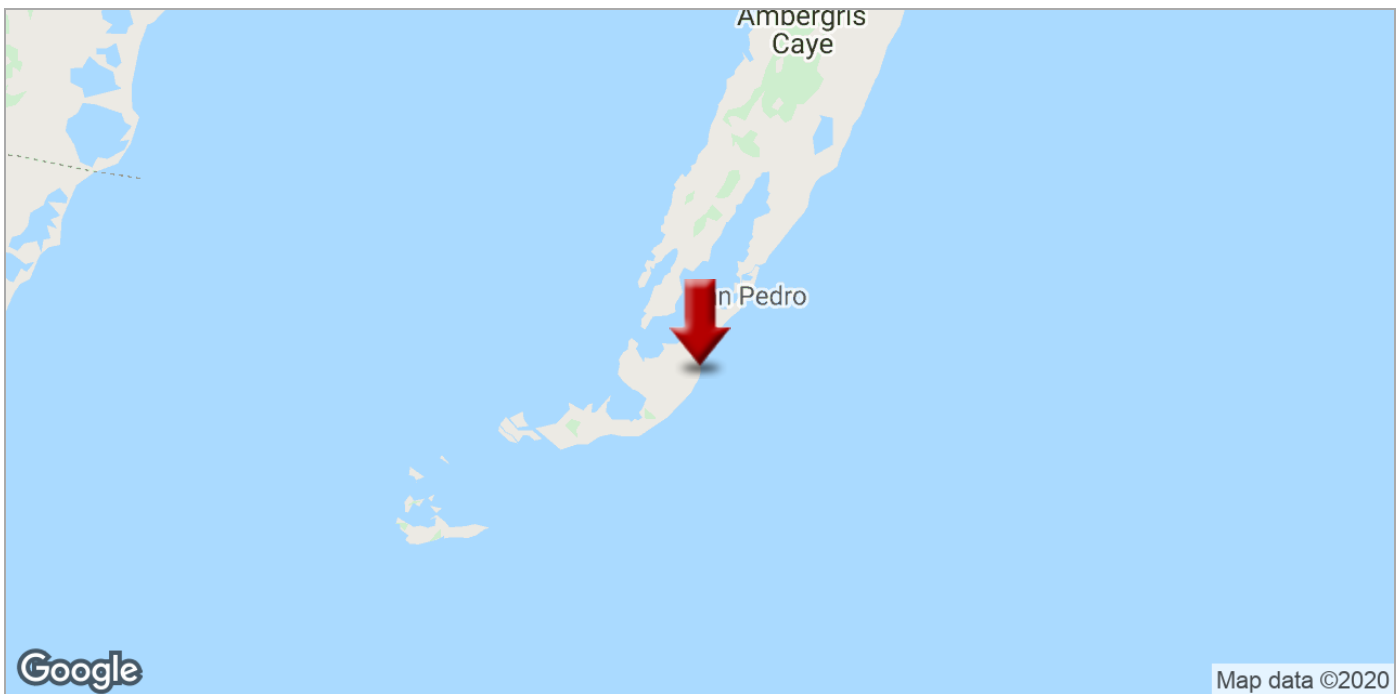
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