

Merricks Beach Resort, Barbados

<i>Property Type</i>	Studio Apartment	One Bedroom Apartment	Two Bedroom Apartment
<i>Prices From</i>	£255,000	£300,000	£355,000
<i>Size (sq ft)</i>	460	827	1139
<i>Price Per sq ft</i>	£554	£363	£312
<i>Deposit Required</i>	£76,500	£90,000	£106,500
<i>this may be funded via personal funds, pension monies or via 100% finance*</i>			
<i>Guaranteed Rental for Year 1 & 2</i>	£25,500	£30,000	£35,500
<i>Year 3 Onwards 50/50 net room share</i>			
<i>Expected average nightly room rate</i>	£278	£340	£465
<i>Occupancy Rate</i>	70%	70%	70%
<i>Your share</i>	£35,515	£43,435	£59,404
<i>Giving a yield of</i>	13.93%	14.48%	16.73%



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

