



January  
28, 2017

# The Inside Track

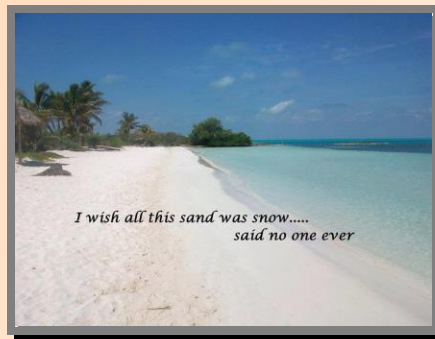
Volume 32,  
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Your Guide to Profiting  
From Offshore Real Estate



## Happy New Year!

**We are stuck in the middle of winter here.** The temperature right now is 28C and plummets to 21-24C at night so with the breeze we need to toss on a sweatshirt. Please don't feel too sorry for us here. We are a hardy breed on the island and manage to handle the climate. If you feel you are tough enough you may want to pop down for a visit and try it out. Just email Brad at Island House Vacation Rentals and he can hook you up with the luxurious Mission Gate condos close to the famous West Bay Beach for a great price: [brad@islandhouseeroatan.com](mailto:brad@islandhouseeroatan.com). You will get a chance to dodge the bite of winter and get to visit one of the most beautiful islands in the world.



Inside information (this is the Inside Track after all) is that we will be getting Southwest Airlines coming here and very likely with a connection in Canada. This will be a major game changer as they are very well liked, very reasonably priced airline that will make travel to Roatan an easy budget decision. This will make the island really take off.

Right now the market is strong with a lot of sales coming through. There are still good deals out there but they are getting gobbled up. This issue is all about good deals. In fact it is all about fire sales. In fact, I will get personal here. My wife and I have separated so these are divorce sale, blow out, below market, fire sale deals. When they are gone they are gone. All of these properties are 20% to 50% below comparable property sales so if you like a deal, even if it happens to be based on someone else's pain, here you go. Help us out. **Remember** that I had many years of investment experience and a lot of inside knowledge of the island and cherry picked the best deals in each category for my own personal investment portfolio as soon as they came on the market. I am now passing these on to you. Help yourself to a smoking deal in one of the highest acclaimed tropical locations in the world and enjoy for many years.



**Waterfront!:** Ideal for a B&B or hostel or as a family retreat. There is very little waterfront available with legal docks on the island, especially the more touristic western part. This island home was built by an American and is solid. It features two large decks with 92 ft of waterfront and a 100 ft dock with 2 levels at the end – perfect for star gazing. The main house has 2 bedrooms and a bath with nice size kitchen, living and dining room. The casita is a one bedroom and bath with small kitchenette. In addition there is a 2 bedroom suite, a one bedroom suite and 3 more bedrooms with baths. It needs some sinks, toilets, fans etc. and as a result this \$350,000 home is offered at just **\$279,000.**

**SOLD!!!**

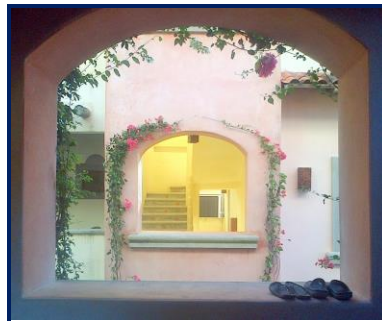


**West Bay**



**Mission Gate:** offers classic Spanish Colonial condos located in one of the most desirable areas of the Caribbean – West Bay. Many luxury features in these 2 bed/2 bath homes. Very open plan with 12' insulated, open beam ceilings, German doors and windows, semi-private roof top plunge pools fully equipped and fully turnkey. You can have the professional management company rent it out when you aren't using it to cover your costs! A luxury condo steps to the beach for well over \$100,000 less than comparable condos in West Bay. Original list price of \$458,000.

Must sell so huge price reduction to **\$229,000.**





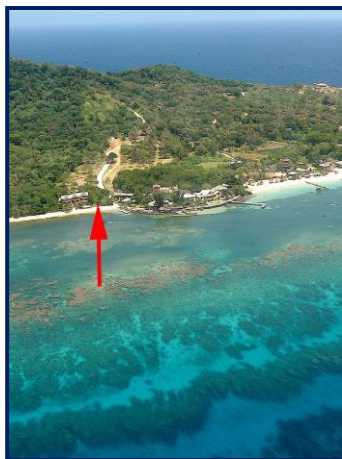
**Parrot Tree Plantation:** This estate lot is one of the finest building sites in exclusive Parrot Tree now offered at a bargain price. Encompassing well over 1/2 acre of private treed hilltop, this park-like property overlooking First Bight is at the end of a quiet lane yet just a few minutes' walk to the beach, marina, restaurant and bar and the 320 foot long pool complete with fountains. The property dominates an entire ridge from ravine to ravine with a gentle slope that fans out to 170 feet of waterfront. This is the perfect answer for a person looking for an exclusive and private waterfront location just 10 minutes from the golf course (which doesn't offer either privacy or waterfront) for a fraction of the price. Massive price reduction to a ridiculous **\$129,900.**



**Linda Vista:** Private sanctuary but just a 3-4 minute stroll to the beach and just a few more minutes to **West Bay beach** as well. Lots 4 and 5 are ridge top with an amazing feeling of being right in the jungle but yet they are close to everything. Very spacious at 1/3 acre each. No building restrictions and no HOA fees. Water and power to the lot lines. Buy one and build your getaway cottage or buy both and do a B&B or



mini resort. Another distress sale at just **\$45,900** each.



**West Bay Beach!:** **Yes!** This is right on West Bay beach and is the only lot left on one of the top 10 beaches in the world. And what a lot – 72' of pure white powder sand to dig your toes into. Uniquely quiet, private setting away from the cruise ship crowds yet 2 minutes from all the action West Bay has become known for. This is an amazing location for your special luxury home, a duplex, 4 plex or even luxury condos which it actually has received an environmental permit for. One of a kind. Similar lots several kilometers away where you need a car to go anywhere and with building restrictions all



sold for \$500,000 each. This far superior lot is officially listed at \$750,000 but **make us an offer!**



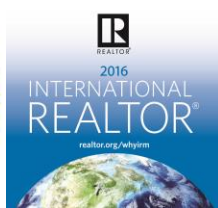


Okay folks, that is the deal. Several people have already scored outstanding deals on other properties we had. Now it is your turn. Don't be afraid to contact me about what interests you and let's chat. Thanks for your interest and attention.

Best of Life!

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