




SeaWard Marina – 'The Hamptons of the South'

A luxury waterfront residential development by CPH Invest LLC in West End, Grand Bahama, The Bahamas.

 Shovel-Ready Investment |  High IRR |  Short Capital Commitment

 **by Pamela Adam**

Executive Summary

Premier Location

32-acre waterfront community in West End, Grand Bahama with completed canal system.

Ready for Construction

Fully excavated site with finished anchor buildings and all infrastructure in place.

Strategic Advantage

Direct 60-mile marine proximity to West Palm Beach, Florida.



Development Scope



22 Total Lots

2 already constructed
(showcase home &
clubhouse)



Luxury Single-Family Homes

20 homes at 5,000 sq ft each
with private dockage



Premium Access Options

10 homes: canal + beach access | 10 homes: canal access only



Capital Structure

Item	Amount (USD)
Total Project Cost	\$50,000,000
Land Acquisition	\$15,000,000
Construction (20 × \$1.75M)	\$35,000,000
Bank Loan (8%, Bahamas Dev. Bank)	\$25,000,000
Equity Sought	\$25,000,000
Estimated Interest (4 Years)	\$4,000,000
Sales & Closing Costs (15%)	\$14,287,500



Sales & Revenue

\$3.81M

Standard Home Price

Canal Access Units

\$5.72M

Premium Home Price

Canal + Beach Access Units

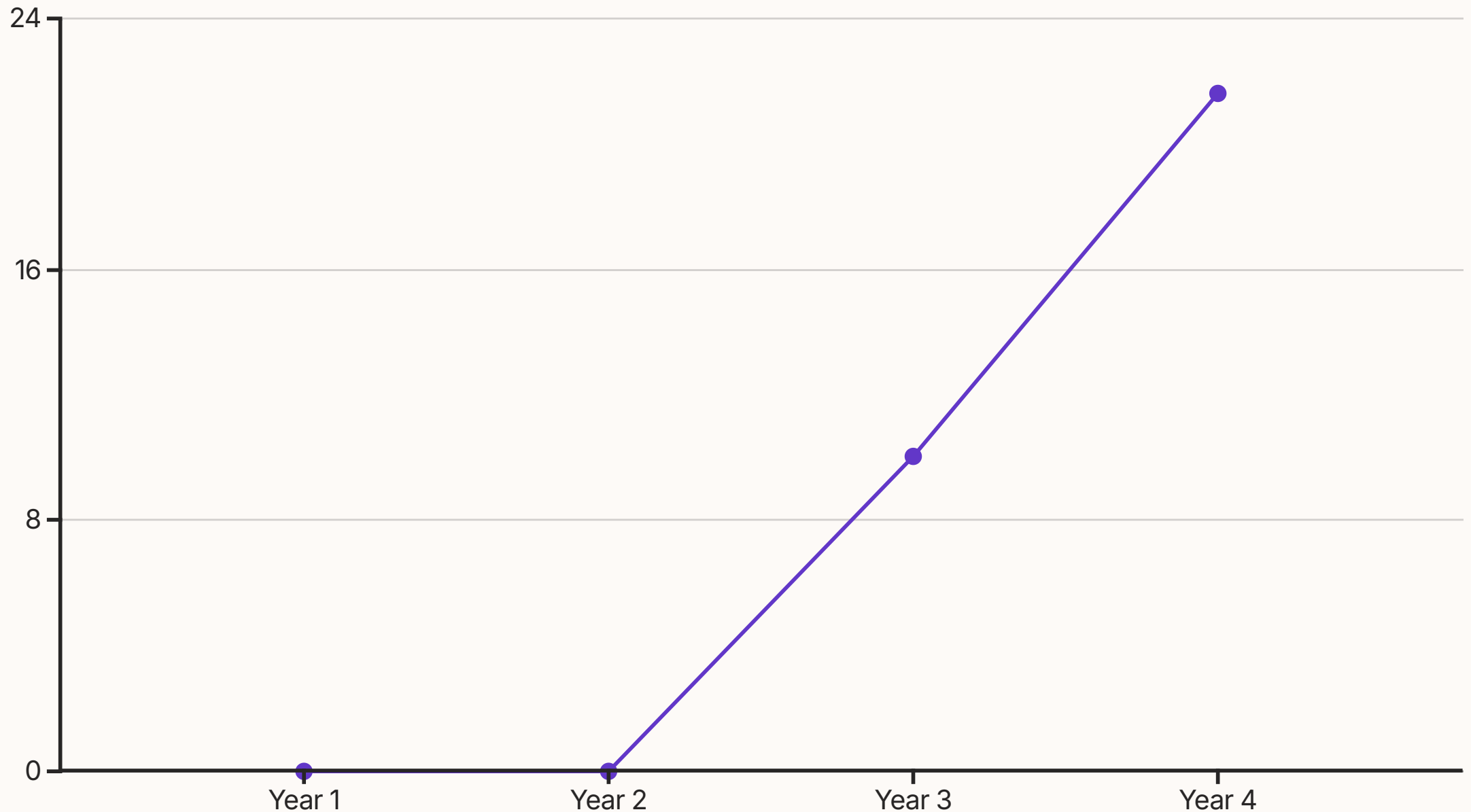
\$95.25M

Total Revenue

From all 20 luxury homes



Equity Performance



Projected IRR for equity investors: **20.07%** over 4 years with full capital return in Year 4.

With 50% of homes sold in Year 3 and remaining in Year 4, IRR improves to **21.6%**.



Why Invest Now?



Completed Infrastructure

Canal system already excavated and operational



Anchor Buildings Ready

Model Home and Clubhouse built and operational



All Permits Secured

Vertical construction can begin immediately



Tax Advantages

Located in tax-neutral jurisdiction with USD-based sales



Site Plan & Investment Timeline

- 1** — **Year 1**
Begin construction of first luxury homes
- 2** — **Year 2**
Complete construction of initial homes
- 3** — **Year 3**
Sell 50% of homes, partial capital return
- 4** — **Year 4**
Sell remaining homes, full capital return with 21.6% IRR

Contact


Ready to Invest in “The Hamptons of the South”?

SeaWard Marina is shovel-ready. The canal is built. The model home is finished. Construction can start now.

But here's the truth:

 **Only one anchor investor will shape this legacy project.**

 **Equity positions are limited.**

 **IRR projections exceed 21% – with short capital commitment.**

 **Don't miss your chance to be first.**

 **Secure your position now:**

 <https://cphinvestmentgroup.com/contact-us>

Or send us a message today – your future portfolio will thank you.

CPH Invest LLC | Your Partner in Strategic Real Estate