



BOOTLE BAY BEACH

BOOTLE BAY BEACH | GRAND BAHAMA

David Kendall



DISCLAIMER

BOOTLE BAY BEACH | 17 ACRES | GRAND BAHAMA

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





BOOTLE BAY BEACH

Bootle Bay Beach
Grand Bahama, FL 33458

Executive Summary



PROPERTY SUMMARY

ASKING PRICE:	\$4,690,000
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NUMBER OF UNITS:	7
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LOT SIZE:	17.0 Acres
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BUILDING SIZE:	9,450 SF
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PROPERTY OVERVIEW

This luxury retreat, located on the west end of Grand Bahama Island, encompasses 17 acres of pristine beachfront, including seven furnished homes, pool, hot tub, sun deck, kayaks, paddle boards, bikes, snorkel equipment and reef 100 feet offshore. Houses can be rented by the night, week or month. House 2 is located 30 feet from the beach, house 3 and 4 are approximately 100 feet from the beach and house 5, 6, & 7 are approximately 170 feet from the beach. All seven homes have ocean views. Each home offers approximately 1,350 square feet of living space to include three bedrooms, two full bathrooms, washer /dryer, stove / oven, dishwasher, refrigerator, air conditioning, cable TV, wireless internet, fully furnished, wrap-around porches, french doors and numerous windows with impact glass to enjoy the views and ocean breezes.

LOCATION OVERVIEW

Bootle Bay Development located on the west end of Grand Bahamas Island and only about 65 miles from the coast of Florida, Bootle Bay Beach Properties at Stone Gate features a pool, hot tub, sun deck, white sand beach and a magnificent coral reef just 100 feet off shore. Also, this residential retreat is just minutes away from airport, medical facilities, grocery stores, fishing, boating, restaurants, casinos and golf courses.

Grand Bahama is the northern most island of the Bahamas, and just 55 miles east of Florida. It is the 4th largest island in the Bahamian chain at 90 miles long and 12 miles across at the widest point. Tourism, the mainstay of the economy is boosted by activity generated through the Grand Bahama Port Authority and the quarry. A majority of the 52,000 Grand Bahama residents live in Freeport, the 2nd most populous city in the Bahamas. Settled for centuries, and definitely upscale, it feels more casual than Nassau.

Thanks to the warm Gulf Stream currents and balmy trade winds, Grand Bahamas Island has sub-tropical weather, which is generally pleasant all year long. There are two seasons here. Summer, which lasts from May through September with temperatures mostly in the upper 80's to mid 90's; and Winter, from October through April with temperatures mostly in the upper 70's to mid 80's.

Complete Highlights



PROPERTY HIGHLIGHTS

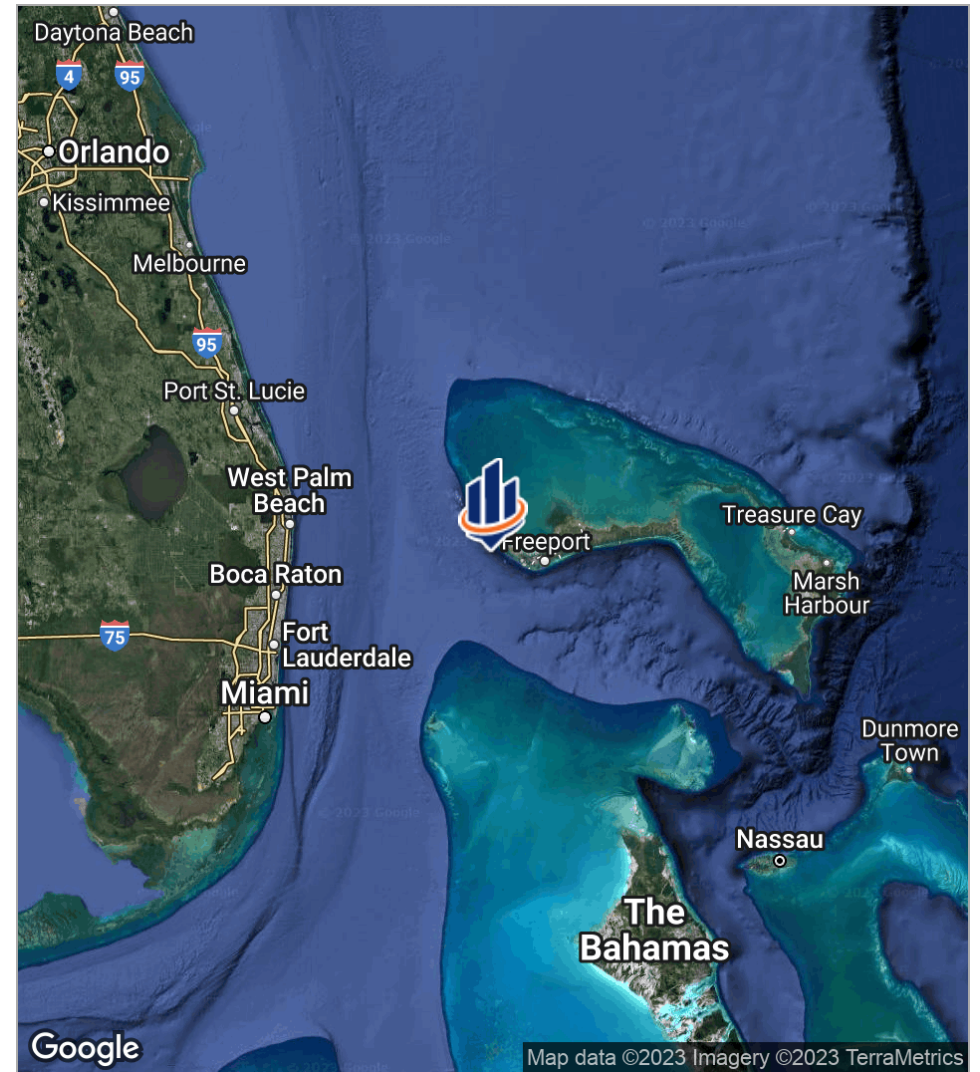
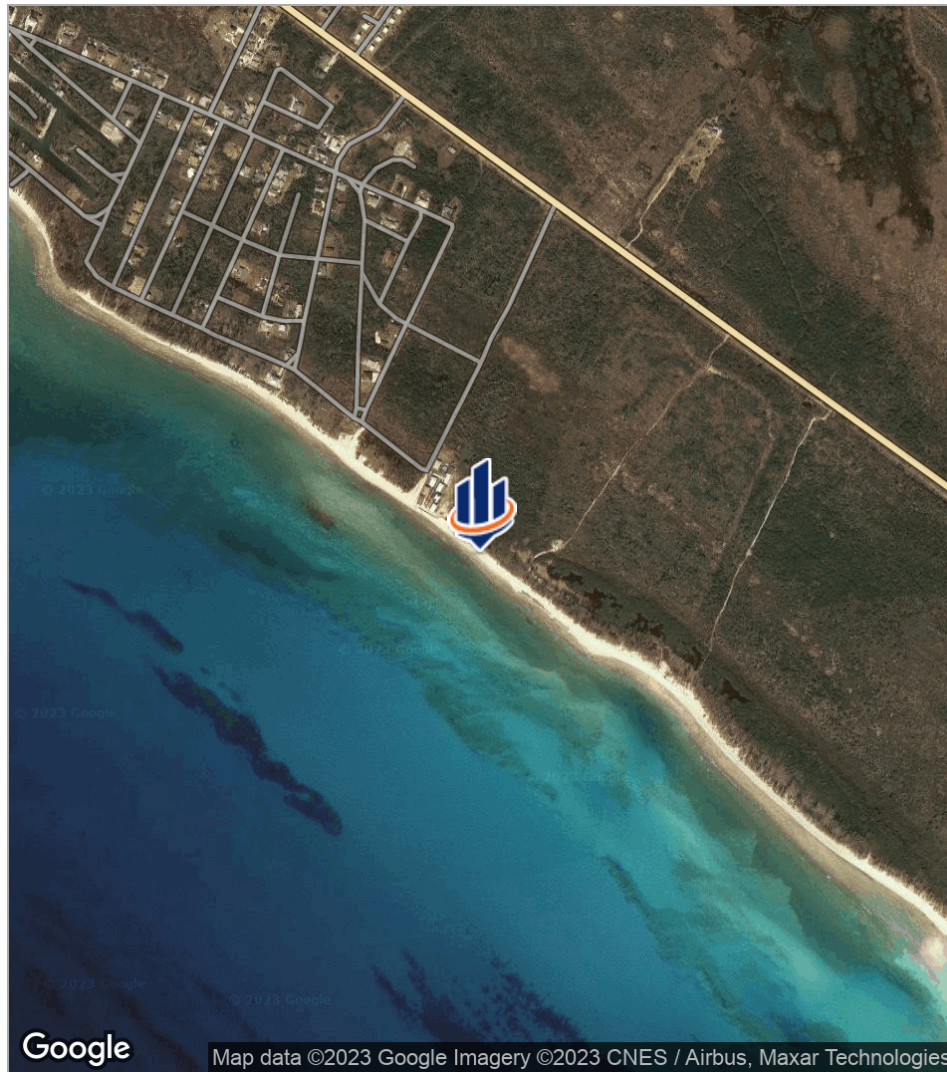
- 17 Acres (only 2 acres currently developed)
- 850 ft of direct ocean frontage
- 65 miles from Florida coast
- Year built 2007-2012
- Lush tropical landscaping w/ Pool & Hot Tub
- 7 detached private residences 1,350 sf [2007-2012]
- 9,450 sf of living space
- Semi private beach
- Hurricane impact glass
- 4 houses were built on stilts for storm protection
- Solid cbs construction
- Beautiful view to the south
- Each house comes fully furnished
- Family Estate / Corporate Retreat / Rental/Investment / Re-development / Marina / Fishing Lodge
- User friendly atmosphere for non-Bahamian investment
- The objective of owning land and living in a sub tropical paradise, such as the Bahamas is quite attainable in today's globalized world.



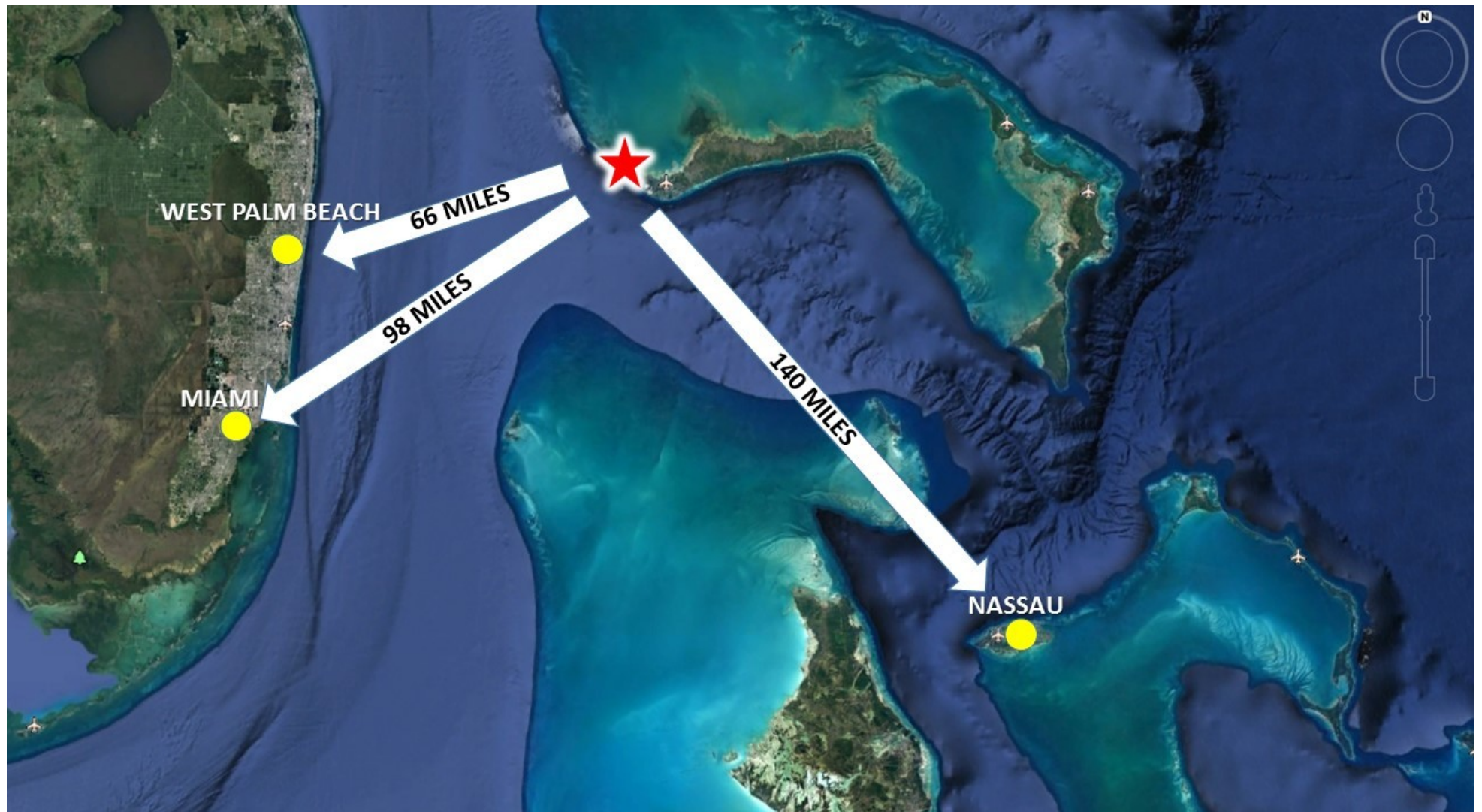
BOOTLE BAY BEACH

Bootle Bay Beach
Grand Bahama, FL 33458

Location Maps



Additional Photos

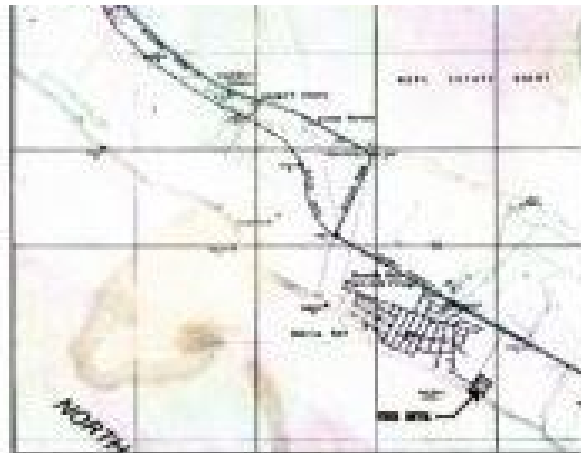




3 ADDITIONAL INFORMATION

Bootle Bay Beach
Grand Bahama, FL 33458

Conceptual Site Plan For Redevelopment

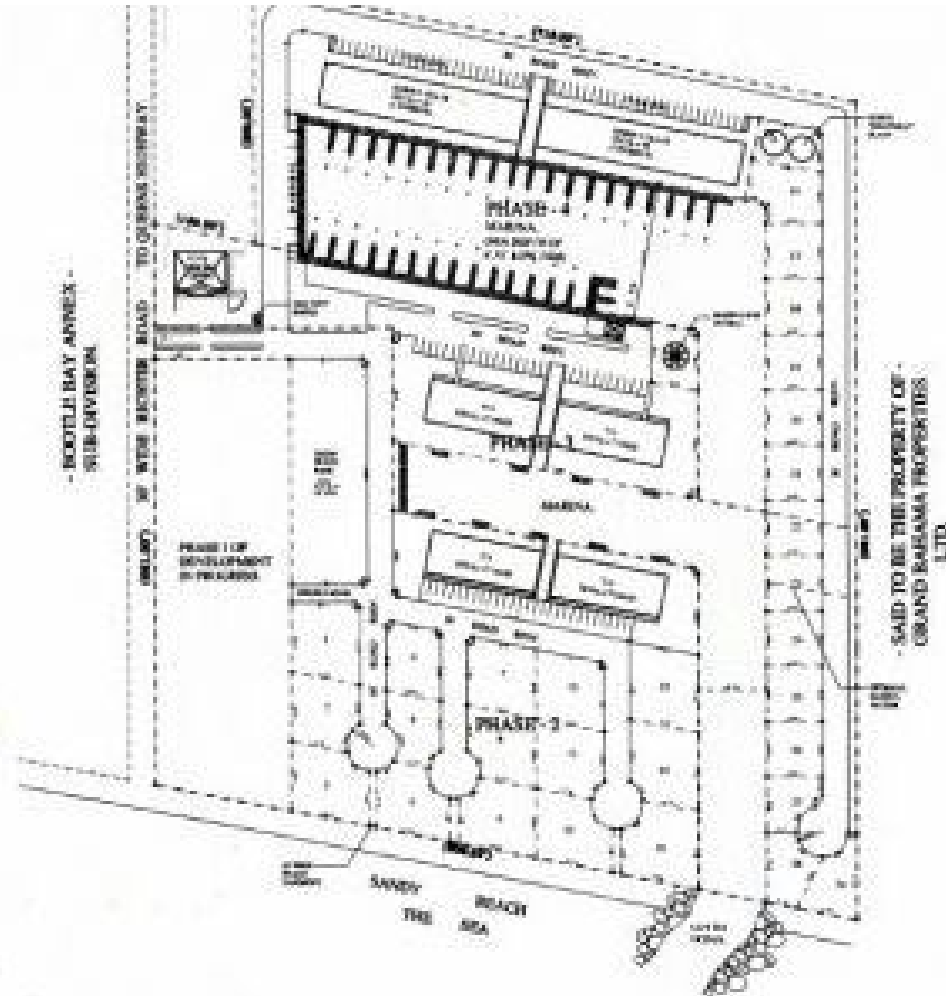


PROPOSED LOCATION MAP.
NOT TO SCALE

NOTE:
SITE IS 1.5 KM WEST-SOUTHWEST OF BETER ROAD
& APPROXIMATELY 100 MILE SOUTH OF QUEEN'S HIGHWAY IN THE
SOUTHERN END OF GRAND BAHAMA ISLAND IN THE COMMONWEALTH
OF THE BAHAMAS.

LEGEND		
ITEM	QTY	AREA
WATER PAVES	20 YARDS	1,000,000 SQ. FT.
CONCRETE PAVES	20	1,000,000 SQ. FT.
CONCRETE PAVES	20 YARDS	1,000,000 SQ. FT.
TOTAL DEVELOPMENT		TOTAL DEVELOPMENT

PROPOSED SITE PLAN
SCALE: 1/8" = 1' - 0"



THE BAHAMAS DEVELOPMENT AUTHORITY 1000 WEST BAY AVENUE, SUITE 100 NASSAU, BAHAMAS	THE BAHAMAS DEVELOPMENT AUTHORITY 1000 WEST BAY AVENUE, SUITE 100 NASSAU, BAHAMAS
PROPOSED SITE PLAN & LOCATION MAP.	PROPOSED SITE PLAN & LOCATION MAP.

Satellite View



Ginn Sur Mer: Neighboring Development

"Owners 'Very Aggressively' Marketing Ex-Ginn Project" Tribune 242



The subject property is located approximately 1.5 miles from the former \$4.9 billion Ginn Sur Mer master development project. The construction stalled after the developer filed for bankruptcy, but not before \$300 M was invested in infrastructure improvements. Improvements include a golf course, private airport, marina, dredging, & fill.

"This project is now being "very aggressively marketed" to targeted potential purchasers, Highly-placed sources familiar with developments in Grand Bahama's West End said the existing two ownership groups had realized they needed to work together to sell the development as a single entity. Several groups have visited the Ginn sur mer site in recent, some with Bahamian ties and/or connections to existing Bahamas-based developers, which is understood to have made the vendors optimistic they can close a sale. Prime Minister Perry Christie sought to increase the level of interest from Chinese state-owned interests in acquiring the former Ginn development during his recent trip to the Far East.

Economic & Business

The property has two owners, following the Ginn Development Company's default on its project financing obligations. What would have been the core project is owned by Lubert-Adler, the Philadelphia-based investment bank that was Ginn's financing partner. It holds 280 acres that were earmarked as the site for the hotels and casino, and its landholdings also include key amenities such as the airport, marina and utilities.

The seeming uptick in the world economy, plus increased demand in the Florida real estate market and shortage of condos there, are all seen as favorable signs that developer/buyer interest in the former Ginn Sur Mer property is set to increase. "There have been inquiries from the Chinese," one source said, "but there's not been any legitimate venture by them to acquire that property." The purchase, and further development, of West End by a buyer that has the financing and know-how to fulfill the original plans would represent a massive employment and investment boost for the Grand Bahama and wider Bahamian economy when it needs it most. As a result, any bona fide purchaser will likely attract the Government's support."

<http://www.tribune242.com/news/2015/mar/19/>

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Advisor Bio & Contact 1



David Kendall

Senior Advisor

SVN | Florida Commercial Real Estate Advisors

David Kendall is a CRE professional specializing in the sale, development, & acquisition of marine facilities. Kendall has over 20 years of experience in Real Estate Brokerage & Finance. Kendall has a Bachelor of Science in Finance from Florida State University, and is a licensed Florida Real Estate Broker. Kendall has completed the core curriculum in pursuit of his CCIM designation, and is ready to sit for the final exam to become a recognized expert in the disciplines of commercial and investment real estate.

Kendall is a successful negotiator who's background in Commercial Real Estate includes valuation, financial analysis, leasing, portfolio investment management, sales, & marketing. Kendall has experienced multiple economic and property market cycles, through downturn and improvement, continually evolving and improving for the benefit of his clients. Kendall has worked with both private equity as well as institutional clients to acquire and manage their real estate investments. Kendall lives in Palm Beach County where he enjoys spending time on the water with his family.

Kendall has built one of the largest marine specific networks in Commercial Brokerage. Combined with SVN's tools & services, Kendall has access to one of the largest Commercial Real Estate platforms in the nation, providing local coverage with national reach. Kendall has multiple clients who rely on his professional expertise to help advise them with their CRE investments, from acquisition through disposition, "I am extremely adept at valuing and identifying investment opportunities in under-served areas where my experience can help create value for my clients".

With a focus on commercial waterfront, Kendall has established himself as a knowledgeable resource for marina owners, operators, private equity, institutional investors, & developers, with whom he consults for on a regular basis. Whether you have an existing marina, marina development, working boatyard, or if you would like a fresh look from a dedicated and specialized marina specific broker, you will benefit from the expertise of Kendall's extensive experience, knowledge, passion and commitment that is unmatched in the industry.

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