



Catalina Tropical Lodge
Listing Presentation

CHRISTIE'S
INTERNATIONAL REAL ESTATE
— DOMINICAN REPUBLIC —

CHRISTIE'S

INTERNATIONAL REAL ESTATE

— DOMINICAN REPUBLIC —

WHERE LUXURY *LIVES*



About Christie's International Real Estate

Following @properties acquisition of Christie's International Real Estate, we have further solidified our position as the unrivaled expert in luxury homes. Our approach to showcasing luxury properties, paired with an extensive network of top-notch real estate brokers, cements us as the definitive global authority for effectively marketing and selling luxury properties.

Christie's International Real Estate Dominican Republic is a distinguished leader in the realm of luxury real estate services within the country, aspiring to set new benchmarks and elevate standards across the island.

With an unwavering commitment to integrity, honesty, and professionalism, we conduct business with transparency and dedication, ensuring that our clients receive nothing short of exceptional service.

At Christie's International Real Estate Dominican Republic, our primary focus is our clients. We prioritize their needs, aspirations, and satisfaction above all else, offering personalized attention and guidance throughout every step of their real estate journey. Whether they are looking to buy, sell, or invest, our clients can trust us to deliver results that exceed their expectations.

\$500B 100 50 10K

SOLD IN THE LAST 5 YEARS

CIRE BROKERAGE FIRMS
AROUND THE WORLD

COUNTRIES &
TERRITORIES

AGENTS
WORLDWIDE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



WELCOME *HOME*

Location

Cabrera, Dominican Republic

Size

19,191 sqm Construction

12,200 sqm Lot

Rooms

12 Rooms

View

Ocean, Garden View

Price

\$ 5,000,000 USD



PROPERTY *DESCRIPTION*

Nestled in the heart of Cabrera, one of the Dominican Republic's most beautiful and serene coastal towns, Catalina Tropical Lodge is a true gem for investors seeking a thriving boutique hotel business. Cabrera is renowned for its pristine beaches, lush landscapes, and tranquil atmosphere, offering visitors a perfect escape surrounded by natural beauty and warm hospitality.

Born from a family dream in 2015, this income-producing property reflects the love and care of its founders, who fell in love with the country's simplicity, charm, and accessibility.

The lodge features 12 beautifully appointed rooms alongside premium amenities, including a swimming pool, a top-rated restaurant considered the best in the area, a tennis court, staff facilities, and a utility plant. With its established reputation and high potential for expansion, Catalina Tropical Lodge presents a rare opportunity to invest in a successful, turn-key business while contributing to Cabrera's growing appeal as a world-class destination.

KEY *AMENITIES*

- Income-Producing Business
- Prime Location in Cabrera
- Pool
- Best Restaurant in the Area
- Tennis Court
- Staff Areas
- Recently Renovated
- Utilities Plant
- Space for 20 Additional Rooms
- Opportunity to Build Ocean-View
Casitas Near the Pool





Outdoor Area



Outdoor Area

Aerial View



Aerial View





Aerial View



Outdoor Area



Outdoor Area



Restaurant Area

Restaurant Area



Restaurant Area





Restaurant Area

Sample Plate



Sample Plate





Room



Bathroom

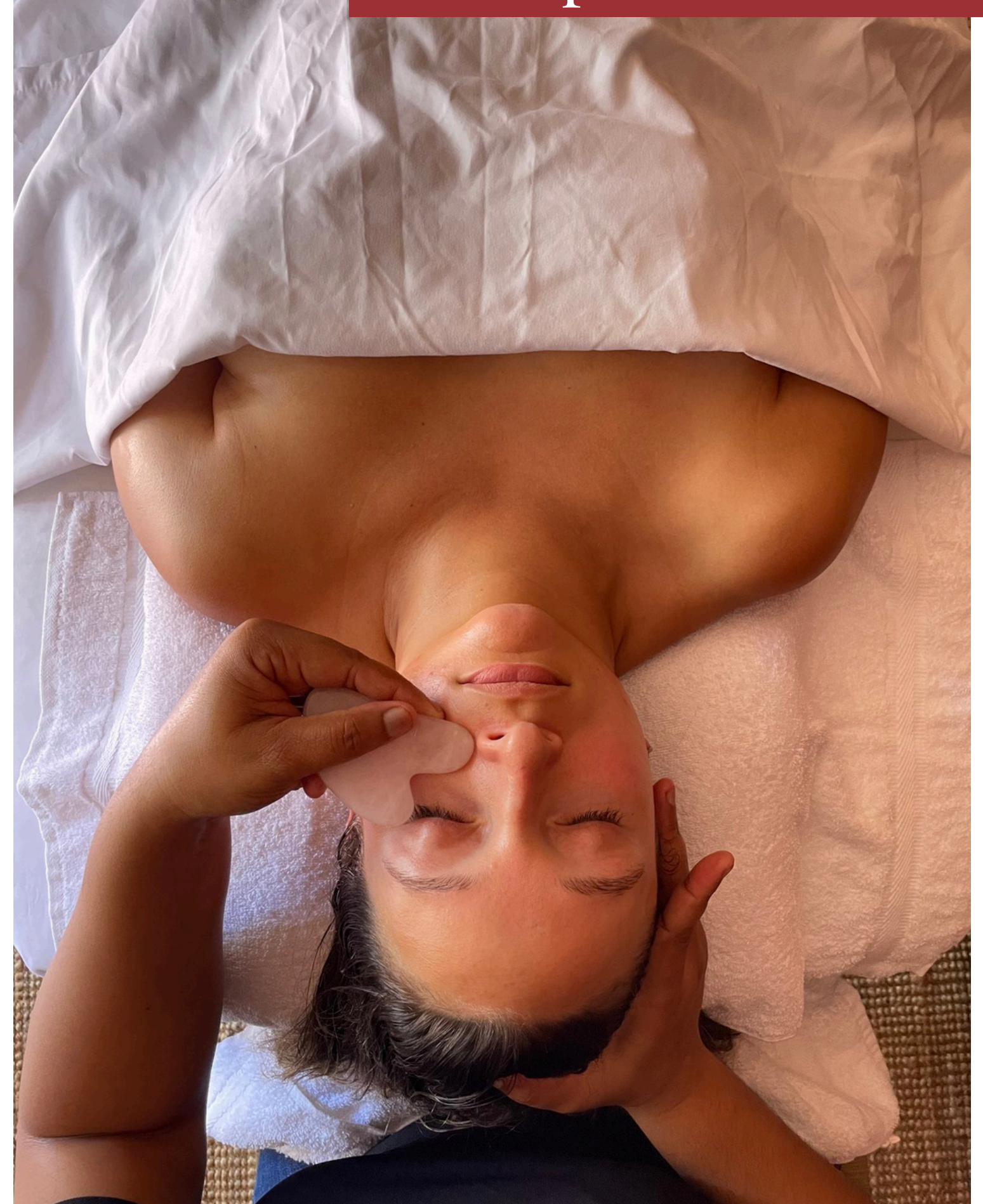


Room

Spa Services



Spa Services





Room



Room



Room

FINANCIAL ANALYSIS

Expansion Opportunities

- 20 Additional Rooms: Near the tennis court.
- Ocean-View Casitas: Located near the pool.
- Suite Conversion: Transform restaurant apartment into a luxury suite with a roof terrace (120–150 sqm).
- 3 Additional Rooms: Within existing buildings.
- Restaurant Expansion: To meet growing demand driven by increased clientele.

Current Financial Performance (2023)

Revenue Breakdown:

- Hotel Revenue: 33.3% of gross annual revenue.
- Restaurant Revenue: 66.7% of gross annual revenue.

Operating Costs:

- Represent 55.6% of gross annual revenue.

Profitability:

- Net Operating Income (NOI): 44.4% of gross annual revenue.
- Cap Rate: 8%

Opportunities to Scale

- Implement planned expansions for increased revenue.
- Expand international marketing to attract global clientele.
- Enhance luxury amenities to elevate customer experience.
- Marketing ROI Potential: Increased visibility through targeted campaigns to boost occupancy and revenue.

Growth Trends

- Revenue Growth: Steady 20–38% annual increase due to: Growing demand for accommodations and dining services.
- Effective targeting of the Santo Domingo market.
- Peak Season Performance: Higher occupancy during peak months, driven by the Dominican Republic's record-breaking growth in foreign tourist arrivals year after year.

Conclusion: Attractive Investment Opportunity

Catalina Tropical Lodge offers:

- Strong current performance with a 44% NOI margin.
- Consistent 20–38% annual revenue growth.
- Scalable expansion opportunities to enhance revenue and guest experience.
- Untapped international markets for increased global occupancy.
- Competitive cap rate valuation and excellent ROI potential from planned upgrades.

This boutique property is well-positioned for significant returns, appealing to investors seeking growth and value in the hospitality sector.

NEXT *STEPS*

1. Review and Discuss

Thoroughly review the presentation and discuss it with any parties involved in the decision-making process.

2. Schedule a Tour

Contact me to arrange a private tour of the property. We conduct in person and virtual tours.

3. Make an Offer

Discuss and craft a competitive offer with my guidance.

4. Welcome Home

Enjoy owning your own slice of paradise.



CHRISTIE'S
INTERNATIONAL REAL ESTATE
— DOMINICAN REPUBLIC —

WHERE LUXURY *LIVES*

WWW.CIREDR.COM | [@CHRISTIESREALESTATEDR](https://www.instagram.com/CHRISTIESREALESTATEDR)