PERLA MARINA · CABARETE · DOMINICAN REPUBLIC

An eight-apartment villa, run as a business — for sale with everything that makes it work

Casa Estrellas Mirabal is a furnished long-term rental operation in a gated community two minutes from the beach: eight apartments, pool, Starlink, backup power, paying tenants and an established brand. Seller financing available. Your direct contacts for the sale: Jazmin De Oleo and Philip Mennen — no broker chain.

$1,600,000	$10,000	6.4 %	8	50 % · 15 yrs · 9 %
ASKING PRICE	MONTHLY RENT, UP TO	NET YIELD	APARTMENTS	SELLER FINANCING

INVESTMENT OPPORTUNITY

What you are buying

Not a building that still needs a concept — a business that already runs. The sale transfers the property, everything in it and the operation around it.

What's included in the sale

- The villa with all 8 apartments (freehold)
- All furniture, appliances and equipment
- Pool, laundry facility, backup generator, Starlink setup
- Existing long-term tenant contracts and rental income from day one
- The Casa Estrellas Mirabal brand, website, booking pipeline and social media accounts (Instagram, Facebook)

- Handover support by the current owners

Three ways to look at the numbers

The same property in three honest states: as it rents today, at full occupancy on current rents, and at the potential the current rent levels allow. Fixed costs are about $1,500 per month in all three, excluding management; electricity is metered and paid by tenants. Even today the net income runs at several times the fixed costs — that is the core of the case.

	TODAY · 3 OF 8 RENTED	FULL OCCUPANCY · CURRENT RENTS	POTENTIAL · UP TO
Monthly rent	$3,850	$9,400	$10,000
Fixed costs	– $1,500	– $1,500	– $1,500
Net per month	$2,350	$7,900	$8,500
Net per year	$28,200	$94,800	$102,000
Net yield on price	1.8 %	5.9 %	6.4 %
After financing, per month	−$5,764	−$214	+$386

After financing = net rent minus the monthly installment on the standard seller-financing terms (50 % down, 15 years, 9 % fixed). Vacant units today are available and marketed — see the unit list.

What the fixed costs contain

Roughly $1,500 per month covers what the

Five-year projection

Illustrative, not a promise. Assumptions: start at full occupancy on current rents, 95 % average occupancy, rents and fixed costs each rising 3 % per year, seller financing on the standard terms.

owner pays regardless of occupancy, excluding management. The exact ledger is part of the data room.

- Community fee (HOA) — $180 per month
- On-site maintenance and pool service
- Starlink internet for the whole building
- Generator upkeep, insurance and administration
- Not included, because tenants pay it directly: electricity, each apartment on its own meter

YEAR	GROSS RENT	NET INCOME	CUMULATIVE NET	AFTER FINANCING
1	$107,160	$89,160	$89,160	−$8,210
2	$110,375	$91,835	$180,995	−$5,535
3	$113,686	$94,590	$275,585	−$2,780
4	$117,097	$97,428	$373,012	+$58
5	$120,610	$100,350	$473,363	+$2,981

FINANCING AVAILABLE

Seller financing — the numbers

The current owners finance up to half of the purchase price directly, without a bank. On current rents the net income covers about 97 % of the installment; at the potential rent level it is fully covered — and the operation itself earns several times its fixed costs.

50 % down payment · remaining 50 % over up to 15 years · 9 % fixed annual rate

Down payment	50 %
Term	15 years
Interest rate	9 %
Down payment	$800,000
Financed amount	$800,000
Monthly installment	$8,114
Net rent per month	$7,900
Monthly surplus	−$214

Indicative calculation with annuity repayment. Net rent = $9,400 at full occupancy minus approx. $1,500 fixed operating costs (excluding management).

Unit inventory

Eight apartments across three levels. Casa Mango, the casita across the street, is not part of the sale.

UNIT	BEDROOMS	BATHROOMS	CURRENT RENT
Ground Floor			
The Secret Path	2	2	$1,250
The Surf Spirit	1	2	$950
The Tropicana Soul	2	2	$1,250
The Paradise View	2	2	$1,250
Second Floor			
The Tropic Heaven	1	2	$850
The Hidden Gem	1	1	$750
Top Floor			
The Dream Breeze	2	2	$1,550
The Sun & Surf	2	2	$1,550

The property in numbers

APARTMENTS 8 · long-term rentals	BUILT AREA 790 m²
LOT SIZE 1,095 m²	BEDROOMS 13

BATHROOMS 15 in the units · plus poolside bathroom	HOA FEE $180 / month
COMMUNITY Gated, 24h security	CONDITION Built, fully furnished, operating

Infrastructure & operations

- 33 kW backup generator with automatic transfer switch, one year of warranty remaining
- Starlink high-speed internet with access points throughout the building
- Individual electricity meter for every apartment — tenants pay their own consumption
- Full-time on-site maintenance and pool service
- Shared laundry facility; laundry connections in several units
- Freehold title, individual meters, low fixed costs

Grounds & amenities

- Swimming pool with sun loungers and pool bed
- Poolside bathroom and outdoor shower
- Dedicated BBQ area
- Tropical garden with fruit trees, fenced and gated
- Private terraces or balconies in every unit
- Parking on the property

Why Perla Marina

Perla Marina is an established gated community between Sosúa and Cabarete on the north coast — quiet, green, with 24-hour access control and its own beach access. The villa sits a few steps from the beach and the

- 2 minutes to the beach, inside the gated community
- 15 minutes on foot to Encuentro Beach
- Cabarete town 10 minutes, Sosúa 10 minutes by car
- Puerto Plata international airport 20 minutes

Natura Cabana restaurant; Encuentro Beach, the region's surf break, is a 15-minute walk along the coastal trail.

The demand this property serves is structural rather than seasonal: remote workers who need reliable internet and power, retirees settling in for the winter or for good, and families relocating to the coast. Furnished, well-run long-term housing in a secure community is what they look for and what remains scarce.

- Starlink and a 33 kW generator remove the two classic north-coast risks: internet and power outages

How a purchase proceeds

01 **Exposé and first call**

You receive this exposé and we talk — openly about numbers, history and what the operation needs from an owner.

02 **Data room under NDA**

Lease agreements, cost records, occupancy history, title documents and the generator and Starlink contracts.

03 **Viewing in Perla Marina**

Walk the property, meet the staff, see the units — including the ones currently rented, by arrangement with tenants.

04 **Offer and structure**

Cash or seller financing; we work out the payment schedule together.

05

Notary and handover

Dominican notarial process with a lawyer of your choice. We stay available after closing to hand over tenants, staff and systems.

Your direct contact for the sale

Jazmin De Oleo and Philip Mennen are the building managers and your direct line for the sale — no broker chain. We reply within 24 hours and arrange the call, the data room or a viewing.

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Download exposé (PDF)

Your direct contact for the sale: Jazmin De Oleo and Philip Mennen, Building Managers · Calle Paseo de Sol 197, Perla Marina, Cabarete

Figures shown are indicative and subject to due diligence. Casa Mango (the casita across the street) is not part of this sale.