

THE 9 HIDDEN BENEFITS

OF INVESTING IN BAHAMIAN REAL ESTATE



THE BAHAMAS

The Bahamas have long been an idyllic destination for tourists seeking sun, sand, and sea. But for real estate investors like CPH Invest, it's much more than just a vacation spot. With new developments popping up all over the islands, and exciting projects emerging across the islands, the Grand Bahama is soaring to new heights.

Investing or doing business in Bahamian real estate offers numerous advantages for potential buyers and property investors. The stunning island is home to some of the most luxurious resorts and amenities in the world, which continue to attract visitors from all over the globe. But it's not just the high-end tourism industry that makes the Bahamas an attractive real estate investment. Here are the 9 hidden benefits of investing in Bahamian Real Estate.





01

TOURISM

The Bahamas real estate market has observed an exceptional surge in recent years, particularly due to the flourishing tourism industry. As tourists from all around the world flock to enjoy crystal-clear waters and pristine beaches, real estate investors have seized the opportunity to capitalize on this demand for lodging and hospitality.

With a total of 7 million tourists in 2019, ranking 57th in the world. Smaller countries regularly perform lower in comparison to the absolute number of guests. By putting the tourist number in relation to the population the picture becomes more comparable: with 18.44 tourists per resident, the Bahamas ranked 9th in the world and 6th in the Caribbean.

The Bahamas generated around 3.61 billion USD in tourism alone. This corresponds to 32.05 percent of its Gross Domestic Product and approximately 24 Percent of all income from international tourism in the Caribbean.



02

PROPERTY MARKET

Most foreign homebuyers in the Bahamas come from the United States, Canada, France, Britain, and Italy - there are no restrictions on foreigners buying property.

Foreigners who own properties in the Bahamas are eligible for a homeowner's residence card. Those who purchase properties valued at least USD 750 000 qualify for permanent residency.

The Bahamas real estate market has observed an exceptional surge in recent years, particularly due to the flourishing tourism industry. The robust growth of this sector has led to an increased demand for both commercial and residential properties, resulting in new developments popping up across the island nation.

03

TAX ADVANTAGES

The Bahamas impose little to no tax. When it comes to rental income, there are no income taxes but stamp duties are imposed when renting out Bahamian real estate. There are no taxes on capital gains, inheritance, or for residents. The maximum tax rate is 1% annually for properties worth more than USD 500 000.

An aerial photograph of Miami, Florida, showing a mix of urban development and natural beauty. In the foreground, a wide, sandy beach is dotted with colorful umbrellas and lounge chairs. Behind the beach, a dense line of modern high-rise buildings and hotels stretches along the coast. The turquoise waters of the ocean meet the shore. In the background, the city continues inland, with more buildings and green spaces visible under a clear blue sky. A large white number '04' is superimposed over the top half of the image, and the text 'PROXIMITY TO MIAMI' is written in white capital letters across the middle.

04

PROXIMITY TO MIAMI

Although geographically close, Miami and the Bahamas are different worlds. Just 55 nautical miles off the Southern Coast of Florida - a spring and a step away from the sunny, cosmopolitan city of Miami is Grand Bahama. Making it easy for travelers to make the most of this close proximity by taking a one- or two-day trip from Miami to Grand Bahama by boat or plane.

With direct connections to more than 2 billion people, US immigrant pre-clearance and customs, and 11,000 feet of runway that can accommodate a “jumbo-jet”, investors should see this as a huge benefit.



INTERNATIONAL AIRPORT

05

06

FREEPORT FREE ZONE

Wallace Grove signed the Hawksbill Creek agreement with the Bahamian government to build the City of Freeport. He created the Grand Bahama Port Authority (GBPA) and started the development of Freeport as a modern, 230-square mile, tax-friendly, free trade zone with world-class infrastructure.

This year, the Bahamas celebrate its 50th anniversary and the Bahamian Government's key goal is to modernize the Free Zone Agreement.



07

THE GROWTH POTENTIAL OF DEVELOPMENT IN THE BAHAMAS

As a result of heightened interest, the real estate industry in the Bahamas has seen a significant spike in growth potential. There are new developments popping up all over the area, with a focus on luxury properties that cater to the discerning tastes of the modern traveler. Whether you're looking for a beachfront villa or a high-rise condo with picturesque views, there's something for everyone in The Bahamas real estate market. It's no wonder that more and more people are choosing to invest in new developments in this idyllic location.

The government has also taken steps to encourage investment in this sector by offering various incentives to developers. As a result of these efforts, numerous new real estate projects have been launched in recent years, providing ample opportunities for investors and boosting the economy as well. All in all, Bahamas real estate can be seen as a lucrative investment option, supported by a continuously expanding tourist industry and government initiatives.

An aerial photograph of a tropical resort. The image shows several large, modern buildings with light-colored roofs, surrounded by lush greenery and palm trees. There are swimming pools and a curved path visible. The overall scene is bright and sunny, with a clear blue sky.

GROWING REAL ESTATE MARKET

08

An aerial photograph of a tropical coastline, likely in The Bahamas, showing turquoise water, green land, and a small building on a peninsula. The image is framed by a white border.

09

INCREASING FOREIGN INVESTMENT

With the increasing demand for real estate investments in The Bahamas, new developments are popping up left and right. This presents an exciting opportunity for developers to create unique and innovative projects that cater to the needs of this ever-growing market. Additionally, these new developments provide a diverse range of options for investors looking to get involved in the Bahamian real estate market. From luxury condos to beachfront villas, the possibilities are endless. As a result, The Bahamas has become an attractive investment option for those looking to diversify their portfolio and capitalize on this rapidly growing market. With all the potential that this market holds, it's not hard to see why The Bahamas is quickly becoming one of the most sought-after destinations for real estate investment.



READY TO INVEST IN BAHAMIAN REAL ESTATE YOURSELF?



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