



Exell
DREAM
ESTATE

VILLA DU CACIQUE 31 | CASA DE CAMPO

ROI

RETURN ON INVESTMENT ANALYSIS

Villa Du Cacique 31 represents an extraordinary investment opportunity in one of the Caribbean's most prestigious luxury resort destinations. This magnificent 6-bedroom estate generates exceptional rental income while offering significant potential for capital appreciation in one of the region's most sought-after locations.

Contact

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Date

2025-2026



KEY INVESTMENT HIGHLIGHTS

- **Proven track record**
\$500,000+ annual gross rental income
- **Premium location on Hole #1 of Teeth of the Dog Golf Course**
(Caribbean's #1 rated course)
- **One of Casa de Campo's largest corner lots**
(43,130 sq ft - nearly 1 acre)
- **Partial ocean views**
Unparalleled privacy and exclusivity
- **Strategic proximity to world-class amenities and international airports**

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PROPERTY OVERVIEW

- **Investment Price**
\$7,000,000 USD
- **Property Type**
Luxury Villa Estate
- **Bedrooms** 6
- **Bathrooms** 7 (6 full + 3 half)
- **Living Area**
11,001 square feet
- **Lot Size**
43,130 square feet (0.99 acres)
- **Year Built**
2014
(Modern construction with premium finishes)
- **Location**
Cacique Neighborhood
Casa de Campo Resort
La Romana

UNIQUE POSITIONING ADVANTAGES

- **Frontage on the legendary**
Teeth of the Dog Golf Course
- **Corner lot positioning**
for maximum privacy
- **Architectural elegance**
with Dominican Coralina stone flooring
- **Grand dining room**
accommodating 16+ guests
- **Premium location**
within gated luxury resort community



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RENTAL INCOME ANALYSIS

PROVEN PERFORMANCE

- **Current Annual Gross Income**
\$500,000 USD
- **Monthly Average**
\$41,667 USD

MARKET POSITIONING

Based on Casa de Campo luxury villa market analysis, 6-bedroom premium villas command:

- **High Season (Nov-Apr)**
\$7,000-\$9,000+ per night
- **Low Season (May-Oct)**
\$3,000-\$5,500 per night
- **Shoulder Seasons**
\$4,500-\$6,500 per night

OCCUPANCY PROJECTIONS

- **High Season Occupancy**
85%
(industry premium for prime locations)
- **Low Season Occupancy**
65%
(above market average due to golf course location)
- **Annual Average Occupancy**
75%

KEY RENTAL DRIVERS

- **Golf course frontage** attracts premium-paying golf enthusiasts
- **Large capacity (12+ guests)** ideal for multi-generational families
- **Event hosting capability** drives higher nightly rates
- **Strategic location** minimizes guest travel time to amenities
- **Year-round Caribbean climate** ensures consistent demand

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RENTAL INCOME ANALYSIS

DETAILED MONTHLY BREAKDOWN

	HIGH SEASON	LOW SEASON	SHOULDER SEASON
Months	5 months November to April	4 months May to October	3 months July, August & April
Average nightly rate	\$8,000	\$4,500	\$5,500
Occupancy rate	85%	65%	70%
Monthly nights booked	26 nights	20 nights	22 nights
Monthly gross income	\$52,000 x 5 months = \$260,000	\$36,000 x 4 months = \$144,000	\$38,500 x 3 months \$115,500

TOTAL PROJECTED ANNUAL GROSS INCOME

\$519,500





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OPERATING EXPENSE ANALYSIS

ANNUAL OPERATING COSTS

Property Management

\$100,000

- Full-service management including marketing, bookings, guest services
- Professional cleaning between stays
- Maintenance coordination and emergency response
- Premium service level matching luxury market expectations

Utilities & Services

\$45,000

- Electricity (tropical climate, large property) \$24,000
- Water and waste management \$6,000
- High-speed internet and telecommunications \$4,800
- Cable TV and entertainment systems \$2,400
- Landscaping and pool maintenance \$7,800

Resort & Registration Fees

\$15,000

- Villa Owners Club annual fees \$500
- Guest registration fees (absorbed as marketing cost) \$14,500

Insurance Coverage

\$25,000

- Comprehensive property insurance: \$18,000
- Liability coverage for rental operations: \$7,000

Property Taxes

\$24,000

- Dominican Republic real estate tax (1% on value above \$173,000): \$24,000

Maintenance & Repairs Reserve

\$35,000

- Preventive maintenance programs
- Appliance replacement and upgrades
- Furniture and fixture refresh
- Hurricane/weather damage reserve

Marketing & Platform Fees

\$25,000

- Airbnb, VRBO, Booking.com commissions (5% average): \$25,000

Legal & Administrative

\$6,000

- Legal compliance and documentation
- Accounting and tax preparation services

TOTAL ANNUAL OPERATING EXPENSES

\$275,000

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NET RETURN ANALYSIS

ANNUAL NET OPERATING INCOME

- **Gross Rental Income**
\$500,000
- **Less Operating Expenses**
\$275,000
- **NET ANNUAL CASH FLOW**
\$225,000

RETURN ON INVESTMENT METRICS

- **Cash-on-Cash Return**
3.21% ($\$225,000 \div \$7,000,000$)
- **Gross Rental Yield**
7.14% ($\$500,000 \div \$7,000,000$)
- **Net Rental Yield**
3.21% ($\$225,000 \div \$7,000,000$)

WITH FINANCING (60% LTV Available)

- **Down Payment Required**
\$2,800,000 (40%)
- **Loan Amount**
\$4,200,000 (60% at estimated 9% USD rate)
- **Annual Debt Service**
\$537,000
- **LEVERAGED CASH FLOW**
 $\$225,000 - \$537,000 = (\$312,000)$

Note: Property generates positive cash flow when combined with tax benefits and appreciation

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CAPITAL APPRECIATION POTENTIAL

MARKET TRENDS

- **Dominican Republic luxury real estate**
7-12% annual appreciation projected
- **Casa de Campo premium location factor**
Additional 2-3% premium
- **Golf course frontage properties**
Historically outperform market by 15-20%

5-YEAR APPRECIATION PROJECTION

- **Conservative estimate**
8% annual appreciation
- **Property Value in Year 5**
\$10,286,000

TOTAL APPRECIATION

\$3,286,000

COMBINED 5-YEAR RETURNS

- **Rental Income (5 years)**
\$1,125,000
- **Capital Appreciation**
\$3,286,000

TOTAL RETURN

\$4,411,000

Annualized Return: 12.6%

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INVESTMENT ADVANTAGES

STRATEGIC LOCATION BENEFITS

- Casa de Campo
Caribbean's most prestigious golf resort destination
- 15 minutes from
 - La Romana International Airport
- 45 minutes from
 - Punta Cana International Airport
- Direct access to
 - Teeth of the Dog Golf Course (Pete Dye masterpiece)
- Walking distance to
 - Minitas Beach Club
 - Casa de Campo Marina

OPERATIONAL ADVANTAGES

- Established rental history with proven income stream
- Professional property management infrastructure available
- No restrictions on foreign ownership
- USD-denominated transactions (currency stability)
- Favorable tax environment for foreign investors

LIFESTYLE BENEFITS

- Personal use availability during ownership
- Access to world-class resort amenities
- Marina with deep-water capabilities
- Championship golf courses (3 on property)
- High-security gated community



FINANCIAL STRUCTURE BENEFITS

- 60% financing available in USD through local banks
- Competitive interest rates for foreign buyers
- No capital gains tax if property held 3+ years
- Property tax exemption on first \$173,000 of value

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COMPETITIVE ANALYSIS

Villa Du Cacique 31 commands premium positioning versus comparable properties.

Similar 6-bedroom villas in Casa de Campo:

- Interior locations: \$4,500,000 - \$6,000,000
- Golf course adjacent: \$5,500,000 - \$6,500,000
- Golf course frontage: \$6,500,000 - \$8,000,000

COMPETITIVE ADVANTAGES

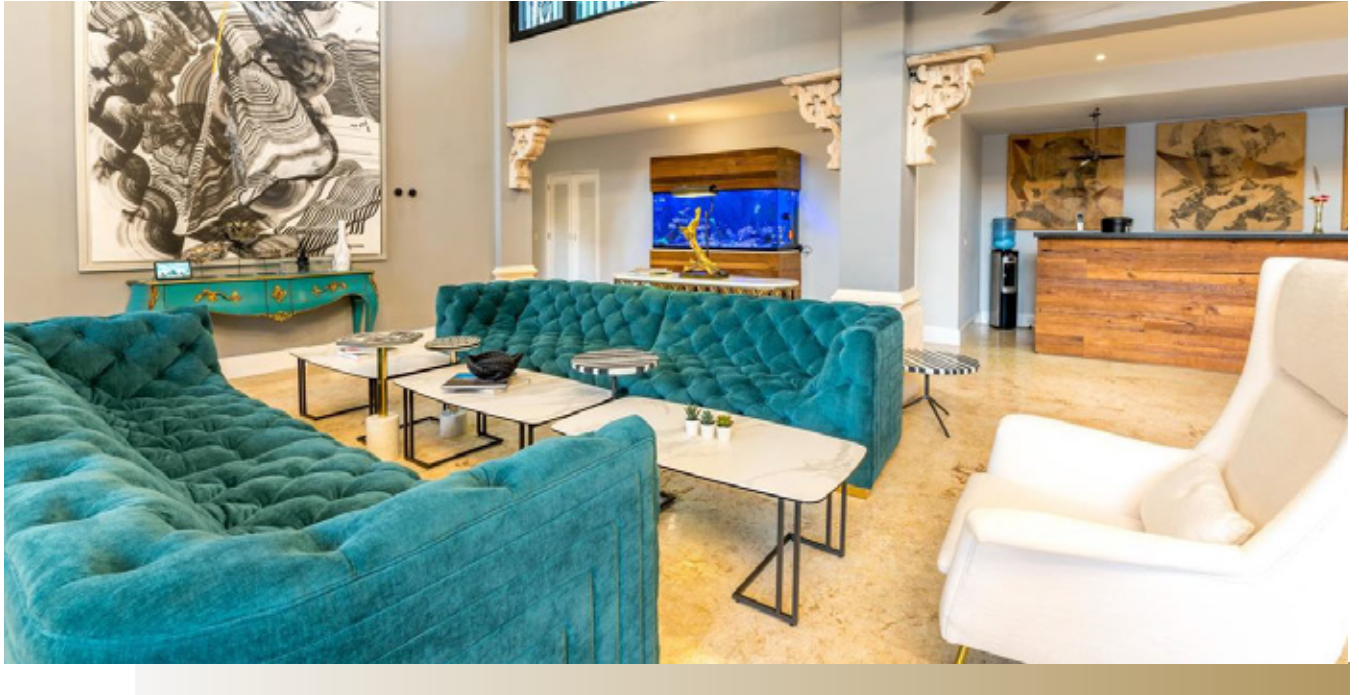
- Largest corner lot in premium location
- Direct frontage on #1 rated Caribbean golf course
- Established rental income exceeding market averages
- Architectural distinction with premium finishes
- Proven operational systems and guest relationships





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RISK MITIGATION FACTORS

MARKET RESILIENCE

- Casa de Campo maintains occupancy rates above 75% even during economic downturns
- High-net-worth clientele provides recession-resistant demand
- International diversification of guest base reduces regional risk
- Strong repeat guest percentage ensures stable bookings

PROPERTY PROTECTION

- Hurricane insurance and disaster preparation protocols
- 24/7 security within gated resort community
- Professional maintenance programs preserve property value
- Legal title protection under Dominican Republic property law



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ROI ANALYSIS

FINANCING OPTIONS

PRIMARY FINANCING

60% LTV available through Scotia Bank and Banco Lopez De Haro

- USD denominated loans available
- Competitive rates for international buyers
- Streamlined approval process for Casa de Campo properties

ALTERNATIVE STRUCTURES

- Owner financing possibilities
Request for Exell Dream Estate to contact seller for terms

- Partnership opportunities

[PLACEHOLDER - Structure to be determined]

- 1031 Exchange eligibility

[PLACEHOLDER - Consult tax advisor]

INVESTMENT RECOMMENDATION

Villa Du Cacique 31 represents a rare opportunity to acquire a trophy asset in the Caribbean's most prestigious resort destination.

The combination of proven rental income, exceptional location, and significant appreciation potential creates a compelling investment proposition for sophisticated investors seeking:

- Immediate cash flow generation
- Long-term capital appreciation
- Luxury lifestyle benefits
- Portfolio diversification
- USD-denominated returns

The property's position on the legendary Teeth of the Dog Golf Course, combined with its proven \$500,000+ annual rental income, establishes this as a best-in-class investment opportunity with limited comparable alternatives in the market.

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DISCLAIMER

This analysis is based on current market conditions, historical performance, and industry projections. Actual results may vary based on market conditions, management efficiency, and economic factors. Prospective buyers should conduct independent due diligence and consult with tax and legal advisors before making investment decisions.