

TURKS & CAICOS REAL ESTATE MARKET REPORT

3rd QUARTER COMPARISON

ON THE COVER

Grace Bay Beachfront
After Hurricane Irma

3rd Quarter

2017

Turks &
Caicos



Sotheby's

INTERNATIONAL REALTY

Turks & Caicos Market Report & Update

3rd Quarter Year To Date 2017

BUSINESS BACK to NORMAL - MOST RESORTS NOW OPEN

Life in the Caribbean of course is highlighted by year-round beautiful tropical weather. However, we all know that occasionally the amazing weather can extend to the other extreme, namely a hurricane or tropical storm. Through the years the world has been faced with many interruptions by Mother Nature, and this will never change. What has changed is our ability to be prepared for such extreme weather patterns by building solid structures and protecting ourselves should we be within the storm's path.

After Hurricanes Gilbert and Hugo narrowly missed us in 1988 and 1989 respectively, the Government of the Turks & Caicos Islands, with great foresight, established a new building code that would protect the future investments of our community and our countries' many developers. These new building codes, and our infrastructure (power, water, communication, roads et. al.) were tested with the most recent storm, Hurricane Irma, and we are pleased and relieved that the new construction and "first world" infrastructure stood up remarkably well to the category 5 winds that were unleashed. Was there damage? Of course, but it is mostly all repairable. We are deeply thankful that there was no loss of life. We are also very thankful to all of the charity organizations that came to our aid and for the response teams that quickly repaired the power and water systems.

With business pretty much back to normal, and most resorts fully operational, contractors continue to work on repairs as we watch the landscaping quickly growing back. On the flipside of this misfortune is that Hurricane Irma has not only ignited our economy with the extra work it has brought our community closer together. Witnessing the outpouring of helping hands whether it be cooking and serving a hot meal or donating blankets and clothing or opening up homes for the homeless, we are truly blessed to be living in such an amazing community and we just want you to know that our islands are "Beautiful By Nature" in more ways than one.



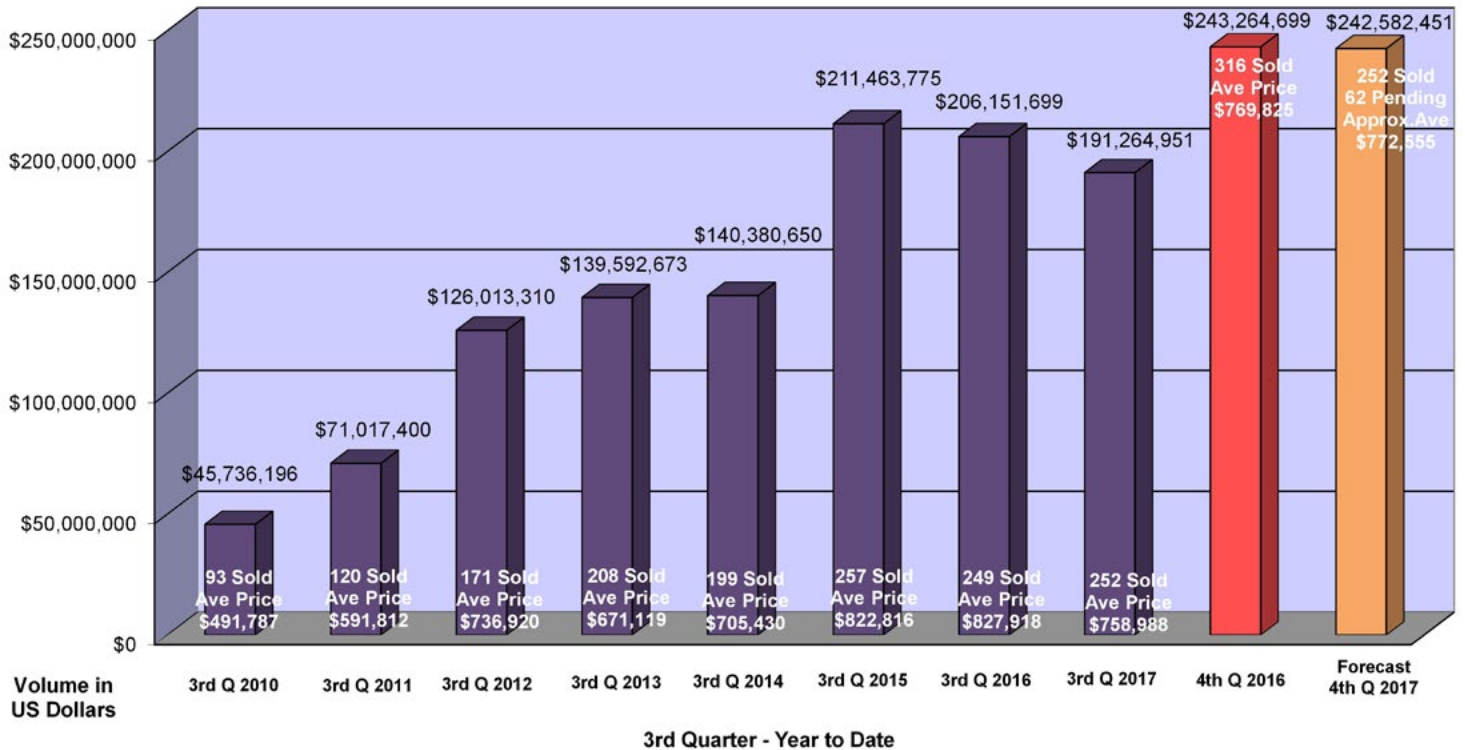
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Turks & Caicos Real Estate Sales

3rd Quarter Year To Date 2017

Turks & Caicos Real Estate Sales - 3rd Quarter 2017 Year-To-Date



THIRD QUARTER - KEEPING ON CURRENT COURSE

As the dust settles after the interruption by IRMA we are forecasting that 2017 will pretty much measure up to 2018, no small accomplishment. Our strong fundamentals continue to shine, including but not limited to, our Government (and the support it received from the UK), first world infrastructure, top notch building quality, and a close community that is working and growing together through Irma recovery.

We are already seeing a revival of activity from interested buyers and our committed homeowners. While it is too soon to know what lies ahead this coming season, it seems clear that energy and momentum is moving in a positive direction. Look for our year-end report in January, where we will analyze the 2017 market performance in detail.

Beach Enclave North Shore 1st Anniversary This Month!

The developers of Beach Enclave will be celebrating the 1st Anniversary of their inaugural development of 9 luxury villas located on International Drive in Providenciales. This newly branded villa development can enjoy this celebration knowing that their villas have received rave reviews on Trip Advisor. The management and staff look forward to welcoming this seasons rental guests to the North Shore while the construction crew continue on Long Bay and Grace Bay locations. Click on the logos below to read the Trip Advisor Reviews or to find Beach Enclave on Google Maps.

ROCK HOUSE
TURKS & CAICOS
GRACE BAY RESORTS

OCTOBER UPDATE 2017
TURKS AND CAICOS, BETTER & STRONGER



Following an incredibly challenging month with the passage of two hurricanes, we have had many offers of support from our buyers at Rock House, and the broader community of current owners at our properties in the Turks & Caicos... [READ MORE](#)

[Click here to view the Rock House Updates](#)



New Villa Development Updates

Beach Enclave Grace Bay Grace Bay Beachfront

Ground Breaking Coming Soon! Along with this announcement the developer is pleased to offer a fantastic new design. Design C is a 4 Bedroom design for the ocean view lots and is priced from \$2.95M to \$3.95M with 4,408 SF under roof. Beachfront designs \$8.5M. Click here to view website listings.



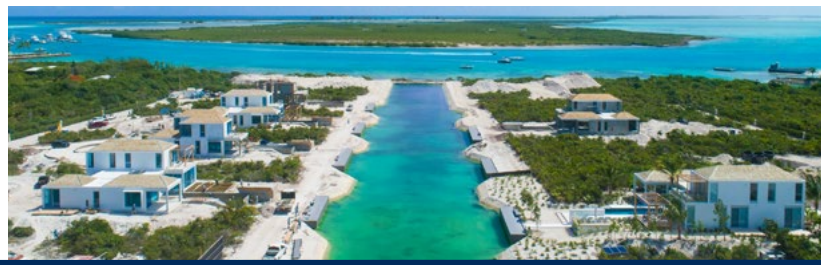
Beach Enclave Long Bay Long Bay Beachfront

The first two villas that broke ground in November of last year will be nearing completion in early 2018. Pictured here is Villa 1, a two storey, 5 bedroom villa with 7,000 SF on 0.70 acres and 100 feet of beachfront. Two Villas remain available from \$3.65M. Click here to view website listings.



Blue Cay Estate, Leeward Canalfront and Beachfront

Construction continues with 2 houses being completed in the next weeks and 2 more just after Christmas. The beach and canal works are moving forward steadily. Exciting times for the Windward Development team and all its partners. Click here to view website listings.



The Dunes Villas, Grace Bay Beachfront

This two villa micro-resort, managed by Grace Bay Resorts, is nearing completion with the construction of Villa 2 which is sold. Villa 1 is complete, fully furnished and is available at \$4.65M.

Click here to view the website listing.

Gansevoort Villas, Turtle Tail Waterfront

The success of this development has grown and the developer has added another villa to the site plan. Villa 6 is now available as a 4 Bedroom at \$4.1M or a 5 Bedroom at \$4.55M. The floorplan has increased in size and the exterior plan customized for the location.

Click here to view the Brochure



Shore Club Villas, Long Bay Beachfront

The construction of the beachfront villas is right on track and did not skip a beat with the passing of Hurricane Irma. The first three villas are set for completion in December. Two villas remain for sale at 6.5M. Website Link.

In The Community

Through the years Turks & Caicos Sotheby's International Realty has contributed to many charities and organizations in need of a helping hand. The following are our main community outreach initiatives.



One of our key charities is **The Ed Gartland Youth Center**, a non-profit organization which was established in 2009 and is dedicated to:

- Empowering teenagers with the information, skills and confidence they need to cope with the challenges of daily life
- Creating a safe and inspiring environment where teens can broaden their awareness and understanding of global and social issues and develop life skills
- Engage the community in making a positive impact on the youth
- Provide equal opportunity for all young people regardless of heritage, religion or ethnic background.

Many of you may have contributed to our efforts through the annual Art Auction Fundraiser which is a collaborated effort with Gilley's Enterprizes and Amanyara Resort. [Link to EGYC Website.](#)



In 2016, Jeanne and Karen Savory founded **Food for Thought** after becoming aware that an unacceptable number of children are going to school without having eaten breakfast. Under-nutrition has an enormous effect on physical and mental development, and the children's ability to concentrate and learn. Jeanne and Karen were raised in Turks & Caicos and would like to make sure the next generation is given the best possible chance to lead happy, healthy and prosperous lives.

Turks & Caicos Sotheby's International Realty was happy to become a key sponsor for this initiative and applaud all of the work the volunteers have done to this day. We welcome you to view their website which details all of the initiatives to date. [Link to Website Here](#)



TCSIR / Do It Center Program - In an effort to assist with the hurricane relief Turks & Caicos Sotheby's International Realty is pleased to partner with the Do It Center to provide the much needed building materials for residents within our community. It is our hope that this initiative will be welcome relief from the overwhelming task of repairing homes and assist in getting back to living a normal life. If you know of someone in need of assistance, please email Takeria Francis at takeria@tcsobthebysrealty.com who will guide you through the process. We would like to thank Ken and Abby Adams for their contribution to the program.

We welcome you to visit our office in Grace Bay or one of our resort locations.



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Nina Siegenthaler
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Karen Biker
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Richard Sankar
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David Green
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Dee Aingu
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Resort Offices: Grace Bay Club, The Palms Resort, The Shore Club, The Sands

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