

# SHORE TO PLEASE: THE ULTIMATE OCEANFRONT INVESTMENT ASSET



**COASTAL  
PROPERTY  
PARTNERS**

Chandler Spawr  
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## ESTATE SPECIFICATIONS

**12,981  
SQUARE FEET  
OF LUXURY**

Four-Level Estate  
**PRIVATE  
BEDROOM  
SUITES**  
Each with private bathroom

**CAPACITY  
FOR  
52  
GUESTS**  
16 King, 6 Queen, bunks, elevator access

**Built in  
2017**

## RESORT-QUALITY AMENITIES

**PRIVATE  
OUTDOOR  
OASIS**  
45' x 21' heated pool, splash deck, two hot tubs, private dune-top walkway

**PREMIER  
ENTERTAINMENT  
HUB**  
Tiered cinema room, custom wine room, large recreation room

**HIGH-CAPACITY  
GOURMET  
KITCHEN**  
Three refrigerators, four dishwashers, commercial ice machine



## FINANCIAL PERFORMANCE

**\$600,000+**  
Multi-year track record, potential for higher ceiling

**STRONG  
POSITIVE  
CASH FLOW**  
Projected net annual benefit (after operating expenses & debt service)

**TURNKEY  
OPERATION**  
Sold fully furnished, energy-efficient systems (tankless water heaters, Demand Controller)

## INVESTMENT POTENTIAL OVERVIEW

TOTAL ESTIMATED VALUE	\$6,752,000
GROSS RENTAL INCOME	\$738,240
OPERATING EXPENSES	\$198,661
NET OPERATING INCOME	\$539,579
CASH FLOW BEFORE TAXES	\$194,961
NET ANNUAL BENEFIT	\$227,954