

Marquis Estate, St Lucia

Property Type	Studio Apartment	One Bedroom Apartment	Two Bedroom Apartment
Prices From	£135,000	£165,000	£185,000
Size (sq ft)	458	736	1011
Price Per sq ft	£295	£224	£183
Deposit Required	£40,500	£49,500	£55,500
<i>this may be funded via personal funds, pension monies or via 100% finance*</i>			
Guaranteed Rental for Year 1 & 2	£13,500	£16,500	£18,500
Year 3 Onwards 50/50 net room share			
Expected average nightly room rate	£278	£340	£465
Occupancy Rate	70%	70%	70%
Your share	£35,515	£43,435	£59,404
Giving a yield of	26.31%	26.32%	32.11%



All information and figures contained in this literature is correct at time of going to print but its accuracy cannot be guaranteed and none of the information forms part of any contract. The above nightly room rates are based on the developers resort in St Vincent that is currently being marketed at these rates. The vendor reserves the right to alter the specifications referred to in this literature without prior notice. Construction of the above resort is not yet complete. While Sunset Investors believes that the properties represent excellent investments, each investor must undertake their own research to satisfy themselves before proceeding and where necessary take independent advice. Sunset Investors do not offer financial advice. * subject to status

