FOR SALE

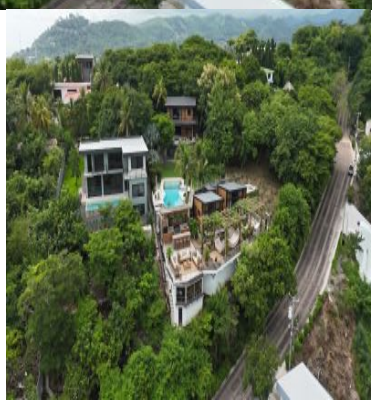
$ 745,000.00 USD

El Salvador - La Libertad
Tamanique
Listing ID: 002283140058

Property featuring existing infrastructure and active cash flow through short-term rentals. Acquisition price of $745,000 with expansion potential to 5 operational units. Investment thesis targeting a projected Cap Rate of 12.40% upon asset stabilization. Financial Overview Total Required Investment: $968,000 ($740k Acquisition + $200k CapEx + closing costs). Projected Net Operating Income (NOI): $120,000 annually. Capital Recovery: Estimated at 8.1 years. Leverage Potential: Projected operating cash flow is sufficient to cover an estimated mortgage payment of $4,657. Capital Appreciation: Estimated equity of $1.8M over a 5-year holding period. Asset Specifications Lot Size: 1,940.31 sq varas (1,356.10 sq meters) featuring cliffside topography overlooking the La Bocana surf break. Unit 1 (Main structure under garage and terrace): Area of 130.25 m². Features 3 bedrooms and 3 bathrooms, floor-to-ceiling windows, and an open-concept kitchen. Unit 2 (Apartment): Area of 57.20 m². Independent guest house featuring 2 bedrooms and 2 bathrooms. Currently operating on Airbnb with an 8













SEE PROPERTY ON GOOGLE MAPS



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