

Distressed Properties for Sale

Telephone inquiries and/or written offers with telephone contact and postal address should be submitted to:

The Senior Manager
Receivables Management
Solomon's Complex
Telephone: (242)-394-3222
(Please refer extension numbers at the end of each property;
for Grand Bahama Properties please call (242)-352-8391, Ext 240)
P. O. Box N-8329, Nassau, Bahamas
Fax: (242)-393-4288

VACANT PROPERTIES

WESTRIDGE SUBDIVISION - Lot No. 182 - Property size: 49,682 sq. ft. Location: From J.F Kennedy, turn right into Westridge Subdivision, turn first left, turn right up the hill. Turn right again, traveling east property is the eight on the right. There is an unpainted building on the front left side of the property. 2009 appraised value \$535,000 - **EXT 2025**

AIRPORT INDUSTRIAL PARK – Portion of Lot No. 22 – Size: 25,172 sq. ft. Location: Windsor Field Road to Airport Industrial Park by Caribbean Landscaping, 1st right turn, 5th lot on the left (commercial warehouse under construction), next to auto repair shop. Zoning: Industrial Park. 2008 appraised value \$319,000 – **Tel: 394-9929**

CORAL LAKES SUBDIVISION - Lot 17A – Property size: 24,410 sq. ft. Zoning: Multi/single family. Location: Turn into main Coral Harbour Road, take 2nd right and travel around the curve, take 1st corner on right after horse stables (unpaved road). 2008 appraised value \$293,000 – **EXT 2004**

COW PEN ROAD – Property size: 37,994 sq. ft. Zoning: Multi/single family. Location: Traveling west along Cow Pen Road from Blue Hill Road, come to the 1st corner on the left (Martins Way) before the entrance for Silver Gates Subdivision. Proceed south for 1,700 ft. and the property is on the right. 2009 appraised value \$266,000 – **EXT 2025**

WINTON HEIGHTS – Lot No. 16, Block 8 – Property size: 21,000 sq. ft. Location: Travelling north along Culberts Hill from Prince Charles Drive, turn 6th corner right (St. Anne's Crescent), travel east along St. Anne's Crescent, 9th property on the left. 2009 appraised value \$252,000 – **EXT 2025**

CAMPERDOWN SUBDIVISION – Lot No. 1, Block 4 – Property size: 13,256 sq. ft. Location: Traveling East on Prince Charles Drive enter Culberts Hill on Northern side, take 1st corner on left past Meadows Boulevard, drive to 2nd corner on left (Camperdown Drive); property on the junction of 1st corner on left, approximately 200 ft. west of Culberts Hill. 2010 appraised value \$239,000 - **EXT 2009**

ABBY ROAD – Lot No. 8 – Vacant Property & partial structure - Property size: 16,000 sq. ft. Location: Traveling South on Bay Lily Grove turn onto Seabreeze Lane, next 1st corner left, travel to unpaved road. Property is over grown with a building up to belt course. 2009 Appraised Value \$215,000 – **EXT 2001**

WESTGLADE SUBDIVISION – Lot No. 14 – Property size: 11,943 sq. ft. Location: Traveling north from the hill top of Highland Drive, turn left onto Castor Street, next 2nd right, property is 2nd vacant lot on left. 2009 appraised value \$165,000 – **EXT 2001**

BUTTONWOOD HILLS SUBDIVISION – Lot No. 8, Block 2 – Zoning: single-family - Property size: 91.38' x 106.76' x 95.00' x 107.18' (9,969 sq. ft.) Location: Traveling on the Eastern Road, turn onto Dodge Road, travel over the hill, 1st vacant property on right after the 3rd house. 2009 appraised value \$160,000 – **EXT 2004**

COW PEN ROAD – Lot No. A1 in a subdivided tract of land – Property size: 18,897 sq. ft. Zoning: Multi-family. Location: From Faith Avenue (traffic light) travel east along Cow Pen Road for about 300 ft., turn right on an unpaved road for about 1,700 ft. to a "T" junction, turn left; property is corner lot on right. 2009 appraised value \$155,000 – **EXT 2025**

WESTGLADE SUBDIVISION – Lot No. 16 – Property size: 10,308 sq. ft. Zoning: Single family residential. Location: Traveling west along West Bay Street, turn onto Grove Avenue, travel south and turn right onto Sanford Drive. Heading west, turn 1st right, go to 2nd "T" junction, turn right. 2nd property on the right. 2009 appraised value \$144,000 – **EXT 2025**

HIGH POINT ESTATES SUBDIVISION – Lot No. 18 – Property size: 80' x 100' Location: Traveling on John F. Kennedy Drive, turn through corner by Imperial Mattress, take 1st left (Concord Drive) and travel to the curb on the right. Property is 6th on left next to a duplex painted green. 2009 appraised value \$136,000 – **EXT 2023**

SANDILANDS ALLOTMENT No. 83 - Lot No. 5 - "Armbri Close" - Property size: 8,170 sq. ft. Location: Approximately 597 feet West of Spring Field Road, off Fox Hill Road. 2009 appraised Value \$98,000 – **EXT 2009**

NASSAU VILLAGE SUBDIVISION - Lot Numbers 5 and 6 - Property Size: 10,792 sq. ft. Location: Travelling west along Alexandria Blvd. from Taylor Street, take 3rd corner on the left (Willis Street). Heading south on Willis Street the property is the 4th lot on the right. 2009 appraised value \$97,000 – **EXT 2001**

WESTRIDGE ESTATES – Lot No. 10 - Property size: 17,808 sq. ft. Location: Turn into Westridge from JFK, turn left at T-junction, traveling south to unpaved road. 2009 Appraised value \$89,000 – **EXT 2001**

VICTORIA GARDENS SUBDIVISION - Lot No. 43 - Property size: 8,276 sq. ft. Location: Enter main entrance from Gladstone Road – Travel over cross road, turn left at “T” junction. Property is on the right hand side on curve. 2009 appraised value \$83,000 – **EXT 2001**

INFANT VIEW ROAD – Lot No. 1 – Property size: 7,278 sq. ft. Location: Southern side of Infant View Road. 2009 appraised value \$80,000 – **EXT 2001**

EAST OF LAZARETTO ROAD – Lot “B” – Property size: 6,476 sq. ft. Location: Travel west on Carmichael Road, take left into Lazaretto Road, turn first corner left, follow road to end, property is last on left before corner. 2008 appraised value \$78,000 – **EXT 2025**

COW PEN ROAD – Lot No. 2 in a subdivided tract of land referred to as Lot “A” – Property size: 6,600 sq. ft. Zoning: Multi-family. Location: From Faith Avenue, travel east along Cow Pen Road for about 300 ft., turn south on an unpaved road for about 1,700 ft., turn right at the “T” junction; property is about 206 ft. on the northern side of an unpaved road. 2009 appraised value \$75,000 – **EXT 2025**

GARDEN HILLS ESTATE – Lot No. 336 – Property size: 6,014 sq. ft. Location: From the roundabout at East Street and Independence Drive, travel south along East Street and turn 1st right, then 4th left (Ameryllis Avenue); property is 3rd on the left. 2010 appraised value \$72,000 – **EXT 2014**

MANDARIN CLOSE SUBDIVISION – Lot No. 10 – Property size: 6,149 sq. ft. Zoning: Multi-family. Location: From the roundabout at Sir Milo Bulter Highway and Faith Avenue, travel west along Fire Trail Road for about ¼ mile, turn left and continue for about 300 ft., turn right (Mandarin Close), continue around curve/bend; property is 3rd on left. 2010 appraised value \$68,000 – **EXT 2014**

VICTORIA GARDENS - Lot No. 29 – Property size: 60' x 100' (6,000 sq. ft.) – Location: Turn through Victoria Gardens off Gladstone Road, travel to the end and take a left at the T-junction, then take the first left, the property is the 5th on the left. 2009 appraised value \$66,000 – **EXT 2023**

GARDEN HILL ESTATES – Lot No. 185 – Property size: 6,134 sq. ft. Location: Traveling east on Soldier Road from Blue Hill Road, take 1st corner left (Crept Myrtle Ave), travel north to T-junction then turn left. Property is 7th on the left. 2009 appraised value \$61,000 – **EXT 2001**

COW PEN ROAD – Lot No. 20 – Property size: 5,000 sq. ft. Location: Turn into Hollywood Subdivision from Cow Pen Road, travel south to the bend, go around to the end of the paved road. Property is 4th on left after passing a house painted lime green. 2009 appraised value \$55,000 – **EXT 2001**

ROCK CRUSHER – Lot No. 11C – Property size: 6,000 sq. ft. Location: Travel west on Farrington Road (by the RAF Cemetery), at the “Y” junction turn onto Haven Road (right); travel around the bend on left, at another “Y” junction stay left. Property is the last lot on the right after a yellow apartment building. The “back” of the Keith Archer Administration building on Farrington Road can be seen from the property. 2009 appraised value \$54,000 – **EXT 2001**

REDLAND ACRES – Lot A – Property size: 5,000 sq. ft. Zoning: Single/multi-family Location: Sumner Street. 2009 appraised value \$50,000 – **EXT 2014**

ENGLERSTON – Lot No. 20 – Property size: 40' x 95' (3,800 sq. ft.) Location: Travel south on Palm Beach Street from Wulff Road, take 2nd corner on right, property is 5th on right. 2008 appraised value \$45,000 – **EXT 2004**

RESIDENTIAL PROPERTIES

CORAL HEIGHTS WEST SUBDIVISION – Lot No. 7, Block 2 - Two-storey residence: ground floor comprises 3-bed, 2-bath, living, sitting, family and dining rooms, kitchen and garage. There is also a self-contained 3-bed, 2-bath unit with a living/dining room and kitchen. Upper floor comprises 5-bed, 3-bath, sitting area and family room. Building size: 8,771 sq. ft. Property size: 15,000 sq. ft. Location: On the western corner of Central Drive and Miller Drive. 2009 appraised value \$1,002,000 – **EXT 2025**

SANDYPORT SUBDIVISION - Lot Number 120 - Three-storey townhouse – 4-bed, 4½-bath, living room, dining room, kitchen, and laundry closet including many high end finishes. Building size: 3,724 sq. ft. Property size: 4,346 sq. ft. Location: Northern side of Sandyport Drive, Sandyport - 2009 appraised value \$750,000 – **TEL: 394-9929**

BAHAMIA WEST SUBDIVISION - Lot No. 30 - Property size: 22,995 sq. ft. Building size: 4,200 sq. ft, thereon two storey building painted yellow. Location: Traveling west on West Bay St. (Pass Orange Hill), enters Bahamia West on the southern side. Heading South property is the 11th house on the right hand side of road. Heading south. 2008 appraised value \$691,000 - **EXT 2009**

TRANQUILIZER ESTATES – Lot No. 20 – 3-bed, 3½ -bath, living, dining and utility rooms, kitchen and 2-car garage. Building size: Property size: 32,896 sq. ft. Location: Travel east on East Bay Street to corner east of Fox Hill Road – main entrance is on the right, follow the road around the curve to the end of the road, property is last on the right. 2008 appraised value \$571,000 – **EXT 2009**

CORAL LAKES SUBDIVISION – Lot No. 22, Block 5 – 5-bed, 3-bath, living, dining and laundry rooms, kitchen and 2-car garage. Building size: 2,296 sq. ft. Property size: 10,419 sq. ft. Location: Heading south on Coral Lakes Ave. from Adelaide Road, travel to the second corner left (Lake Drive); property is split-level residence opposite Lake Drive. 2009 appraised value \$342,000 – **EXT 2023**

EASTWOOD SUBDIVISION – Lot No. 67 – 3-bed, 1-bath, living/dining, family and laundry rooms, and kitchen. Building size: 2,790 sq. ft. Property size: 7,174 sq. ft. Location: Traveling south on Tulip Boulevard from San Souci Road, take the 2nd corner right (Gibben Road), second house on the left. 2007 appraised value \$317,000 – **EXT 2002**

WINTON HEIGHTS - Lot 4, Block 9 – Masonry Structure of Proposed Residence – Building size: 3,384 sq. ft. Property size: 125.08' x 158.72' x 122.67' x 125.00' (16,465 sq. ft.) Location: Saint Anne's Crescent, about 350 feet eastward of Culberts' Hill in the Eastern District. Asking price \$250,000 or nearest offer – **EXT 2001**

SOUTH WESTRIDGE ESTATES – PHASE V - Lot No. 60 - Proposed 3-level residence with basement level to ground level constructed – Building size: 4,195 sq. ft. Property size: 10,312 sq. ft. Location: From John F. Kennedy Drive travel southeastwardly on Munnings Road and turn left on the 2nd corner, then another left, continue to the 7th property on the left with a structure. 2009 appraised value \$240,886 – **EXT 2001**

SOUTHERN HEIGHTS SUBDIVISION – Lot No. 213 – 3-bed, 2-bath, living/dining room, and kitchen. Building size: 1,141 sq. ft. Property size: 6,752 sq. ft. Location: Western side of Rhodes Street, building painted peach with darker peach trim. There is also a sculptured stone street decorative boundary wall. 2008 appraised value \$225,000 – **EXT 2009**

FLAMINGO GARDENS – Lot No. 5 of the Leander Minnis Tract - 3-bed, 2-bath, living/dining, utility room and kitchen. Building size: 1,594 sq. ft. Property size: 6,000 sq. ft. Location: Travel from Faith Avenue South, turn left onto Croton Street, then 1st right (Kenya Avenue), house on right (Pink trim white) next to a two storey building (Gold trim white). 2008 appraised value \$208,108 – **EXT 2001**

SOUTH BEACH ESTATES EAST – Lot No. 4, Block 4 – 3-bed, 2-bath, living and dining rooms, kitchen, and single carport with utility room. Building size: 1569 sq. ft. Property size: 5,908 sq. ft. Location: From East Street South, turn right onto Zion Boulevard, take 2nd left, building is the 5th on the left, painted beige with pink trim. 2009 appraised value \$192,000 - **EXT 2002**

ROCKWELL ESTATES – Lot No. 5 – 3-bed, 2-bath - Building size: 1,893 sq. ft. Property size: 6,000 sq. ft. Location: From Carmichael Road & McKinney Drive, travel north on McKinney Drive, take 5th left, Rocky Pine Road, then 3rd right, 3rd building on left, painted yellow with green trim. 2008 appraised value \$164,000 – **EXT 2001**

PINEWOOD GARDENS – Lot No. 1776 – 3-bed, 1-bath, living and dining rooms, and kitchen. Also attached is a 2-unit apartment 80% complete. Building size: 1,920 sq. ft. Property size: 50' x 100' (5,000 sq. ft.) Location: Travel East on Bamboo Boulevard from the Police Station, turn right (south at the roundabout), take 2nd left (Palm Street), property is 6th on left. 2008 appraised value \$160,000 – **EXT 2002**

SHIRLEA HEIGHTS SUBDIVISION - Lot No. 7, Block 20 - 2-bed, 1-bath. Building size: 825 sq. ft. Property size: 5,000 sq. ft. Location: Traveling north on Mt. Royal Avenue, turn east onto Carew Street, 5th property on right, building wall unpainted (trimmed white). 2009 appraised value \$132,000 – **EXT 2001**

CONDOMINIUMS

HARBOUR COLONY CONDOMINIUMS - Unit No. 1, Phase 3 - 3-bed, 2-bath, living, dining and laundry rooms, kitchen, porch and balcony. Location: Southern Side of Harbour Drive about 700 feet East of the Ridge Road on Paradise Island. 2007 appraised value \$701, 000 - **EXT 2009**

TOWN COURT CONDOMINIUM – Apartment No. 26 (2nd floor unit) - 2-bed, 1-bath, living/dining room and kitchen. Size: 710 sq. ft. Location: Travel north on Nassau Street north of Deans Lane, complex is on corner of Virginia and Nassau Streets. 2009 appraised value \$117,000 - **EXT 2014**

COMMERCIAL PROPERTIES

GLADSTONE ROAD - Lot Number 82 - Three Apartment Buildings

Building A – ground floor: 10 efficiency apartments with bathroom and kitchenette, a small convenience store and a takeaway. First floor: 6 efficiency apartments with bathroom and kitchenette. The attic: 4 efficiency apartments with bathroom and kitchenette.

Building B - ground floor: 6 1-bed, 1-bath, and kitchenette apartments, a bar and a barber shop. First floor: 6 1-bed, 1-bath, and kitchenette apartments. The attic: 6 efficiency apartments with bathroom and kitchenette. 2009 appraised value \$2,529,000 (A & B)

Building C – thirty-one (31) apartments, each 1-bed, 1-bath and kitchenette; One (1) 3-bed, 2-bath - 2009 appraised value \$2,079,000

Property size: 37,500 sq. ft. (150' x 250'). 150' frontage on Gladstone Road. Location: On the eastern side of Gladstone Road about 642 feet north from Fire Trail Road.

Note: Offers are invited for the whole property or buildings "A and B" alone. – **TEL: 394-9929**

SUMMER HAVEN ESTATES SUBDIVISION – Commercial/residential complex known as "At the Half" - Lower level comprises four commercial spaces at the road front and eight one bedroom units at the rear; Upper level comprises eight 2-bed, 1-bath and one 3-bed, 1-bath unit. Building size: 16,526 sq. ft. Property size: 1.49 acres. Location: East side of Blue Hill Road South, 2nd property north of Pleasant Drive and adjacent to the north side of Summer Haven Estates. 2008 appraised value \$3,994,000 – **Tel: 394-9929**

MILLARS HEIGHTS SUBDIVISION – Two-storey commercial building - Lot No. 1, Block 1, comprising three retail spaces on the ground floor and 4 apartment units on the second floor. Building size: 6,233 sq. ft. Property size: 16,975 sq. ft. Location: Eastern side of East Avenue between Carmichael Road and Wimpole Street at the entrance of Millar's Heights, building painted mustard with white trim. 2007 appraised value \$722,000 – **EXT 2001**

VENICE BAY SUBDIVISION – Lot No. 4, Block 25 - 4-Unit Town House, each unit consists: **Lower Level** - living/dining, powder, and utility rooms, kitchen and storage area; **Upper Floor** – 2-bed, 2-bath. Building size: 6,080 sq. ft. Property size: 16,007 sq. ft. Location: From Carmichael Road turn onto Bacardi Road and travel to Venice Bay. Southern end of a Road Reservation at Cul-de-Sac. 2006 appraised value \$682,000 - **EXT 2009**

COCONUT GROVE SUBDIVISION - Two storey building comprising 4 apartment units on second floor and on ground level a restaurant and lounge, game room and a store. Location: Eastern side of Ragged Island Street approximately 200 feet north of its junction with Cordeaux Avenue, building painted mustard. 2009 appraised value \$651,000 – **EXT 2009**

CORAL HARBOUR WATERWAYS – Lot Numbers 13A and 13B, Block 3 – Triplex townhouse (each unit has 3 levels) - Unit 1 – 2-bed, 2-baths, living, dining and powder rooms, and kitchen. Units 2 and 3 – 2-bed, 2-bath, living, dining, family, powder and laundry rooms, and kitchen with pantry. Building size: 6,676 sq. ft. Property size: 7,500 sq. ft. Location: Travelling on Ranfurly Drive (same road as Defence Force Base), continue straight passing three small roundabouts, 1st building on right painted beige with white trim. 2008 appraised value \$623,400 – **EXT 2002**

LEEWARD EAST ADDITION – Lot No. 6 – 3-bed 2-bath house and a Triplex (incomplete) attached. Property size: 11,335 sq. ft. Location: Traveling from Prince Charles Drive onto Winton Heights to T-junction, turn left, then 1st right, travel to end of street, property is 6th on right between two yellow buildings. 2006 appraised value \$558,000 – **EXT 2030**

GLADSTONE ROAD ALLOTMENT - Lot B, Fire Trail Road – One 3-bed, 2-bath, living/dining room and kitchen. Two 2-bed, 1-bath, living/dining room and kitchen. Building size: 3,270 sq. ft. Property size: 12,594 sq. ft. Location: Traveling west on Fire Trail Road, property on left side near Gladstone Road. Building painted gold with white trim and brown roof. 2009 appraised value \$436,000 – **EXT 2009**

SOUTH OF ST. VINCENT ROAD - Lot S-1 - Triplex Units – Each unit consists 2-bed, 1-bath, living, dining and kitchen area. Building size: 2,490 sq. ft. Property size: 6,965 sq. ft. Location: Travel south on Faith Avenue from Carmichael Road and turn right (opposite St. Vincent Road) – at cross road turn left, follow road uphill and over, take 1st left. Property is 3rd on right with building painted yellow and white. 2009 appraised value \$360,000 – **EXT 2009**

YAMACRAW BEACH ESTATES – Lot No. 73 – Duplex – each unit consists 2-bed, 1-bath, living/family room and kitchen. A detached laundry room is at the rear of the property. Building size: 2,520 sq. ft. Property size: 7,000 sq. ft. Location: Traveling east along Yamacraw Hill Road from Fox Hill Road, take first right on to Yamacraw Beach Drive, 3rd property on left, painted green with white trim. 2009 appraised value \$356,000 – **EXT 2004**

FIRE TRAIL ROAD – Lot “J” – 4-unit apartment – each unit 2-bed, 1-bath. Property size: 9,184 sq. ft. Location: Traveling east from Milo Butler roundabout, pass the gas station, 4th building on right, painted white with pink trim. 2008 appraised value \$306,470 – **EXT 2001**

SANDILANDS ALLOTMENT - A portion of Lot No. 29 – Two-storey apartment (20% completed). Proposed building size: 6,565 sq. ft. Property size: 16,000 sq. ft. Location: off Fox Hill Road South onto Sandilands Village Road, property located after the 10th corner on left, 2nd lot on the right side of a road reservation. 2008 appraised value is \$260,000 – **EXT 2023**

JOAN'S HEIGHTS – Lot No. 264 – Duplex – each unit 2-bed, 1-bath, living and dining rooms and kitchen. Building size: 1,906 sq. ft. Property size: 5,000 sq. ft. Location: Traveling East Street South, turn onto All Saints Way. Building painted green with white trim. 2009 appraised value \$241,000 – **EXT 2004**

BACARDI ROAD – Triplex – One 2-bed, 1-bath, living/dining room and kitchen; Two 1-bed, 1-bath, living/dining room and kitchen. Building size: 1,975 sq. ft. Property size: 5,800 sq. ft. Location: Traveling south on Bacardi Road, take 1st left, 1st property on left, painted yellow with white trim. 2007 appraised value \$234,000 – **EXT 2014**

MISTY GARDENS – Lot No. 2 – Split-level Triplex – One 3-bed, 2½ -bath, living, dining and utility rooms; Two 2-bed, 1-bath, living, dining and utility rooms and kitchen. Building size: 1,990 sq. ft. Property size: 5,700 sq. ft. 2008 appraised value \$220,021 – **EXT 2014**

IDEAL ESTATES SUBDIVISION – Lot No. 32 – Duplex – each unit comprises 2-bed, 1-bath, living/dining room, kitchen and utility. Building size: 1,847 sq. ft. Property size: 5,020 sq. ft. Location: From Soldier Road and the Seventh Day Adventist Church, travel north along Wilmer Road for approximately 900 ft; property is on the left, painted blue with white trim. 2009 appraised value \$218,568 – **EXT 2014**

CHIPPINGHAM SUBDIVISION – Lot No. 28 – Duplex – each unit 2-bed, 1-bath, living/dining room, and kitchen. Building size: 1,904 sq. ft. Property size: 4,908 sq. ft. Location: Dunmore Street, building painted white with green trim. 2010 appraised value \$196,000 - **EXT 2014**

SANDILANDS VILLAGE ROAD – Duplex – each unit 2-bed, 1-bath, living and dining rooms, and kitchen. Building size: 1,885 sq. ft. Property size: 4,748 sq. ft. Location: Travel West on Sandilands Village Road from Fox Hill Road. Property is last on right before curve in road. 2007 appraised value \$190,000 – **EXT 2004**

JOAN'S HEIGHTS SUBDIVISION – Lot No. 181, Block 8 – duplex – each unit: 2-bed, 1-bath, living/dining room and kitchen. Property size: 4,900 sq. ft. Location: Traveling south on East Street from Bamboo Blvd., take first corner right (All Saints Way), travel east along the curve on the left and take 1st corner right. Pass the “T” junction, property is the 6th building on the left. 2009 appraised value \$190,000 – **EXT 2009**

NAIRN'S CLOSE – Triplex (65% completed) – One 2-bed, 2-bath, living and dining rooms and kitchen; Two 1-bed, 1-bath, living/dining room and kitchen. Building size: 2,042 sq. ft. Property size: 5,506 sq. ft. Location: From Faith Avenue, turn right at traffic light onto Cow Pen Road, 2nd corner right, 5th triplex on left. 2009 appraised value \$177,000 – **EXT 2025**

ENGLERSTON SUBDIVISION – Lot 9, Block 62 – Commercial building comprising a rental shop and a 1-bed, 1-bath, living/dining room and kitchen unit. Building size: 1,420 sq. ft. Property size: 5,000 sq. ft. Location: Traveling on Blue Hill Road, turn onto Cordeaux Avenue (by Jiffy Cleaners), 3rd building on right painted white with gray trim. 2009 appraised value \$165,000 – **EXT 2002**

OAKES AIRPORT SUBDIVISION – Lot No. 3 – residence converted to a duplex – each unit 2-bed, 1-bath, living/dining room and kitchen. Building size: 1,520 sq. ft. Property size: 5,760 sq. ft. Location: Travel West on Russell Road, pass the Nassau Guardian, turn right (Horseshoe Drive), 3rd property on right (building no. 25). 2009 appraised value \$145,000 – **EXT 2004**

FAITH GARDENS – Lot 8, Block 10 – Masonry structure of proposed duplex – Building size: 2,732 sq. ft. Property size: 7,800 sq. ft. Location: Rosena Drive. 2009 appraised value \$117,000 - **EXT 2009**

GRAND BAHAMA

VACANT PROPERTIES

SHANNON SUBDIVISION – Lot No. 21, Block No. 7 – Property size: 296' (road frontage) x 154' (NW) x 152' (NE) (0.53 acres) Zoning: multi-family. Location: Northwestern section of the intersection of Bowline Avenue and Barkentine Drive and a quarter mile south of East Sunrise Highway. 2009 appraised value \$55,000 – **EXT 2004**

RESIDENTIAL PROPERTIES

BAHAMIA WEST - Lot Numbers 11 and 12, Block No. 18 – 95% completed residence – Building size: 2,510 sq. ft. Property size: 33,000 sq. ft. Location: Traveling east on Yorkshire Drive turn left onto Braemar Drive around bend and property is on left side of street. 2009 appraised value \$392,000

BAHAMIA WEST - Lot No. 4, Block 22 – 62% completed residence – Building size: 2,442 sq. ft. Property size: 17,000 sq. ft. Location: Driving east on Yorkshire turn left onto Schooner Lane, then right onto Schooner Circle, and then left onto Schooner Close, fourth property on the right. 2010 appraised value \$122,000

EAST CORAL SUBDIVISION – PHASE III – Lot No. 214 - 3-bed, 2-bath, living, dining and utility rooms, kitchen and carport. Building size: 1,343 sq. ft. Property size: 9,727 sq. ft. Location: Northwestern corner of Gooseberry Drive and Sapodilla Close, building painted white with beige trim. 2009 appraised value \$118,000

COMMERCIAL PROPERTIES

CIVIC INDUSTRIAL AREA – Lot No. 11, Block “N” - The complex consists of a 2,500 sq. ft. split-level showroom, offices and parts warehouse. In the rear there is a car repair shop area, approximately 2,500 sq. ft. At the left of the main building is another 1,500 sq. ft. of covered car repair shop area. Property size: 30,000 sq. ft. Location: Fronting on Peach Tree Street. 2008 appraised value \$580,000 – **TEL: 394-9929**

BAHAMIA TERRACE SUBDIVISION, SECTION 2 - Lot No. 155 - Five-plex apartment (95% completed) – each unit 1-bed, 1-bath, Building size: 3,700 sq. ft. Property size: 0.41 acres. Location: Travelling east on Lunar Boulevard turn right on to Knotts Boulevard, travel around corner along northern side of Knotts Boulevard directly across from marina. 2008 appraised value \$516,000

RICHMOND PARK SUBDIVISION, UNIT 4R - Fortune Hills Resort Condominiums – Apartment A-1 (ground floor of Building A) – 2-bed, 2-bath, living and dining rooms, kitchen and rear porch. Building size: 925 sq. ft. Location: Property fronts on Lincoln Road. 2009 appraised value \$86,000 - **EXT 2025**

BAHAMIA SOUTH SUBDIVISION – Rum Cay Villas Condominiums – Location: Near the International Bazaar – Unit F-4, 2-bed, 2-bath, living, dining and kitchen. 2008 Appraised value \$80,000

ABACO

MURPHY TOWN – Crown Allotment No. 50, Lot Numbers 10 and 11 – duplex – each unit 2-bed, 1-bath, living/dining and kitchen. Building size: 2,220 sq. ft. Property size: each 50' x 84.76' (8,476 sq. ft.). Location: Situated off the front street, Murphy Town, white building trimmed red with 3 arches in front. 2008 appraised valued \$210,000 - **EXT 2025**

MURPHY TOWN – Crown Allotment No. 77 – Duplex – each unit 2-bed, 1-bath, living/dining/kitchen area. Building size: 1,560 sq. ft. Property size: 55' x 100' (5,500 sq. ft.) 2009 appraised value \$138,000 – **EXT 2025**

MURPHY TOWN – Lot Numbers 8 and 9 (A portion of Crown Allotment No. 66) - Half duplex (95% completed) - 2-bed, 2-bath. Building size: 1,024 sq. ft. Property size: 15,645 sq. ft. Location: Between Forest Drive and Murphy Town Road, building painted blue. 2009 appraised value \$136,800 – **EXT 2025**

MURPHY TOWN – Crown Allotment No. 62 – single-storey structure previously used as a take-away, building is painted white with purple trim. Building size: 2,000 sq. ft. Property size: 10,000 sq. ft. Location: Ben Curry Road. 2009 appraised value \$38,500 – **EXT 2025**

MURPHY TOWN – Vacant - Crown Allotment No. 73 – Property size: 95.72' x 100' (9,572 sq. ft.) Location: Saunders Drive. 2009 appraised value \$15,000 – **EXT 2025**

ELEUTHERA

NORTH PALMETTO POINT (Vacant) – Lot No. 13 – Property size: 11,654 sq. ft. Location: Burn Pond Road in the vicinity of Ingraham Pond. Subdivision is situated 3/4 mile eastwardly of the settlement of North Palmetto Point. 2007 appraised value \$25,000 – **EXT 2001**

EXUMA

GEORGE TOWN - Lot No. 17485, Bahama Sound No. 18 - 4-plex – each unit comprises 2-bed, 1-bath. Building size: 3,426 sq. ft. Property size: 10,000 sq. ft. Location: 2 ½ miles northwestwardly of the settlement of George Town on Rock Beauty Road, building painted white with pink trim – 2009 appraised value \$504,000 – **EXT 2009**

GREAT HARBOUR CAY

Vacant properties - Lot Numbers 10, 11, 12, 13, 14, and 15 – Location: On the eastern side of Azella Lane about 100 ft. south of Hibiscus Road. – **EXT 2025**

Property sizes:

| <u>Lot Number</u> | <u>Square Foot</u> | <u>2009 Appraised Value</u> |
|-------------------|--------------------|-----------------------------|
| 10 | 11,500 | \$23,000 |
| 11 | 11,500 | \$23,000 |
| 12 | 11,500 | \$23,000 |
| 13 | 11,500 | \$23,000 |
| 14 | 11,200 | \$22,400 |
| 15 | 10,920 | \$21,840 |
| Total Value | | \$136,240 |

Appraised values are provided as market indicators only.

Terms: 10% upon acceptance; balance upon completion

**NOTE: Realtor participation by pre-approval only.
We reserve the right to reject and/or refuse any offer.**