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**5 Villas Investment Offering**

**Hilton Estates, Grand Cayman**

**Cayman Islands, BWI**



**Phase II of Hilton Estates** has commenced construction. The **Condominium Villas** are expected to be completed in the **Summer/Fall of 2011**. The **Developer** has agreed to offer a **turnkey and hands free investment package of five Villas** as follows:

**20% Down Payment on signing of a Purchase Agreement.**

**80% Balance Due on completion of the Villas on closing (estimated to be summer/fall 2010).**

**Villas will be fully furnished complete with top of the line stainless steel appliances.**

**The Developer will guarantee a Ten (10%) Percent Return for Two Years.**

**The Developer will pay all Strata, Insurance and Management fees during the 2 year rental guarantee period.**

**There are NO Property Taxes in Grand Cayman!**

**All funds are quoted in CI\$ (Cayman Island Dollars)**

Three, 2 bedrooms/2.5 bathrooms, 1500 sq ft = \$245,000 X 3 = \$735,000 furnished \*

Two, 3 bedrooms/3.5 bathrooms 1809 sq ft = \$285,000 X 2 = \$570,000 furnished \*

**Total Package Price of \$1,305,000** - 20% down payment on signing and balance on closing est. Summer/Fall 2011.

Purchaser pays 6% Stamp Duty for a **Total Investment of \$1,380,300**

**Total Monies Invested = \$1,380,300 X 10% ROI \$138,030 paid annually to the Owner on a monthly basis.**

The above ROI (\$11,502.50 monthly) will be guaranteed for 2 years and derived from the rental income of the 5 condos. Payments are personally guaranteed by Lewis and Erimando Ebanks.

The Developer will pay all Strata, Insurance and Management fees during the 2 year rental period.

There are NO Property Taxes!

*\*The Villas will be Furnished to High Standards by the Developer and is included in Purchase Price.*

Financing may be available upon approval of up to 75% - 85% at approximately 4.75%.

*“These statements are based upon the information furnished by the principals and sources which we deem reliable – for which we assume no responsibility, but which we believe to be correct. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice.”*

**The pictures included in this offering are from Phase I of Hilton Estates**

For further information please contact:

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**Living Room**



**Kitchen Bar**



**Stairs**



**Master Bedroom**