

# **Q&A**

## **Tropical Island Bahamas Getaway, Bimini, Bahamas**

**Property#: FX4438**

**Property Location: 21400 Treehouse, Resorts World Bimini, Bimini, BA**

**Online Bidding Closes: April 27, 3:00pm ET**

**[www.tranzon.com/FX4438](http://www.tranzon.com/FX4438)**

**Q: What if closing cannot be accomplished in 45 days?**

A: While every effort should be made by the purchaser to proceed to closing, including engaging a closing attorney (whether that be Patrick Knowles or a different attorney), as long as efforts are being made to proceed to closing, provide purchaser information, and fund the transaction, it is not a time of the essence situation. However the transaction is not contingent on inspection, financing or similar purpose needs.

**Q. Can you confirm the loan balance?**

A. There is nothing owed on the property.

**Q. What is the age of the roof?**

A. The complex was built in the 2000 to 2005 timeframe and our understanding is that Treehouse 21400 was purchased by the original owner in 2005. Therefore the entire structure is approximately 10 to 15 years old.

**Q. Can I inspect the property?**

A. Yes you can inspect the property at any time. If you wish to stay overnight please call the Resorts World Bimini rental desk at (855) 241-2961. You may request to stay in unit 21400 or any other available unit at Resorts World Bimini. If you are the high bidder and close on the property, your cost of stay in unit 21400 will be reimbursed to you.

**Q. Do you have a current NOI figure?**

A. The property should not necessarily be considered an investment property and looked at from and analyzed from that standpoint, in that the rental income is secondary to an owners personal use. Most properties in the Bahamas are of this type. However if you wish to calculate a NOI take the net income figures from 2014 or 2015 rental revenue included in the package and deduct the annual condo fee payments and Bahamas electric costs to derive the net income or loss.

**Q. Can I make a pre-auction offer with contingencies?**

A. Yes you can make a pre-auction offer with or without contingencies using the purchase contract provided for in the Property Information Package, however a contingency free contract will have much heavier weight with the seller.

**Q. Why is the seller selling?**

A. The seller purchased other vacation property that was acquired after the acquisition of the Bahamas property and does not wish to hold two resort properties.

**Q. Is the auction absolute?**

A. No the high bid is subject to confirmation. However the seller is highly motivated for the reason above.

**Q. Are there membership programs at Resorts World Bimini?**

A. At one time there was an owners program and membership card which provided for a 10% discount at the restaurants. However, the status of this program is unknown at this time.

**Q. What are the taxes?**

A. Due to the property being in the Resorts World Bimini Rental pool no real estate taxes are due according to Bahamas law. If you, as the purchaser, elect to withdraw the property from the rental pool then it is our understanding taxes in the future would be due. Please consult a Bahamas attorney for any additional clarification.

**Q. What type of AC does the house have?**

A. The Treehouse has an electric air conditioning system.

**Q. What are the utilities?**

A. Water and sewer is provided and paid for by the resort and included in the condo fee as is wireless service and cable TV service. The only utility paid for by the owner is electricity to Bahamas Electric, covering air-conditioning and lights.

**Q. What furniture or personal property goes with the sale?**

A. The Treehouse is fully furnished and is currently being rented and all of that furniture on site goes with the sale. That includes but is not limited to a sofa bed, two additional large side chairs, coffee table, entertainment center, TV, stereo, kitchen table with four chairs, barstools, kitchen appliances, kitchen dishes, king size bed in master, dresser, bedroom TV, bedroom side chair, two nightstands and table lights, and safe.

**Q. What recent growth or development will affect Resorts World Bimini?**

A. The biggest development affecting Resorts World Bimini is the construction and opening of the Hilton Hotel, conference facility and casino all within the last two years.

**Q. What are the approximate selling prices of condos in the resort?**

A. Prices of condos range anywhere from \$250,000 to 500,000 for one and two bedroom condos and upwards of \$500,000-\$2 million for 3 to 5 bedroom condos and single-family homes.

**Q. Are there any known building code or other violations?**

A. No

**Q. Are there any commercial service available to the island?**

A. Yes

**Q. What does the condo fee pay for?**

A. The condo fee covers everything except for Bahamas electric.

**Q. Does the unit need to be renovated to remain in the rental pool?**

A. Not to our knowledge. As furniture becomes worn, it is replaced.

**Q. What is the deduction for reserves under the rental proceeds spreadsheet?**

A. Reserves are deducted from rent proceeds to provide a fund for replacement of non-structural items in the unit that require replacement from time to time.

**Q. Are there any pending assessments?**

A. No, not at the current time; during the current owner's ownership there has been one small assessment for landscaping of the entire complex, which had a positive impact.