

<h1>DISTRESSED PROPERTY LISTING</h1>			
<h2>August, 2021</h2>			

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For more information about a property please contact the realtor assigned.

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All properties are listed at market value with in accordance of the laws of The Bahamas. All reasonable offers will be considered.

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Gateway Ascendancy Ltd. Website:

<http://www.ascendancyfund.com/bahamas/>

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New Providence Listings

SalCo Realty (New Providence)

Sally Hutcheson 242.357.8106/242.328.6672

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE
Lot Tower Lee, Sandilands Village	Vacant land	Vacant Land	\$100,000.00
Lot #35 Malcolm Allotment	Single family 3 bed 2 bath	Residential	\$257,000.00
Lot 18 Chilcott Allotment, Kemp Rd.	Vacant land	Vacant Land	\$72,000.00
Lot No. 835, Pinewood Gardens	Vacant Land	Vacant Land	\$52,000.00
Lot 1858, Pinewood Gardens, Southern District, NP	2 bed, 2 bath	Single Family	\$108,000.00
Lot # 7, Block #7, Winton Heights	3 bed, 3 bath/ 1bed, 1 bath	Single Family	\$285,000.00
Lot 2A McKinney Drive, off Carmichael Road	Single family residence with attached duplex	Single/Multi Family	\$230,000.00
Lot 2, portion of Lot B Cowpen Road	Multi family residence - destroyed by fire	Multi Family	\$46,000.00
Unit #9, Chardor East	2 bed, 1 bath	Multi Family	\$128,000.00

1 OAK Bahamas (New Providence)

Matt Sweeting 242.676.6767 / 242.808.6868

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE
Lot 800 Yellow Elder Gardens Subdivision	3 bed 1 bath residence	Single Family	\$108,000.00
Lot 1 Block 8 Eden Street, Chippingham	Vacant Land	Vacant Land	\$65,000.00
#14&15 Blk 8 South Beach Estates	Vacant Land	Multi Family	\$130,000.00
Lot # 64 Bartlett's Addition	Residential home	Single Family	\$130,000.00

Carlyle Realty Ltd. (New Providence)

Carlyle Campbell 242.376.4215 / 242.601.4813

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE
Lot 6 Block 7 Glenniston Gardens	4 bed 2 bath residence	Single Family	\$273,000.00
Lot 1372 Golden Gates #3	3 bed 2 bath residence	Single Family	\$212,000.00
Lot C Redland Acres	Vacant Land	Vacant Land	\$52,000.00

Lot #8, Block 63. Bimini Avenue, Englerston Addition	Unit 1: 2 bed, 1 bath. Unit 2 & 3 1bed, 1 bath	Triplex	\$142,000.00
#9, 10 & 11 Blk 44, Jackson Street, New Providence Village	3 bed, 1 bath home	Single Family	\$88,000.00
#287 Gilbert Street, Kennedy Subd.	4 Bed 3 Bath	Single Family	\$170,000.00
Lot # 19, 20 & 21 New Providence Village	Vacant Land	Vacant Land	\$60,000.00

TR Associates (New Providence)

Vincent Pratt 242.427.0767 - David Lunn 242.427.4177

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE
Lots 34A & B Coral Harbour Subdivision	Fourplex	Multi Family Residential	\$275,000.00
Lot 15 King's Subdivision	3 bed 1 bath residence	Single Family	\$106,000.00
Lot #5 Block #1 Winton Estates	4 bed, 5 bath	Single Family + Vacant Land	\$739,000.00
Lot 53 Block B Nassau Village Subdivison	3 bed 1 bath residence	Single Family	\$101,000.00
Lot 31 Ferguson Terrace Subdivision	Unit 1-2 bed 2 bath, Unit 2-1 bed 1 bath	Duplex - Multi family	\$160,000.00
Lot 10 Jasmine Gardens Subdivision NP	3 bed, 2 bath	Single Family	\$135,500.00
Lot #36 West Moeity Blue Hills	3 bed, 1 bath	Single Family	\$124,000.00
Lot #18 Murray St. Sunshine Park Sub. N.P.	3 bed, 2 bath	Multi Family	\$214,000.00

Kikivarakis Properties (New Providence)

Taryn Hinsey 242.424.0434 / 242.327.0399

PROPERTY ADDRESS	PROPERTY DESCRIPTION	PROPERTY TYPE	ASKING PRICE
Lot 6 Malcolm Allotment	3 bed 2 bath	Single Family	\$130,000.00
Lot 3394/95 Sir Lynden Pindling Estates	3 bed 2 bath	Single Family	\$180,000.00
Lot 69B Bosun Hill Phase III(Boatswain Hill) Parcel A	Single storey 3 bed/2 bath residence	Residential	\$200,000.00
Lot 69B Bosun Hill Phase III (Boatswain Hill) Parcel B,C, & D	Vacant Land	Vacant Land	\$180,000.00
Unit 7, Lot 75 Monastery Park NP	2 bed, 1.5 bath	Multifamily	\$230,000.00

Realty Solutions (New Providence)			
Steven Cartwright 242.427.5525 / 242.601.3598			
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot G Fox Hill Road	One 2 bed/2bath unit. Two 1 bed/1bath units	Triplex	\$200,000.00
Lot 8 Block 33 Shirley Heights	Vacant Land	Vacant Land - Single family	\$50,000.00
Lot #6, North of Nassau Village	One 2 bed/1bath unit. Two 1 bed/1bath units	Triplex	\$219,000.00
Lot 69 Malcolm Allotment	One 4 bed/3 bath master unit. Two 2 bed/1 bath units	Triplex	\$318,000.00
Lot #B22 Rita Pugh Estates	Single storey residence	Residential	\$165,000.00
Lot 57 Sea Beach Estates	2 Two storey townhouse style units	Multi Family	\$435,000.00
Lot 226 Kingfish Road, Westwinds Subdivision	Partially completed four-plex townhouse	Multi Family	\$682,000.00
Lot 76, Strachan's Subidivision, Eastern District, NP	Vacant lot with partially burnt structure. Land value only	Triplex-Multifamily	\$45,000.00
Lot 4077, Pinewood Gardens, Southern District, NP	Residence with attached efficiency	Single Family	\$234,000.00
Lot 7, Blk 50, Englerston, NP	4 units-2 bed, 1 bath	Multifamily	\$201,000.00
Parcell B" Off Cowpen Rd.	3 bed/2 bath residence	Duplex	\$204,000.00
Bahama Island Properties (New Providence)			
Ali Capron 242.557.0048			
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot 6 Block 2 Ridgeland Park Subdivision	Vacant Land	Vacant Land - Single family	\$42,000.00
Lot 11, Block G, Garden Hills	2 units - 2 bed 1 bath single story	Duplex	\$283,000.00
Leno Realty Ltd (New Providence)			
Hartman Longley II 242.396.3239 / 242.477.3692			
<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot 122 Yamacraw Beach Estates	4 bed, 2 bath	Single Family	\$274,000.00

Lot 17 Block 27 Venice Bay Subdivision Annex	Vacant Land	Vacant Land - Multi family	\$102,000.00
Northward of Marshall or Blue Berry Hill Road, 680 sq ft eastwardly of Fox Hill, NP	Unit 1- 1 bed, 1 bath/Unit 2- 2 bed, 1 bath/Unit 3- 2 bed, 1 bath	Triplex-Multifamily	\$260,000.00

H G Christie (New Providence)

Theodore Sweeting 242.322.1041/242.808.4446

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot #248 Treasure Cove	3 bed, 2 bath	Single Family	\$393,000.00

Bahamas Choice Real Estate (New Providence)

Brooke Greene 242.802.2654/242.677.3868

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot 687, Chenille Ave. Garden Hills	3 bed, 2 bath	Single Family	\$160,000.00

In House (New Providence & Family Islands)

Gateway Ascendancy Ltd 242.422.0753/242.424.8960

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot#188 Regatta Ridge, Flamingo Bay Exuma	Single family lot	Vacant Land	\$35,000.00
Lot# 3851 Bahama Sound 6E Exuma	Parcel of land	Vacant Land	\$7,500.00
#4424 & 4425 Bahama Sound #6 Exuma	Parcels of land	Vacant Land	\$50,000.00
#B-5715 Bahama Sound Sec. 8 Exuma	Parcel of land	Vacant Land	\$20,000.00
Lot on Southern Side off Adderley Road	Vacant Land (Duplex)	Duplex	\$425,000.00
Lot 541 Yellow Elder Gardens, Western District, NP	3 bed, 2 bath	Single Family	\$103,000.00

Family Island Listings

HG Christie (Abaco)

Dwayne Wallas 242.359.6046 / 242.367.5454

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot#7 Port Allotment #13 Dundas Town	Fire Damage	Residential	\$32,000.00

Parcel of Lot Fire Road Abaco	Single Family 4 bed, 2 bath	Residential	\$165,000.00
Coopers Town, Great Abaco		Residential	\$75,000.00
Lot 37 & #38 Dundas Town, Abaco	Vacant Land	Vacant Land	\$30,000.00
Lot #85 Portion of Dundas Town Allotment 24	Incomplete structure	Single Family	\$50,000.00
Portion of Lot 33, Dundas Town, Abaco	Vacant Land	Vacant Land	\$13,000.00
Lot#72 Murphy Town Allotment	Two units: 2bed 1bath, one 1bed 1bath	Triplex	\$165,000.00
Lot 18B, Dundas Town	Vacant Land	Vacant Lot	\$35,000.00
Lot cont 13,878 sq feet portion of Grant B-84, Blackwood	Vacant Land	Vacant Land	\$10,000.00

Carlyle Realty Ltd. (Abaco)

Carlyle Campbell 242.376.4215 / 242.601.4813

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot # 59, Crossing Rocks	Vacant Land	Vacant Land	\$25,000.00

Damianos Sothebys Realty (Eleuthera)

Angelika Bacchus 242.332.2820 / 242.470.9019

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Sky Beach, Governors Harbour	4 bed, 4 bath home with pool and pool deck.	Single Family	\$790,000.00

Holowesko Realty (Eleuthera) / (Andros)

Ken Andrews 242.438.3870

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Mangrove Cay South Andros	Unit 2 accommodates 2 bedrooms, 2 bathrooms, living room, dining room and kitchen. Unit 1 accommodates 1 bedroom and 1 bathroom, living room, dining room and kitchen.	Duplex	\$156,674.00
Lot 14&15 Smith's Way Cargil Creek	Single Family 3 bed, 2 bath	Residential	\$159,202.00

Lot #59 Queens Highway, Lower Bogue	3 bed, 1 bath home	Single Family	\$34,000.00
Lot #19 Block 7 Section A, Eleuthera Shores Subdivision, Eleuthera	3 bed, 2 bath, with a porch to the front and back of the property.	Single Family	\$133,000.00
Lot #3 Schooner Lane, Rainbow Bay, Eleuthera	3 story home, 4 bed 4.5 bath, 2 car garage, patios to the front and the back of the house.	Single Family	\$372,000.00
Lot# 26A & 26B Lovers Hill Governors Habor	This property consists of two structures. A single story 3 bed, 2bath home. A Multi-story triplex, with top level having two 2 bed, 1 bath apartments with back patio. Middle level one 1bed, 1 bath, with laundry room for the triplex. Bottom level is a basement.	Single Family + Triplex	\$564,000.00
Lot# 190 Lowe Sound Settlement	Unit one: has 3 bed and 1 bath. Units two & three, 2 bed and 1 bath	Triplex	\$280,000.00
Lot #24 Burns Pond Rd, Eleuthera	Parcel of land 9,623 sq ft	Vacant Land	\$12,000.00
Lot 5 blk #18, Sec B. Eleuthera	Parcel of land 9,600sq ft	Vacant Land	\$22,000.00
Lot #10B N of Ingraham's Pond	Vacant land	Vacant Land	\$36,000.00
Queen's Highway Green Castle	Vacant Land	Vacant Land	\$40,000.00
Lot 5 North Eleuthera Heights Phase 1, Palmetto Point	Vacant land	Vacant Land	\$67,000.00
Wemyss Bight, South Eleuthera	Parcel of land situated off of Queens Highway	Vacant Land	\$216,000.00
Lot 218 Lower Bogue	Vacant land	Vacant Land	\$10,000.00

Isle of Freedom (Eleuthera)

Ken Clumer 242.359.7903 / 242.334.4385

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot 90B and 90D, Lower Bogue	Vacant Land	Vacant Land	\$56,000.00

Coldwell Banker (Exuma)

Woody Turnquest 242.357.0933 / 242.345.0400

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
#118 Exuma Harbour Estates	Single family home 4 bed, 3 bath	Residential	\$165,000.00

Lot 7822A Bahama Sound #11	Single family home 2 bed 2 bath	Residential	\$162,000.00
Lot 5189 Bahama Sound	Vacant Land	Vacant Land	\$15,000.00

Coldwell Banker (Long Island)

Jeanette Knowles 242.472.8459 / 242.337.6100

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot in Hamilton's settlement	Residential lot	Vacant Land	\$79,000.00
Lot in Stella Maris, Long Island	2 beds, 1 bath both units	Duplex	\$90,000.00
Queens Highway, Whymm's	Vacant Land	Vacant Land	\$29,600.00
Lot #248 Stella Maris Long Island Bahamas	Parcel of land	Vacant Land	\$35,000.00
5 Acres Talnalls, Scrub Hill, Long Island	Parcel of land	Vacant Land	\$65,000.00
Scrub Hill (south)	Parcel of land	Vacant Land	\$14,000.00
Lot of land situate Alligator Bay	Parcel of land	Vacant Land	\$100,000.00

A La Carte Bahamas Realty (Grand Bahama)

Naisha Russell 242.727.2493/242.373.4663

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot 20 Block 34 Bahamia Marina	Two 3 bed 2 bath units. One 1 bed 1 bath unit	Duplex	\$383,000.00
Lot 38 Freeport Ridge Subdivision	Vacant Land	Vacant land	\$20,400.00
Lot 98A Fraziers Hog Cay, Berry Islands	Vacant land	Vacant land	\$49,500.00
Lot 3 Block 8 Derby Subdivision	Vacant land	Vacant land	\$68,000.00
Lot 13 Block 22 Unit 1 Grasmere Subdivision	Vacant land	Vacant land	\$16,000.00
Lot 71 Section 2 Bahama Terrace	3 bed 2.5 bath residence	Single Family	\$105,000.00
Lot 2 Block 4 Harbour West Subdivison	3 bed 2 bath home. Two 1 bed 1 bath units	Single Family	\$130,000.00
Lot 30 Block 43 Unit 1 Yeoman Wood	3 bed 2 bath residence	Single Family	\$61,550.00
Lot #4 Block #4 Yeoman Wood Unit 4	Split level home 5 bed, 3 bath	Single Family	\$168,000.00
Regency Park Unit 1, Lot 5	3 bed, 3 bath home	Single Family	\$164,900.00
Lot 1, Block 8, Seahorse Village	Two 2 bed, 2 bath units and two 1 bed, 1 bath apartments.	Fourplex	\$119,943.00
Windermere, Block 7, Lot # 30	Vacant lot - structure destroyed in Hurracane Dorian	Vacant land	\$20,000.00

Discovery Bay, Unit 3, Lot 41 'The Gardens at Discovery Bay"	Single Family residential lot	Vacant Land	\$84,450.00
Lot #16 Blk #14 Unit #3 Land in Derby's	Parcel of land	Vacant Land	\$38,000.00
Lincoln Park, Unit 2, Block 22, Lot 19	Single family lot	Vacant Land	\$25,857.00
Lot 4, Blk 27, Lincoln Green, FPO, GB	1bed,1bath	Multifamily	\$85,000.00
Lot #2 Portion of B-124, High Rock, G.B.	Single family lot	Vacant Land	\$45,000.00
Lot 20 Block 7 Windermere Subdivision	Vacant land	Vacant Land	\$19,000.00
Lot #115 Acklins Place Court #3, Hawksbill, G.B.	3 bed, 1 bath home with covered porch entrance	Single Family	\$71,000.00

Sands & Solutions Bahamas Realty Ltd. (Grand Bahama)

Telesha Sands-Pinder 242.727.9475

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot 2 Block 3 Shannon Country Club	Vacant Land	Vacant Land - Multi family	\$45,000.00
Lot 9 Block 3 Shannon Subdivision	Vacant Land	Vacant Land - Multi family	\$40,000.00
Lot #49 Gardens at Sunrise	3 bed/2 bath residence	Residential	\$105,688.00

Keys Bahamas Realty Ltd. (Grand Bahama)

Donna Laing-Jones 242.727.9475 / 242.373.5397

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot 1 Block 18 Pinta Avenue	3 bed 2 1/2 bath residence	Single Family	\$135,000.00

Engel & Volkers Bahamas (Long Island)

Cheryl De Goicoechea 242.357.1064

<i>PROPERTY ADDRESS</i>	<i>PROPERTY DESCRIPTION</i>	<i>PROPERTY TYPE</i>	<i>ASKING PRICE</i>
Lot situate in Morrisville Long Island	3 bed 2 bath residence	Single Family	\$265,000.00