

CARIBBEAN HOTEL FOR SALE

Due to owner's retirement, here is a unique opportunity to own one of the best Hotels in the world in this particular market.

Asking: \$1,600,000/US O.B.O.
Turn-Key Fully Operational

BlackBeards Adult Resort

Florida - Contact: John | Contact: 1-954-942-8344

E-mail: Info@DRHotelForSale.com

BlackBeards Adult Resort – One of the Premier and upscale Adult only resorts in the Caribbean is now available for sale. BlackBeards Adult Resort is a world renowned destination for singles and couples seeking a safe, secure, and private adult themed vacation.

This beautiful and impeccably maintained 14-year old, full operation hotel resort is now available in the upscale beach side town of Costambar, Puerto Plata, Dominican Republic. This full service (not all inclusive) and highly profitable hotel offers 22 rooms, a 40+ seat Full Service Restaurant, 2 Bars (including small discotheque), Free Form 45,000 Gallon Pool, Custom Built Private 20+ person heated Jacuzzi, Gift Shop, Massage Parlor, Lush Landscaping, Beach Access, Volleyball Court, and Tour Desk; all in a walled in Spanish Style Courtyard environment.

BlackBeards Adult Resort's beautiful accommodations offer you a choice of singles, double, and suites. All of which are tropically decorated and include air-conditioning, ceiling fans, cable TV, refrigerators/mini bars, tile bathrooms, lock boxes solid Mahogany doors and marble tile floors.

Highlights and Assets include:

- ▲ 3 contiguous lots totaling approximately 2350m² or 25,000 ft²
- ▲ 780 m² are available for expansion
- ▲ Floor space in 2 main buildings equal to approximately 1800m(2) or 19,000 ft²
- ▲ All titles are newly re-registered and fully documented
- ▲ Newly formed LLC Dominican Corporation that allows a quick secure transfer of titles/assets
- ▲ 3 separate cisterns with a capacity of 20,000 gallons of water storage
- ▲ 85kw backup generator that powers the entire hotel and is professionally maintained (records available)
- ▲ Extensive and excellent vendor/supplier relationships
- ▲ Very detailed QuickBooks Pro Accounting System
- ▲ 2 Professional High/Volume/Traffic Websites
- ▲ Bi-Monthly Newsletters with 10000+ subscribers and growing
- ▲ **Requires no major upgrades of equipment**
- ▲ **Turn Key – Fully Operational and highly profitable**
- ▲ Great patronage from locals at Bar and Restaurant
- ▲ New cruise line dock coming soon (opportunity for extra revenue)

This hotel is a sound investment with excellent Real Estate Value proven income/profits, consistent occupancy, room for expansion and great growth potential.

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HOTEL PROPERTY/FACILITIES

The hotel/resort consists of 2 Spanish style buildings featuring a walled in and stunning garden courtyard. This meticulously maintained courtyard also contains our free-form pool, a 30-person custom built Jacuzzi, large entry fountain and thatched roof restaurant. Facility specifics are as follows:

Property:

2350 sq. meters on 3 contiguous lots (780 sq. meters of this total is open for expansion, 8-10 rooms)

Building #1 is a 3 story solid concrete/rebar structure containing 17 guest rooms (Approximately 900m(2) or 9500ft2)

Building #2 is a 2 story solid concrete/rebar structure containing 5 guest rooms, 2 bars, lobby/reception, 2 offices, kitchen, laundry, 4 public bathrooms, massage room, gift shop, and tour desk (Approximately 900m(2) or 9500ft2)

Rooms:

(4) Standard singles – offering Queen sized bed, refrigerator/mini bar, private tiled bath, HDTV/Cable, air conditioning, lock box, and ceiling fan

(11) Deluxe Singles – offering spacious room King size bed, refrigerator/mini bar, private tiled bath, HDTV/Cable, air conditioning, lock box, and ceiling fan

(1) Jacuzzi Suite – offering a spacious room, large bath area with built-in 3 person heated whirlpool tub, Rattan bar area with 2 stools, Rattan sofa and cocktail table, King size bed, refrigerator/mini bar, private tiled bath, HDTV/Cable, air conditioning, lock box, and ceiling fan

(5) Deluxe doubles – offering 2 bedrooms plus living area, Rattan bar area with 2 stools, Rattan sofa and cocktail table, 1 King size bed, 1 queen size bed, refrigerator/mini bar, private tiled bath, HDTV/Cable, dual air conditioning, lock box, and ceiling fan

(1) Penthouse suite – offering 2 bedrooms plus living/dining room area, Large Rattan bar, 3 HDTV/Cable, Double Rattan sofa with cocktail table, dual air conditioning, 1 ½ baths with large walk-in shower, refrigerator/mini bar, 3 ceiling fans, 1 King size bed, 1 Queen size bed, lock box.

Total beds: 28

Total Occupancy: 56

Pool:

45,000 gallon free form pool

Recently overhauled including new paint, tiles, underwater lights and jets

2 ½ HP Hayward pump with 600lb. silica sand filter

All new plumbing, including main valves, backwash and overflow piping

Completely enclosed equipment room

Spare pump

New salt based automatic chlorinator system

Heated Waterfall Jacuzzi:

Custom designed and built by owner

400,000 BTU gas heater Propane

2 x 2 Hp pumps for 20+ jets

1 x 1 ½ Hp pump for filtration and waterfall

259lb. silica sand filter

Privacy wall with sunbathing area

Lushly landscaped and romantic lighting

Stereo speaker system

1,000 CFM air bubble pump

Beach:

Mile-long, gorgeous stretch of sandy beach

Quick 3-minute walk from hotel

Numerous bars & restaurants

Umbrellas and chaise lounges for rent

Crystal clear waters, great for snorkeling

Drunken Parrot Bar:

Full service 10 stool bar plus 15+ seat lounge area

Fully plumbed for dish/glass washing area

2 refrigerator/freezers

Locking cabinets for nightly shut down

600 watt/12 speaker system

Mood lighting control system for entire bar and restaurant

Sirius Satellite system with 65 channels

32" L.G. LCD flat screen television

Drunken Parrot Restaurant:

Large 600 ft² open area thatch roofed structure with seat for 26+

3 additional out door thatched covered tables with seating for 12+

New ceramic tile throughout bar and restaurant area

26 New hardwood dining chairs

Tropically decorated with dimmable mood lighting and excellent sound system

Separate service station with storage drawers, coffee service, and mini refrigerator

6 variable-speed ceiling fans

6 glass topped tables for easy maintenance

Full Service Menu – open from 8am to 11pm daily

32" L.G. LCD flat screen television

Crows Nest Bar and Disco:

Full service bar with 10+ bar stools

Additional table top seating for 30+

4 variable speed ceiling fans

New "Gemini" professional mixer/player completed with a 600 watt Yamaha amplifier and custom made speakers

Lighting includes 3 separate rotating strobes, mirror globe system and variable pitch rope lights

18,000 BTU split A/C system

Small dancing stage with stripper pole

Professionally painted with extensive use of mirrors

High Quality 50" Plasma TV and DVD player

Bamboo Tiki Bar:

Located on adjacent "Playground" property

Full service bar with 8 bar stools and 3 additional thatch covered tables with seating for 16+

Fully independent stereo system

Lockable cabinets for storage

Fully plumbed for dish/glass washing

Decorated with extensive bamboo with sturdy thatch roof

Used mainly for Private parties and special outdoor events.

Reception Area:

Solid Mahogany reception desk with ample storage space and credit card processing area

Custom made glass Gift Shop display case

Enclosed internet/computer station

Guest phone desk

New lobby sofas with seating for 8+

Tour Desk display area

Massage Room with professional table

Billiard Room

2 guest bathrooms

Free WiFi (6 new receiver/repeaters are spread throughout hotel/property)

Kitchen:

Professionally designed and maintained

4 Refrigerators (1 side by side, plus 3 glass door reach-ins)

2 Floor freezers

1 six burner propane "Vulcan" stove with oven

1 set burner Prep stove with oven

1 Vulcan 2 basket propane deep fryer

1 propane grill

Large stainless steel hood with removable grease filters

Powerful; stainless steel exhaust fan with filters

Separate Dry Goods storage room

New Coriander counter tops

Multiple scales for receiving and portioning

Double microwave ovens

Capable of producing 125+ covers per day

Laundry Area:

Separate area has 3 semi commercial electric washers and 3 propane dryers

Double water filters for washing machines

Double soaking sinks

Separate storage area for all linens

Backup washer and dryer with spare parts

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POWER PLANT/MECHANICALS

Blackbeards Adult Resort is prepared for power outages, lack of water services or any other utility interruptions that may occur. We take these issues very seriously to ensure customers satisfaction 24/7. Our backup and redundant mechanical systems include:

Large Back-up Generator / Power Plant:

State of the art 3 year old FG Wilson 88kw computer controlled power plant

This "Silent Running" unit is located just outside the hotel and housed in a cinder block room

A custom designed chimney maintains low operating temperatures

All fluids/belts are checked daily

All preventative maintenance schedules are performed ahead of manufacturers recommendations

A full maintenance log is available

Should the generator fail for any reason we can have a rental back up installed within 3 hours

This unit is capable of running the entire hotel including all A/C's and equipment at full capacity

Electrical Switch Gear / Breaker System:

Our Auto-Switch gear automatically start and stop the Power Plant as necessary

Additional sensors detect High/Low voltage as well as power plant "cool down" times

On site 100kw transformer

Main Breaker Panel has 40+ main breakers plus numerous smaller breaker boxes throughout the property

All main (heavy) electrical lines were replaced in July 2014

All electrical gear is easy to service and completely covered

Water Systems:

We have 3 separate cisterns with a total capacity of 20,000 gallons

These cisterns run on 2 separate pumping systems should 1 pump fail, plus 2 spare pumps

Should the hotel not receive city water we have our own fresh water well capable of producing 1,500 gallons per hour

Newly-installed water/softener/purification system

Maintenance Area:

Large enclosed area that includes a cinder block storage shed for spare parts and equipment

This maintenance area also hides our 200 gallon diesel fuel tank, (2) 125 gallon propane tanks, and all Jacuzzi related equipment

We have a dedicated maintenance employee 7 days a week as well as an "on call" electrician 24/7

We also employ a gardener 4 days a week @ 5 hours per day

The bottom line is that this Resort is impeccably maintained both inside and outside and requires no major upgrades or equipment. This is truly a "Turn Key" fully operational investment opportunity!

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Asking: \$1,600,000/US Or Best Offer

**TURN KEY...FULLY OPERATIONAL
REQUIRES NO MAJOR UPGRADES OF EQUIPMENT
OWNER SELLING DUE TO UPCOMING RETIREMENT**

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PRICE/VALUATIONS

BlackBeards Resort is a very well known and established adult vacation destination with a profitable track record over the last (13) years. In spite of Recessions and Global economic problems - our year over year occupancy levels have remained constant while our average revenue per room night has actually been increasing.

This is a tremendous opportunity for an investor(s) to purchase in a very well managed-profitable and stable Business/Hotel. Over the years I have re-invested well over \$600,000 US in infrastructure improvements, that are too numerous to detail, resulting in a vastly improved customer service experience; consistent occupancy and repeat customer/loyalty.

In determining my asking price of \$1,600,000 (US) o.b.o. we have done extensive market research, spoken with several hospitality consultants; as well as local building/business appraisers. The separate components of the valuation(s) is as follows:

Land/Buildings/Furniture/Fixtures and Improvements - \$800,000 US

(Replacement costs are estimated to be above by 20% - 30%)

Business - \$800,000 US*

Goodwill high volume consistent cash flow with stable profit margins, and excellent ROI (Return on Investment) numbers/percentages – plus solid business assets, such as:

Solid Bookkeeping – since 2003 we have been using QuickBooks Pro with excellent accuracy, and have just installed 2012 version. The business reporting system has the hotel broken down into 10 different and distinct profit/loss centers – and each department has well established goals/targets. Different monitoring reports are generated daily.

Management/Employee Training

Extensive job manuals have been established for each department/employee

Websites

We have (2) professionally designed and maintained – high traffic volume sites. Highly ranked on all search engines. Statistics and traffic metrics are available. Custom designed web-based reservation system that is cost effective and easy to handle; with very few errors.

Bi-Monthly Newsletter – The “Buried Treasure” newsletter is produced in-house, formatted by our webmaster and sent out by Constant Contact. We now have a database of over 10,000 subscribers/recipients.

Loyal and Hardworking Employees – over 75% of my current (26) employees have been with me for over 9 years.

Fully compliant and up to date on all Government requirements including; Labor Department reporting, social security payments, health insurance, vacation pay, corporate taxes, etc.

Repeat Business – Over 80% of our customers base returns on a frequent basis. Some clients visit us 2-3 times per year.

Close Proximity to an International Airport – Puerto Plata Airport (POP) is only 35 minutes from the hotel. We also offer pickup at Santiago (STI) airport, which is approximately 75 minutes away.

Security Cameras/System – New 9 camera/DVR system with expansion capability to 16 with web-based viewing/monitoring

* Valuation based on generally accepted accounting guidelines such as: multiples of gross revenue, return on free cash flow, overall ROI and potential for revenue growth (via Cornell University Formulas)

Room for Expansion

The adjacent 780 sq. meter property can easily hold 8 more rooms. We know the demand justifies expansion because on many weekends we have to turn down reservations because we are fully booked.

The bottom line is that this is an excellent investment/business opportunity; and that our past/current numbers easily justify the asking price of \$1,600,000 (US)

The owner is selling due to upcoming retirement.

Please contact us for further information and or questions.