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It has been a difficult year for both buyers and sellers of property. Global economic factors combined with local political instability have left everyone with hesitation for moving forward, and real estate sales in TCI are at an all time slowdown.

In the fourteen years I have lived on Middle Caicos the average number of properties listed for sale has been 4 or 5, with only one or two construction projects underway each year. Today, we have almost one hundred lots listed for sale - fourteen TCREA listings on MLS, four developers selling lots in their respective ventures directly on the internet, and a few private listings with this firm. We have five active construction projects. This is a vibrant island, with optimism in the drivers seat. Indeed, it is a glorious buyers market right now with prices fallen to 2005 levels; for example bringing Bambarra beachfront lots from \$420,000 to \$350,000! The open and bright charm of Middle Caicos, its spacious rolling hills, its diverse terrain are as attractive as ever, and the small community of people warm and welcoming to those wishing to share the adventure.

While the devastation of the causeway in last fall's hurricanes reminded all of the isolation and vulnerability of the island, the debris is cleared away and if bumpy, it is still a beloved route, allowing far easier logistics for everyone to shop, to construct, to visit. This is a good time to purchase land in Middle Caicos if you want to enjoy the real natural beauty here, if you want to slowly build a vacation retreat or retirement home, or if you want to invest in a secure long term asset.

Progress will come to Middle Caicos, more and more, but not in a hurry and not for a while. The logistics and costs for major development cannot be managed for a decent rate of return, but for the individual it is a great bargain. Infrastructure is weak, population only 300 and golf courses, helipads etc are not to be found. Small businesses, get away cottages, bed & breakfast homes, ecotourism camps, cultural programs, orchards, farming — all this will be sustainable and preserve the traditional heritage here. This is a fragile and extraordinary island, with a tiny community of 300 people, our family and friends. Our sincere goal is to make sure that purchasers really know what they are buying here on Middle Caicos and to make sure sellers realize the best value possible for their properties.

Attached is our feature property detail sheet. If you wish details of the TCREA/MLS listings, or the Eastwinds, Eagle, Wavecrest or Half Creek development information, please contact me anytime. Forbes, Forbes & Forbes Ltd. works privately with interested buyers and sellers, matching properties and purchasers. We also work closely with families processing generational claims as the majority of Middle Caicos property is still without current titles allowing sale.

If you have further questions or wish further information, we welcome your enquiry.

Sara

S.J.Kaufman, manager

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