PAUL R DEAN REAL ESTATE
EXCEEDING EXPECTATIONS

CONFIDENTIAL INVESTMENT SUMMARY

Commercial Unit with Established Tenant

Fishing Lodge, Cap Cana, Punta Cana, Dominican Republic

Asking Price: USD $599,000

THE OPPORTUNITY

This document is prepared on a strictly confidential basis for qualifying buyers. It provides the full financial breakdown for a 112m² commercial unit in Cap Cana's prestigious Fishing Lodge, currently occupied by an established and popular restaurant operator under a lease with four years remaining.

The unit is offered for sale with the existing tenancy intact. All rental income is pure net profit to the owner — the tenant bears all operating costs under the terms of the lease. The property is also available as a going concern, inclusive of the operating restaurant business, at the vendor's discretion.

PROPERTY DETAILS

Property Type	**Commercial — Restaurant Unit**
Location	**Fishing Lodge, Cap Cana, Punta Cana**
Total Floor Area	**112 m² / 1,206 ft²**
Asking Price	**USD $599,000**
Price per m²	**USD $5,348**
Price per ft²	**USD $497**
Remaining Lease Term	**4 Years**
Operating Cost Liability	**Tenant (all costs)**
Tenant Status	**Established, operational, stable**
Sale Structure	**Tenanted sale or going concern**
Tenure	**Freehold**

INCOME ANALYSIS — CURRENT RENT (2025–2028)

Monthly Rental Income	**USD $3,250**

Annual Gross Income	**USD $39,000**
Owner Operating Costs	**USD $0 (tenant liability)**
Annual Net Income to Owner	**USD $39,000**
Net Yield on Asking Price ($599,000)	**6.51%**

INCOME ANALYSIS — CONTRACTED ESCALATION (FROM 2029)

Monthly Rental Income (contracted)	**USD $4,000**
Annual Gross Income	**USD $48,000**
Owner Operating Costs	**USD $0 (tenant liability)**
Annual Net Income to Owner	**USD $48,000**
Income Growth vs Current Rent	**+23.1%**
Net Yield on Asking Price ($599,000)	**8.01%**

RETURN SUMMARY

Asking Price	**USD $599,000**
Price per m²	**USD $5,348**
Current Monthly Net Income	**USD $3,250**
Current Annual Net Income	**USD $39,000**
Current Net Yield	**6.51%**
2029 Monthly Net Income (contracted)	**USD $4,000**
2029 Annual Net Income (contracted)	**USD $48,000**
2029 Net Yield (contracted)	**8.01%**
Lease Term Remaining	**4 Years**
Owner Operating Costs	**USD $0**
Income Growth to 2029 (contracted)	**+23.1%**

VACANT ASSET VALUATION — COMPARATOR

For reference, the same unit valued as a vacant commercial asset — using a standard 8% cap rate applied to prevailing Cap Cana market rents — produces an indicative range of USD $487,500 to USD $570,000.

The asking price of USD $599,000 incorporates a going-concern and tenancy premium of approximately USD $29,000 to USD $111,500, reflecting the tangible value of an established, operational tenant, zero void risk, immediate income from completion, and a contracted rent escalation already documented in the lease.

NEGOTIATION REFERENCE

For buyers negotiating on price, the following reference points are provided:

At USD $599,000 — current net yield	**6.51%**
At USD $599,000 — 2029 net yield	**8.01%**
At USD $600,000 — 2029 net yield	**8.00%**
Vacant asset indicative value (8% cap rate)	**USD $487,500–$570,000**
Going concern premium at asking price	**USD $29,000–$111,500**

WHY CAP CANA

Cap Cana is the Dominican Republic's most exclusive master-planned resort enclave, home to a world-class marina, championship golf, and an established luxury residential community. The Fishing Lodge is one of its highest-footfall commercial nodes, serving yacht owners, resort guests, golf club members, and a growing permanent luxury residential population year-round.

Commercial inventory within Cap Cana is strictly supply-constrained by the master plan. Income-producing units with established tenants are rare acquisitions. USD-denominated income in a dollarised economy eliminates currency risk for USD-based buyers. The combination of contracted income growth, zero operating costs to the owner, and a scarcity-driven asset market makes this an unusually low-risk proposition within Caribbean commercial real estate.

DISCLAIMER

All yield and return figures are net, calculated on the asking price of USD $599,000 and based on contracted lease terms as provided by the vendor. The vacant asset valuation is illustrative only and does not constitute a formal appraisal. Prospective purchasers should conduct independent legal and financial due diligence. Property Tax (IPI) at the standard Dominican Republic rate is applicable. This document is confidential and prepared exclusively for the intended recipient.

The Agency RE — Punta Cana
paul.dean@theagencyre.com | www.theagencyre.com
WhatsApp: +1 (829) 613-7798

THE AGENCY