

Dear Client/Prospect,

The Subject Resort/Hotel is listed with our firm and is presently available on the market. Visit [www.frigatebay.com](http://www.frigatebay.com)

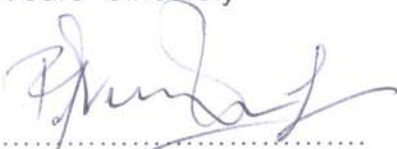
Frigate Bay Resort is a 64 room Caribbean Condominium/ Hotel on the island of St. Kitts in the Federation of St. Kitts & Nevis. The resort sits on approximately 6 acres of land on a hillside at Frigate Bay tucked between the Atlantic Ocean, the Caribbean Sea and adjacent to the fairways of St. Kitts' 18 Hole Championship Golf Course. It features a fine dining restaurant, lounge/casual dining restaurant, outdoor Olympic size swimming pool with swim up bar and a conference facility that can accommodate 100 persons. Frigate Bay Beach is just a minute walk from the development while the hotel is located only 3 miles from the island's capital, Basseterre, and the Robert L. Bradshaw International Airport.

The resort/hotel was built in 1982 and has been well maintained by it's current owners. The rooms are suitable in 4 separate Colonial Caribbean style buildings providing spacious facilities with balconies or patios. We understand that the present owners have invested in excess of US\$1,000,000.00 into the property since 1998. The buildings are constructed of reinforced concrete block walls and the development is serviced by public water and electricity. The site area is adequate for expansion and necessary approvals are in place to increase the number of rooms by 64 which would bring the hotel to 128 rooms in total. See info at [www.frigatebay.com](http://www.frigatebay.com)

The ownership group of this 64 room condominium/hotel has collectively agreed to sell the entire development for a selling price of US\$8,750,000.00 which equates to US\$136,718.00 per room. A very good deal when you consider that a professional valuation done in 2008 by Cooper Kauffman, Chartered Surveyors put the value of the property at not less US\$12m.

Should you have an interest and need additional information, please to contact us at tel. 869 662 2489 or email [Irvin@sisterisles.kn](mailto:Irvin@sisterisles.kn) additionally, please feel free to spread the word amongst your friends, family members, business colleagues and clients etc by forwarding this email to them. We thank you in advance and look forward to your response.

Yours Sincerely



Irvin BonCamper

[www.boncamper.com](http://www.boncamper.com)