

WHITE ROCK  
REAL ESTATE | DEVELOPMENT | MANAGEMENT



AN EXCLUSIVE  
OPPORTUNITY TO BASK  
IN BEACH LIVING IN THE  
TURKS & CAICOS.



3 bedroom Villa  
Starting At \$499,000

# INTRODUCING LA SIRÈNA VILLAS

The North Shores of Providenciales welcomes the newest affordable luxury Villa Development.

La Sirèna Villas is just steps away from the North Shore beach on Providenciales. La Sirèna is a managed gated villa community with contemporary family homes designed to capture and inspire the spirit of island beach living. Consisting of 22, 3-bedroom oceanview villas and 12 oceanfront villas, this unique opportunity with open floor plan, stylish kitchen, spacious bedrooms, detailed finishings, hurricane-rated windows and doors, landscaping and a rooftop lounge that takes in the crystal-clear water views of the North Shore making this the perfect investment! A Retreat Pool located in the shared Summer Space is a delight on hotter days and is great for family gatherings.

Set on .26 acres of land and spans 1366 SF, each villa is perfectly priced, offering pre-construction rates to allow for Stamp Duty savings. A furniture package is available at an additional \$30,000 and there are NO restrictions on AirBNB rentals as an owner.



# BENEFITS OF OWNERSHIP



- No restrictions on foreign ownership
- Restrictive agreement
- Gated Community with HOA structure
- One-time stamp duty at the time of purchase
- No restrictions on AIRBNB rentals as an owner
- The British Crown guarantees absolute title through a land registration process, making title insurance unnecessary
- The Government's Planning and Development Department oversees all building codes and development plans to ensure the highest standards on land use and construction quality
- 24-Hour Security





# FLOOR PLAN

Kitchen

Bathroom - 2

Master Bedroom - 1

Bedroom - 2

Living Space - 1

Rooftop Lounge

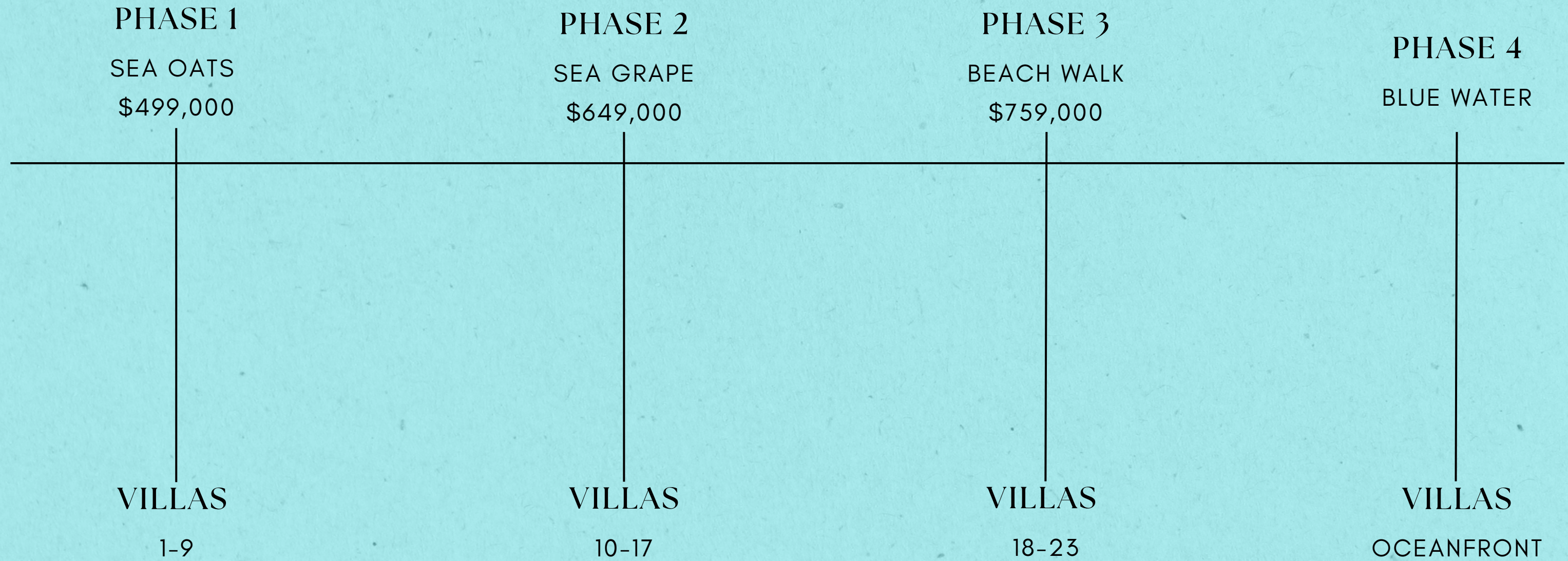


# COMMUNITY PLAN





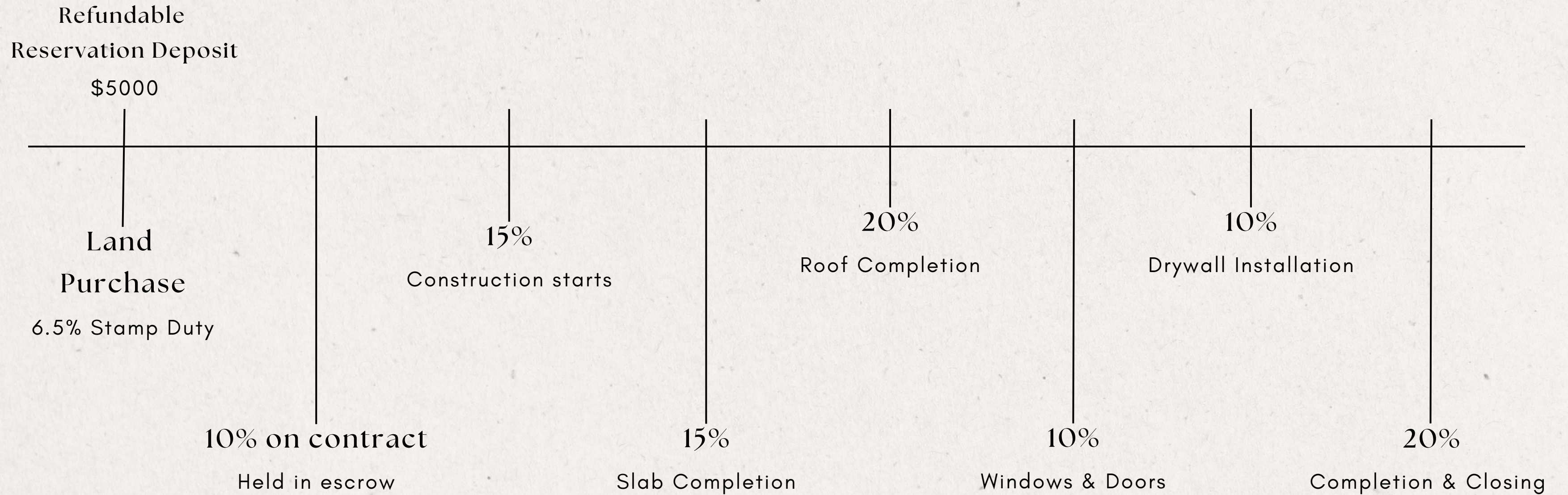
# PHASES



Construction is scheduled to start in Q1 of 2025



# PAYMENT TIMELINE



Land Purchase Price  
Per Phase

Sea Oats  
\$120,000

Sea Grape  
\$130,000

Beach Walk  
\$140,000



## PROJECTIONS

<b>LA SIRÈNA - Villas</b>	<b>3 - Bedrooms</b>
Interior area	1366
Exterior area	250
<b>Total Square Feet</b>	<b>1616</b>

<u>Projected Revenues</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Room Nights Available	365	365	365
Projected Owner Use (estimate)	( 21)	(21)	(21)
Net Room Nights Available	<b>344</b>	<b>344</b>	<b>344</b>
Projected Paid Occupancy	43.0%	48.0%	60.0%
Room Nights Sold	<b>147.92</b>	<b>165.12</b>	<b>2 06.40</b>
<b>Projected Average Daily Rate</b>	<b>\$ 735.00</b>	<b>\$ 799.00</b>	<b>\$ 835.00</b>
Projected Gross Income	<b>\$ 108,721</b>	<b>\$ 131,931</b>	<b>\$ 172,344</b>
<hr/>			
<b>Strata Fees</b>	<b>0.516</b>	<b>834</b>	<b>834</b>
<b>Insurance</b>		<b>685</b>	<b>685</b>
Annual Strata	10,006	1 0,006	10,006
Annual Insurance	8,220	8,220	8,220
<b>Living Expenses:</b>			
Maintenanace Service estimate	-	5,040	5,292
Electricity	10,800	1 3,200	19,200
Water	3,300	3,465	3,638
Cable/Internet/Phone	2,400	2,400	2,400
<b>Likely Rental Costs:</b>			
Annual Linen Replenishment (optional)	800	900	1,000
Annual Promotional Charges (optional)	2,174	2,639	3,447
Total Expenses	<b>37,701</b>	<b>45,870</b>	<b>5 3,203</b>
<b>Total Net Rental Income to Owner</b>	<b>\$ 71,020.50</b>	<b>\$ 86,060.99</b>	<b>\$ 119,140.85</b>
<b>less: Management Fees - 40% of Adj. Net Income (optional)</b>	<b>\$ 42,612.30</b>	<b>\$ 51,636.59</b>	<b>\$ 7 1,484.51</b>

**NOTE:**

The above figures are estimates only and prepared based on available historical information in the marketplace. There is no guarantee these financial results will be achieved. Purchasers are advised to make their own independent conclusion on potential rental income and should consult their own advisors in this analysis. The line items marked as optional come into effect, only if an owner decides to rent its unit under the Management Company, White Rock Management. Credit card fees of 4% and travel agent commissions will come from gross revenues before the split.



## PARTNERS & DEVELOPERS

**Mark Schafer** grew up in the Upstate New York area. At a young age, he began helping with building additions under the tutelage of his father Howard Schafer, Jr., a second-generation builder. He also learned and fine-tuned his crafts in woodworking and animal husbandry on his maternal grandfather's farm. In his late teens, his building hobby turned into part-time work for hire, with other local (up-state New York) builders.

While in University, he started building homes on speculation which led to many "hands-on" building experiences. This pastime then grew into a passion for construction and engineering which shaped the course of his educational and career pursuits. Mark holds a Bachelor's of Science in Mechanical and Civil Engineering and a Master's of Science degree in Environmental Engineering from Cornell University. As lead investor, his background brings forth the main ingredients needed to make this project succeed.

# PARTNERS & DEVELOPERS

## TOGETHER

Mark began visiting Providenciales and fell in love with the intrinsic beauty of the North Shores of the island. He met Dameko during his travels and their more frequent meetings, blossomed into a friendship. Dameko shared with Mark, his desire to invest on the developmental level in his home community of the North Shores and hence the idea for the product was borne and business partnership of Bay Road Development was formed. The design conceptualization came about beginning early 2018. Background work to secure the property, and submit to the relevant government authorities the project concept ensued. With La Sirena' being their first major project on this scale (33 villas), both gentlemen sought to bring all the right pieces and professional team(s) together to facilitate this process. The legal masterminds are Stanbrook and Prudhoe; real estate professionals White Rock Realty and Structural Engineers are BCQS International.

**Dameko Dean** was born in Blue Hills, Providenciales, and is a local businessman. Upon completion of his high school diploma, he further pursued his education at Florida Metropolitan University to study Hospitality Management. After graduating with his Bachelor's of Science in Hospitality, he moved back home in 2005. He worked in the hospitality industry for a number of years before embarking on his entrepreneurial journey. He held senior management positions for Ocean Club Resorts and Grace Bay Club Resorts. In 2008 he formed his construction company, Albedee's, and began working on home building projects throughout the island. Dameko holds numerous certifications and is also a private pilot. He has served on many Governmental boards in the Turks and Caicos. With his hospitality background, Dameko brings a level of charm to the landscape of the project by marrying the concepts for the aesthetic appeal of the La' Sirena product and the importance of investment returns.



# CONTACT DETAILS

To request a tour of the site or more information about La Sirèna Villas, please contact White Rock Realty's office

## Website

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