

# Conch Peninsula Marina: Luxury Redefined

Welcome to the Five Star Conch Peninsula Marina—where luxury accommodations meet exclusive yachting access on Grand Bahama Island.

This unprecedented investment opportunity combines pristine waterfront real estate with the booming yacht tourism market.

 **by Christoph Albeck**



# A Unique Concept

## Exclusive Design

80 luxury suites on a private peninsula. Each accommodation includes dedicated boat dockage.

Premium waterfront location with unparalleled ocean access.

## Target Market

High-net-worth yachters seeking luxury accommodations.  
Affluent travelers demanding exclusive experiences.

Digital nomads requiring premium amenities and surroundings.



# Investment Overview

**\$35.63M**

## Total Investment

Premium development on ~67,692 square feet

**\$400**

## Cost per SqFt

Quality construction with luxury finishes

**50:50**

## Debt Structure

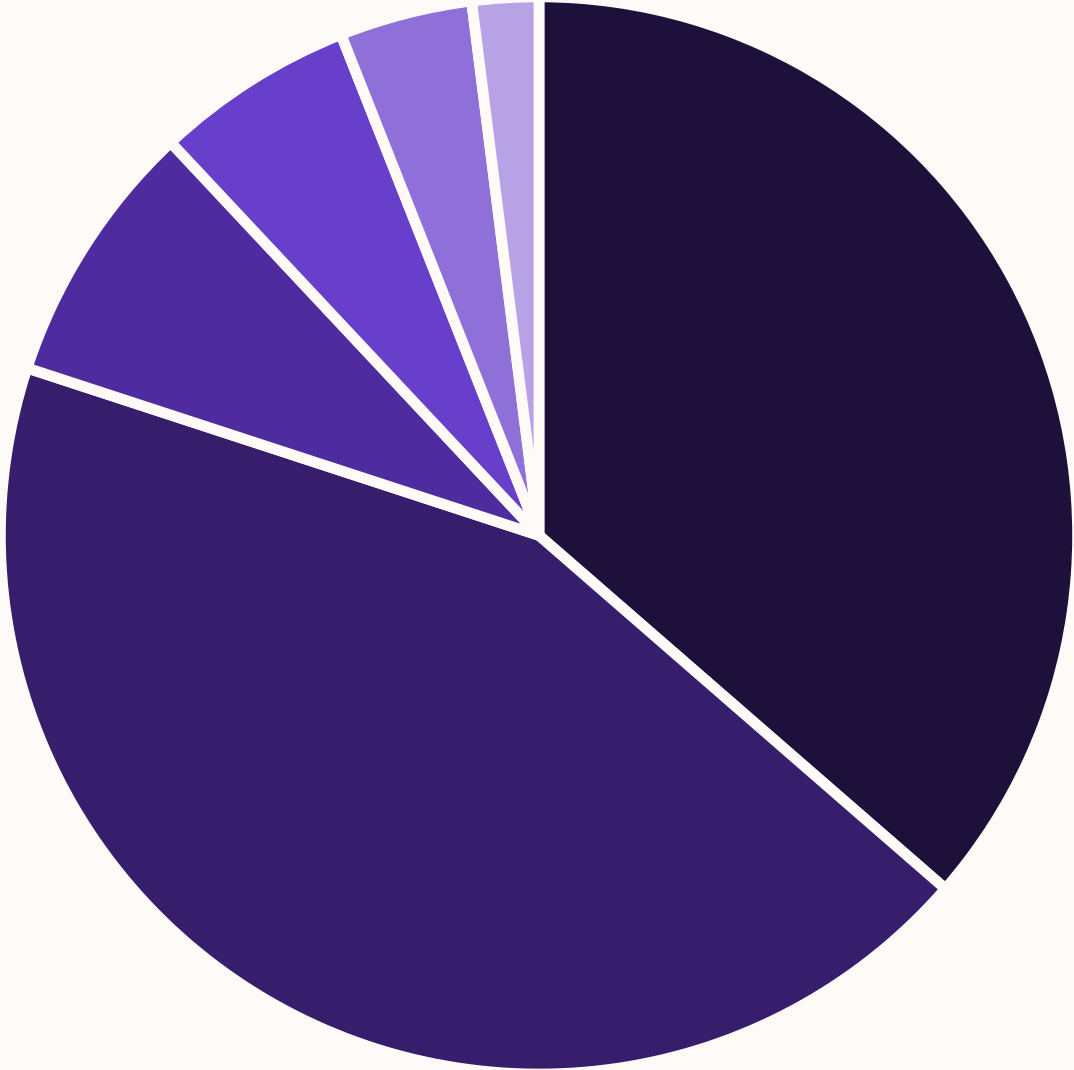
Senior loan to mezzanine capital ratio

**30%**

## Target ROI

Exceptional returns above market average

# Revenue Streams



■ Junior Suites   ■ Master Suites   ■ Dining & Bar   ■ Yacht Services   ■ Spa & Wellness   ■ Water Sports

Our diverse revenue streams total \$13.52M annually. Room revenue accounts for 80% of business.



# Luxury Accommodations



## Junior Suites

50 units at 400 sqft. Average nightly rate: \$337. Projected annual occupancy: 80%.



## Master Suites

30 units at 800 sqft. Average nightly rate: \$674. Premium waterfront positioning.



## Private Dockage

Every suite includes exclusive marina access. Accommodates vessels up to 60 feet.



# Exclusive Amenities



## Gourmet Dining

Farm-to-table restaurant featuring local Caribbean cuisine. Private dining experiences available.



## Wellness Center

World-class spa treatments. Daily yoga sessions. Personalized wellness programs.



## Yacht Services

Boat charters and maintenance. Exclusive marine excursions. Expert local guides.



## VIP Concierge

Personalized service. Private island experiences. Exclusive event access.







# 10-Year Financial Trajectory

1

## Years 1-3

Initial ROI: 40-43%

Revenue grows to \$14.3M

Loan payments stabilized at \$2.7M annually

2

## Years 4-6

ROI increases to 45-48%

Revenue reaches \$15.7M

Market position solidifies

3

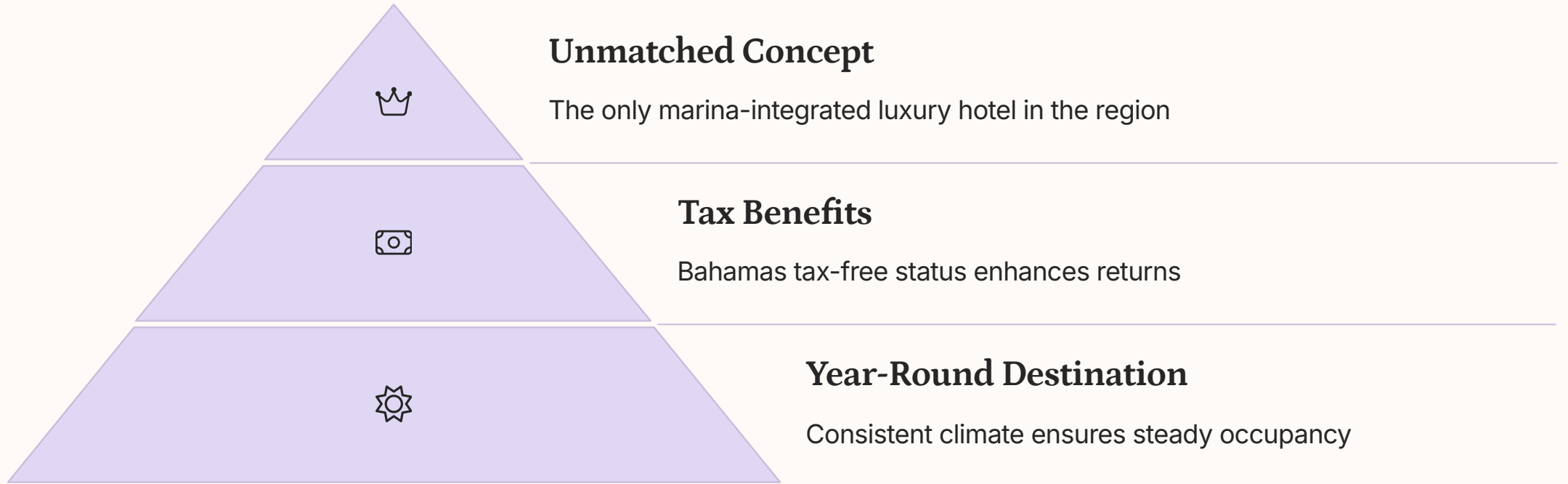
## Years 7-10

ROI peaks at 55%

Revenue grows to \$17.6M

Exit valuation potential: \$100-120M

# Market Advantages



Our competitive edge stems from combining exclusive marina access with luxury accommodations. No regional competitor offers similar integration.





# Exit Strategy

## Strategic Sale

Projected valuation of 8-10x EBITDA. Target sale price: \$100-120M after 10 years.

## Investor Returns

Internal Rate of Return exceeding 25%. Full investment recoupment projected by year 5.

## Brand Extension

Potential for additional locations under established brand. Franchise opportunities across Caribbean.



# Next Steps

## Investment Allocation

Limited partnership units available now. Minimum investment: \$4,500,000.

## Due Diligence

Full documentation provided upon request. Site visits available monthly.

## Commitment Timeline

Construction begins Q4 2024. Grand opening scheduled for Q4 2027.

## Contact

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