

Pacific Market Insight Report

Guam Real Estate Investment Outlook



EXECUTIVE SUMMARY

Guam represents one of the most compelling emerging real estate investment opportunities in the Pacific region. The island offers a rare combination of low property taxes, limited land supply, strong military-driven housing demand, and significant U.S. government investment.

A key catalyst for growth is the expansion of Marine Corps Base Camp Blaz, the first newly constructed Marine Corps base in more than seventy years. Thousands of Marines and their families are relocating to Guam as part of a long-term strategic realignment of U.S. military forces in the Pacific.

For investors seeking stable rental demand, long-term appreciation, and favorable tax conditions, Guam presents a unique and strategic opportunity.

PROPERTY TAX ADVANTAGE

Guam has one of the lowest property tax structures in any U.S. jurisdiction.

Land: **0.0972% of assessed value**

Improvements: **0.3889%**

Total effective rate: **Approximately 0.486% annually**

Example:

A \$900,000 property in Guam would pay roughly \$4,375 per year in property taxes.

Comparable properties in Las Vegas or Henderson, Nevada typically pay between \$4,300 and \$7,100 annually depending on the tax district.

This low and predictable tax structure significantly improves long-term investor cash flow.

MILITARY EXPANSION: PRIMARY DEMAND DRIVER

The expansion of Marine Corps Base Camp Blaz is expected to drive long-term housing demand across Guam.

Key developments include:

- Approximately 4,000 Marines relocating from Okinawa
- Total base population expected to exceed 5,000 Marines plus dependents
- Billions of dollars in infrastructure investment
- Significant long-term military presence in the Indo-Pacific region

This information is provided for general informational purposes only and should not be considered financial, investment, or tax advice. Clients are encouraged to consult with their financial and tax professionals to determine what aligns with their individual goals.

RENTAL MARKET STRENGTH

Military personnel and defense contractors provide one of the most stable tenant pools in real estate.

Typical Guam rental ranges:

- 1-Bedroom Apartment: \$800 – \$1,200
- Single-Family Homes: \$1,800 – \$3,500+

Many tenants receive housing allowances through military compensation programs.



Get to know *Guam*

Guam is a tropical island in the western Pacific Ocean and the largest island in Micronesia. With a population of approximately 170,000 residents, Guam offers a relaxed island lifestyle combined with the stability and protections of being a territory of the United States. Residents use the U.S. dollar, follow U.S. laws, and American citizens can live, work, and invest freely on the island.

FACTS ABOUT GUAM

- Population: approximately 170,000 residents
- Capital: Hagåtña
- Largest villages: Dededo, Yigo, and Tamuning

TOURISM & ATTRACTIONS

- Beautiful beaches and coral reefs for snorkeling and diving
- Two Lovers Point scenic overlook
- Historic Spanish-era landmarks in Hagåtña
- Outdoor activities including hiking, fishing, and boating

INTERNATIONAL TRAVEL ADVANTAGE

Guam's location in the Asia-Pacific region makes it an excellent hub for international travel. Major destinations such as Japan, South Korea, the Philippines, Taiwan, and Hong Kong are only a few hours away by flight, making Guam a unique place where tropical island living meets global connectivity.



Your Connection to *Guam*

My time in Guam shaped both my life and my career in a meaningful way. It's where I established myself in real estate, built lasting relationships, and created a strong personal foundation. Today, I bring that perspective with me as I continue serving clients in Las Vegas and beyond.

Let's connect and explore how Guam can fit into your real estate goals.



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