

TURKS & CAICOS REAL ESTATE MARKET REPORT

SECOND QUARTER COMPARISON

2nd QUARTER

2014

Turks &
Caicos



Sotheby's
INTERNATIONAL REALTY

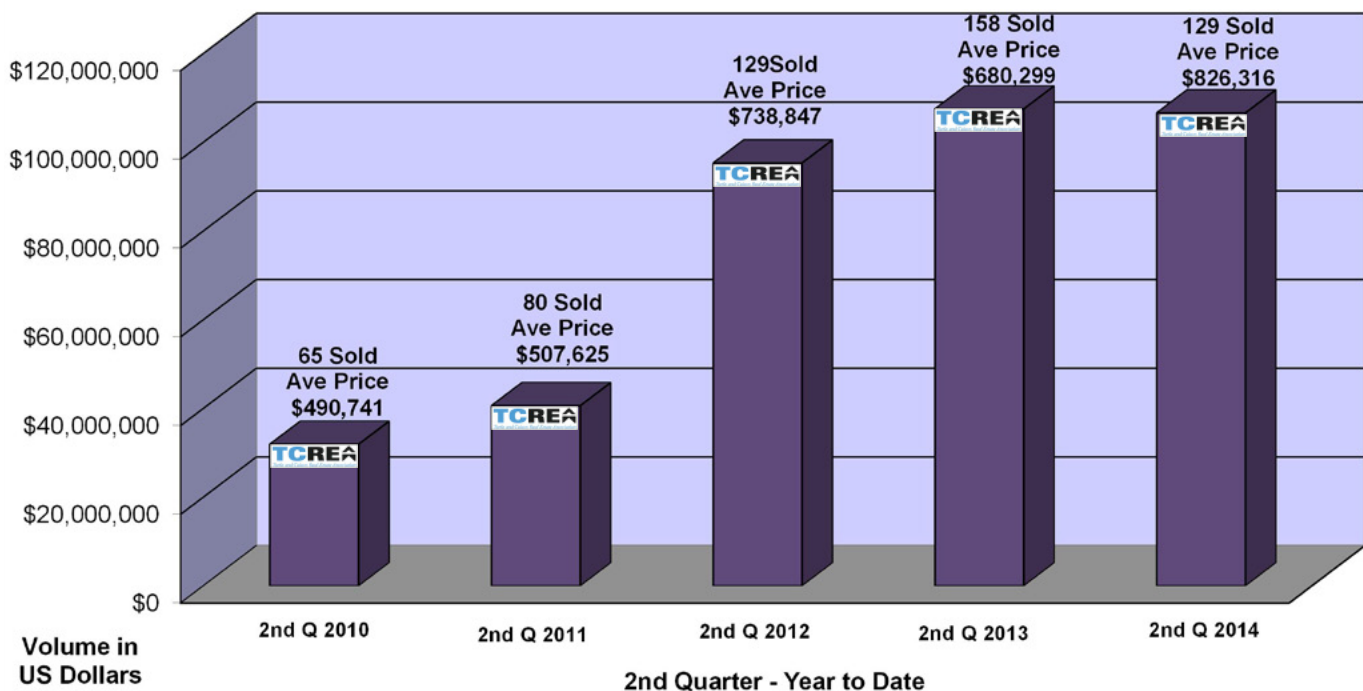
Turks & Caicos Real Estate Sales

2nd Quarter 2014 Comparison

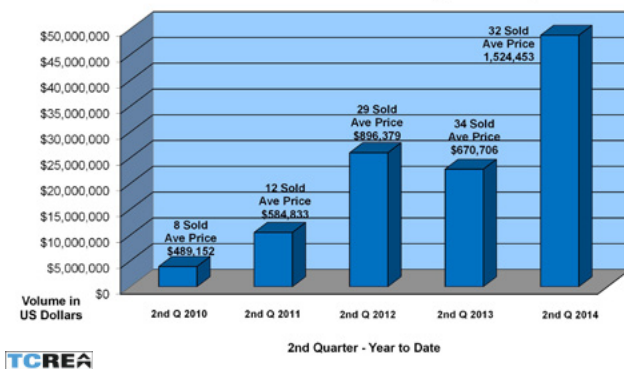
Single Family Home/Villa sales continue to lead the market with a sustained increase during the first half of this year. The 115% \$ Volume increase was led by the significant sales in the luxury villa market. Clearly, Turks and Caicos is now getting serious play in the ultra-luxury market. Condominium sales showed a modest increase of 4% in \$ Volume. With no major land parcels transacting, land sales \$ Volume declined significantly, which nearly balanced the overall real estate market to last year's figures. The outlook for the remainder of the year is shining bright though with pending sales in excess of \$65M (based on list price). This is good news for the Turks & Caicos Real Estate Market as the growth spurt that began in the fourth quarter of 2011 continues through year 2014 and beyond. As new developments start construction, the essential new inventory will be a welcome addition, providing new sales for market endurance.

Other good news: The Turks & Caicos Islands was given its first sovereign credit rating of BBB+ from international ratings agency Standard and Poor's (S&P) on Tuesday, July 1st, 2014. S&P's rating highlights that the Turks and Caicos is a prosperous country with a gross domestic product of around \$24,000 per capita, and benefits from high educational standards and good infrastructure. This strong rating will benefit investors by allowing them access to cheaper investment funding for their businesses in the Turks and Caicos. The government will also be able to use the rating to borrow at significantly lower costs. The Turks & Caicos Islands is now showing perhaps the most positive fiscal trajectory in the Caribbean.

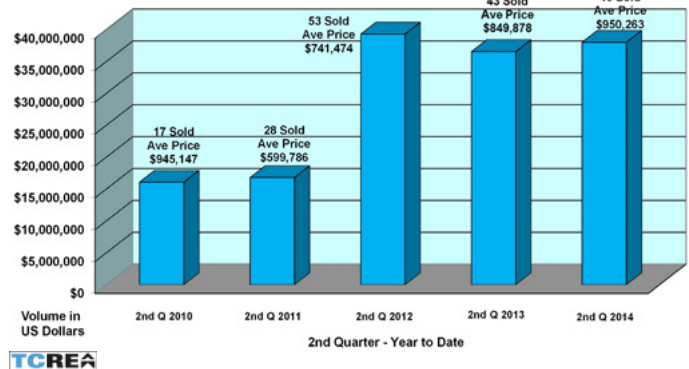
Turks & Caicos Islands Residential Sales - 2nd Quarter Comparison



Turks & Caicos Home/Villa Sales - 2nd Quarter Comparison



Turks & Caicos Condominium Sales - 2nd Quarter Comparison



On The Cover

Blue Horizon Resort, Middle Caicos



Stunning Location:

Blue Horizon Resort is located on, without a doubt, the most scenic landscape in the Turks & Caicos Islands. Stunning Mudjin Harbor, is a very highly prized tract of land and provides a beautiful setting and backdrop for the resort. Dragon Cay, likewise included within a Middle Caicos photographer's journal, is also part of the unique setting offered on this resort property. Blue Horizon resort lies between these two incredible sites with a private beach cove in between. Location is paramount for any resort and Blue Horizon Resort provides the most dramatic setting in an intimate, tranquil atmosphere for those wanting to escape and be ensconced in laid-back quietude. Easily accessible yet secluded to provide the invaluable peaceful setting, Blue Horizon Resort will continue to delight the eye and surprise new and repeat guests with its splendid scenery and location.

The Resort Development:

Originally built in 1995, Blue Horizon Resort was initially three villa vacation rentals on 50 acres of privately owned land with over 2,200 feet of beachfront. The owner developed the land further to include private homesites which are to the east of the resort property and provide a sense of community within the quiet atmosphere of the resort. Five studio villas were built in 1996 and 1997 and most recently a 1,984 SF restaurant was added. Mudjin Bar & Grill overlooks the ocean with views of Dragon Cay providing resort and public guests a Caribbean menu with superb, blue on blue, vistas as the backdrop. Plans are in place to further develop the resort property by sub-dividing the west section into estate sized parcels for future land sales, as well as develop a boutique, 38 room hotel and spa at the heart of the resort area.

Offered at: \$4,950,000 ~ 23.89 Acres

For further detail click on the pictures or contact our office at: 649.946.4474 | info@tcsothebysrealty.com



Your are most welcome to visit our office in Grace Bay ~ we look foward to working with you!



Joe Zahm,
President/Broker



Nina Siegenthaler,
Vice President/Sales Exec.



Karen Biker,
Director/Sales Exec.



Richard Sankar,
Director/Sales Exec.



David Green,
Sales Executive



Dee Agingu,
Sales Executive



Lisa Lopes-Wilson,
Sales Executive



Imelda Burke,
Sales Executive



Peter Crawford Smith,
Sales Executive



Michael Bovell
Sales Associate



Heather Simpson-Forbes
Sales Associate



Anna Richardson,
Sales Associate



Thomas Watkins,
Sales Associate



Manfred Smith,
Sales Associate



Denise Douglas,
Office & Marketing Manager



Takeria Francis,
Reception/Office Admin.



Courtney Miller,
Sales Assistant



Bianca Harvey,
Sales Assistant



Thashena Adderley,
Sales Associate



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Venture House, Grace Bay , Providenciales
t 649.946.4474 | f 649.946.4433 | info@tcsothebysrealty.com

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