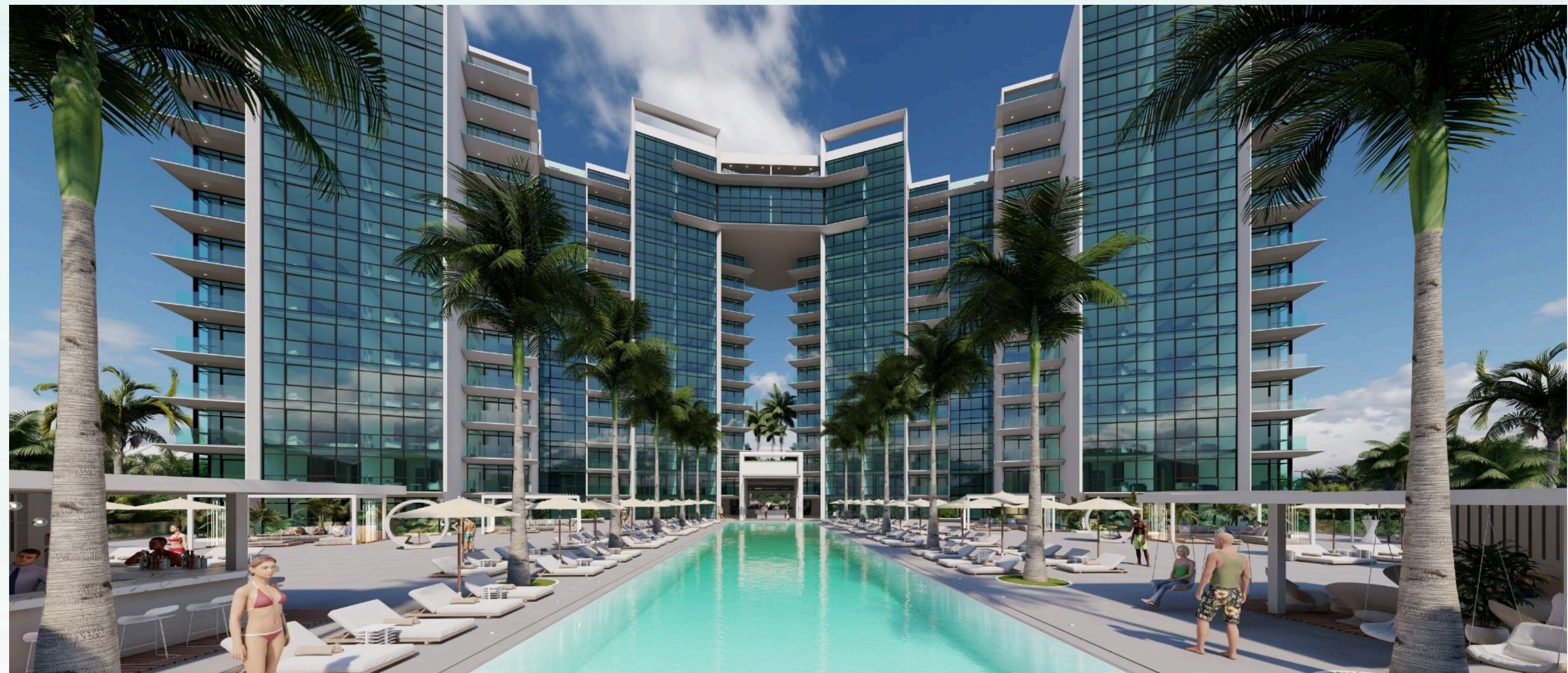


AQUA
RESORT

Management Proposal


REAL ESTATE



Hello!

Dear Owners of Aqua Resort,

We are 4U Real Estate, pleased to present a brief summary of our proposal to manage Aqua Resort. Our aim is to maximize your rental income, ensure excellent property maintenance, and deliver service that listens and responds to your needs as property owners.

With our experience and commitment to professionalism, we work closely with clients to align our strategies with your goals, supporting both the financial performance and long-term value of your property.

We would be delighted to discuss our proposal in more detail with you. Our team is at your disposal by phone, email, in-person meeting, or video call whichever is the most convenient for you.

We look forward to connecting and exploring how we can contribute to the ongoing success of Aqua Resort.

Sincerely,
The 4U Real Estate Management Team



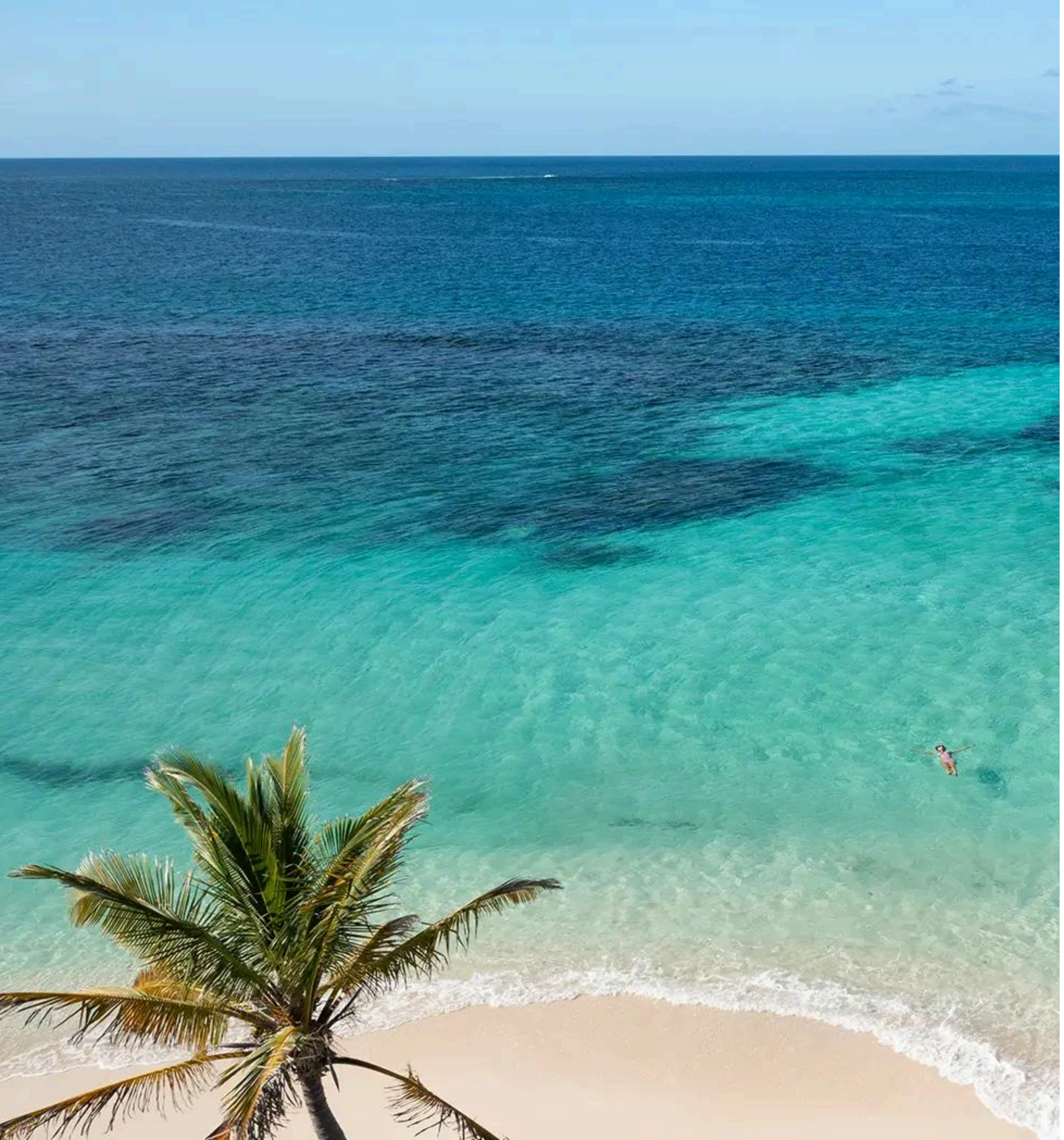


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AQUA Resort & Marina

AQUA Resort in Cupecoy, Sint Maarten, is a one-of-a-kind project redefining the rental market. Ideally located near Mullet Bay Beach and Porto Cupecoy, it will cater to short-term rentals on platforms like Airbnb, Booking.com, and Vrbo, while offering long-term leasing options.

With a marina, Olympic-sized pool, gym, and recreational facilities, it will deliver an unmatched experience for guests and tenants. Its scale and features have no comparison in Sint Maarten.

For investors, AQUA Resort offers high rental demand, steady income potential, and property value growth. This project stands as a leader in luxury rentals and investment opportunities in the Caribbean.

4U Real Estate



Your Property, Our Priority!



4U Real Estate offers AQUA Resort the opportunity to maximize its visibility through our extensive network of public and private partners. By leveraging these connections, we can position the resort as a premier choice for both renters and investors, ensuring a strong market presence.

Our established local partnerships with maintenance teams and service providers guarantee smooth operations and rapid responses to any needs, providing peace of mind for property owners. With our proven expertise in managing similar projects and access to customized management tools, 4U Real Estate ensures a seamless experience while optimizing returns, making us the ideal partner for AQUA Resort's success.



Key Points

01.

HOA Fees: No Increases, Guaranteed!

We offer a legally binding capped fee of \$6 USD per SQM, included in the agreement for units in our management program (option 3). This ensures no short-term increases and guarantees cost control.

02.

Optimized Management Fees

Our study on AQUA RESORT's unique aspects allows us to present the top offer to investors from 5% to 18% of Management Fees. Property owners enjoy flexibility, choosing from three tailored options.

03.

Flexible Terms & Conditions

We provide personalized, flexible services tailored to your needs, with no extra fees for managing requests, ensuring hassle-free satisfaction and full support.

04.

Assistance Required?

We assist with ownership transfer, utility setup, internet subscription, furniture packages, seamless installation with no additional setup fees!

HOA Services



By 4U Real Estate

Hoa Guarantee

Controlled Management for Your Peace of Mind

After a thorough analysis of the costs associated with the maintenance and upkeep of common areas, we are pleased to offer a capped fee of \$6 USD per square meter. This guarantee is exclusively available to units participating in our management program ([option 3](#)).

Although we have observed increases in management fees on some projects, rising from USD 5 to USD 8 per square meter one year after its launch, we want to assure you of our control over related costs, as for example at The Hills Residence in Simpson Bay where fees are currently USD 5 per square meter for larger and hard-to-access common areas (4 pools, 8 jacuzzis, 5 elevators, green spaces, insurance for 174 units, etc.). Should such an increase occur, 4U Real Estate commits to covering any potential difference, thereby ensuring your financial stability and peace of mind.

Our priority is to provide you with exceptional service while keeping your costs under control!





HOA Services



Expertise & Competence

Our dedicated team supports every homeowner, whether your property is part of our management system or not.



24/7 Responsiveness & Availability

As local administrators, we understand your area's unique needs and partner with trusted service providers. Daily on-site presence + emergency support anytime.



Financial Transparency

Clear accounting, detailed reports, and accessible explanations for all member



Project & Renovation Management

- Quick fixes (plumbing, electrical, cleaning, etc.).
- Full oversight for renovations and everyday incidents.



Technology & Modern Tools

- Mobile app for real-time tracking of:
- Incident resolution
 - Expenses
 - Administrative documents



Common Area Maintenance

Gym: Equipment upkeep, access rules, cleanliness.
Pool/Bar: Daily maintenance, water safety, repairs.
Paddle Court/Mini-Golf: Surface care + conflict-free scheduling.
General Spaces: Smooth operations for all shared areas.

Rental Management



By 4U Real Estate

Our Services, For Your Property!

Complete management services, designed according to your needs and included in our options ranging from 5% to 18%.



Experience

Welcome Basket

Concierge Services

Shuttle Services

Check-in/Check-out

Lobby Staff



Visibility

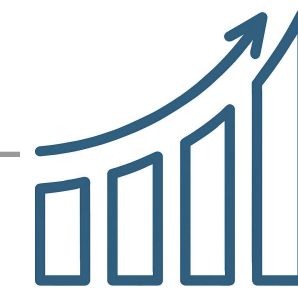
Professional Photography

Official Website

Platforms Listings

Marketing Optimization

Social Media



Optimization

Dynamic Pricing

Low Season Strategy

Paid Advertising

Partner for Possibilities



Property Care

Property Inspection

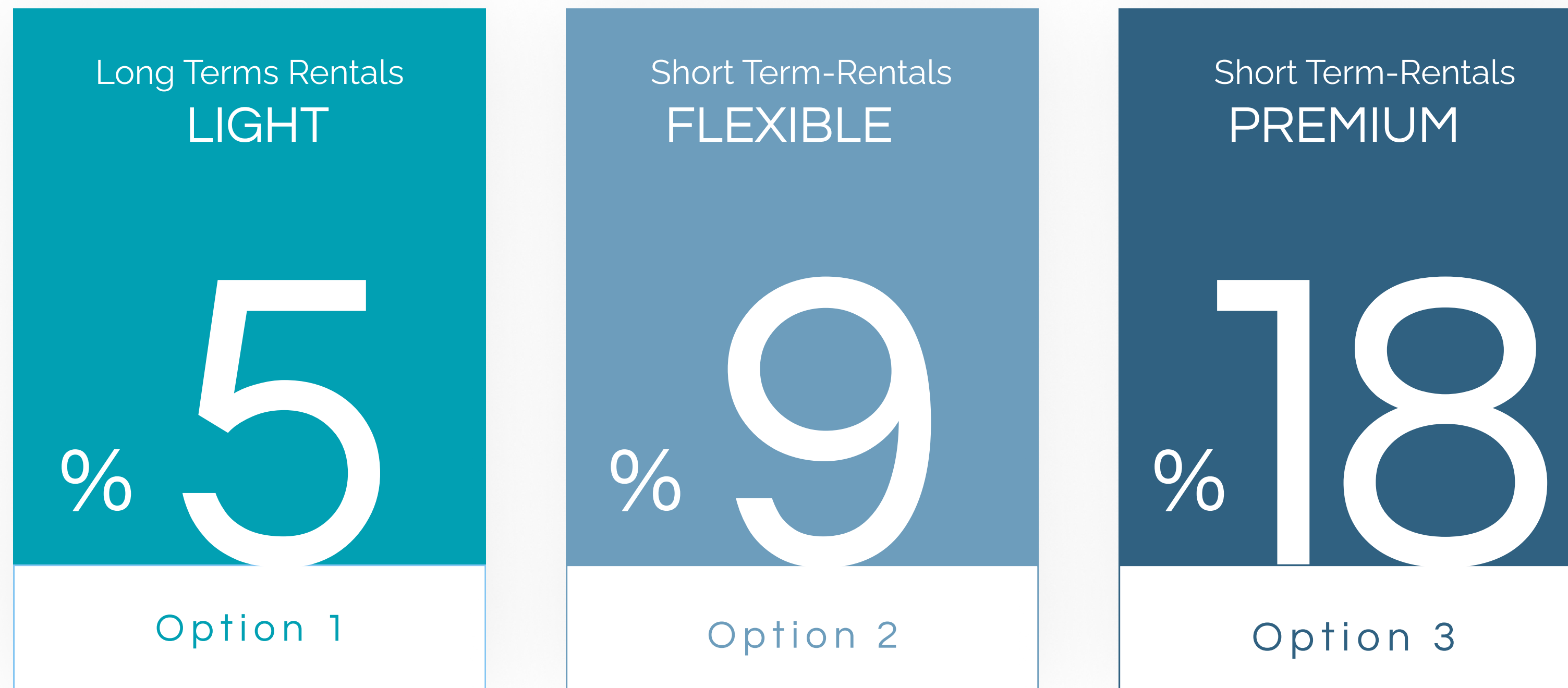
Professional Cleaning

Maintenance & Repairs

Security Deposit

Management Fees

At 4U Real Estate, we understand that every property owner has unique goals and priorities, which is why we offer you the flexibility to choose a management plan that's perfect for your needs at Aqua Resort. Whether you're seeking comprehensive, hands-off management solutions or prefer to stay more involved, we have tailored options to suit your preferences. Our goal is to make property management seamless and efficient, combining our expertise with your vision to ensure the best outcome. With our adaptable plans, you can enjoy peace of mind knowing your property is managed with care and precision, while maximizing its potential.





Option 1

Long Term Rentals

Hassle-Free Rental Management for Your Aqua Resort Property

Are you looking to maximize your property's potential without the stress of day-to-day management? At 4U Real Estate, we specialize in long-term rental management, designed to give you peace of mind and more free time. optimized listings to attract high-quality clients.

What you'll get:

- **Tenant Sourcing:** We'll find reliable tenants for your property.
- **Rental Formalities:** From contracts to compliance, we'll handle all the details.
- **Transparent Accounting:** We issue rental receipts and keep things orderly for you.
- **Dedicated app:** consult your owner account in real time!
- **Competitive Fees:** All this for just 5% management fee!

Option 2

Short -Term Flexible

“Guest provided by Owner”

Managing your short-term rental at Aqua Resort has never been easier. With 4U Real Estate's "Rental Option 2," you retain full control over advertising and commercializing your property across platforms, including creating listings and managing availability. Meanwhile, we handle all operational aspects, including guest check-ins, cleaning, maintenance, and 24/7 support, ensuring a seamless experience for both you and your guests.

What you'll get (included in management fees):

- Welcome Basket
- Concierge Services
- Shuttle Services
- Check-in/Check-out
- Lobby Staff
- Professional Photography
- Property Inspection
- Maintenance & Repairs

**Pricing, however, may be subject to regulation to maximize ROI and reduce pricing competition within the resort.*

Short Term-Rentals
FLEXIBLE

% 9

Option 2



Short Terms Rentals
PREMIUM

% 18

Option 3

Option 3

Short-Term Premium

“Guest Provide by Manager”

Are you ready to maximize your rental potential at Aqua Resort? With 4U Real Estate, we make short-term rental management effortless, so you can enjoy the benefits without the work.

What you'll get with (included in management fees):

- Welcome Basket
- Concierge Services
- Shuttle Services
- Check-in/Check-out
- Lobby Staff
- Professional Photography
- Platforms & Website listing
- Marketing Optimization
- Social Media
- Dynamic Pricing
- Paid Advertising
- Property Inspection
- Professional Cleaning
- Maintenance & Repairs
- Collection of Security Deposit

**the only restriction is your advertisement should be done in other platform that we do and at respect our price range defined every year*

Flexible Terms & Conditions

We focus on listening, flexibility, and adapting to your unique needs. Our team ensures personalized, responsive service, always ready to adjust and support you for complete satisfaction.

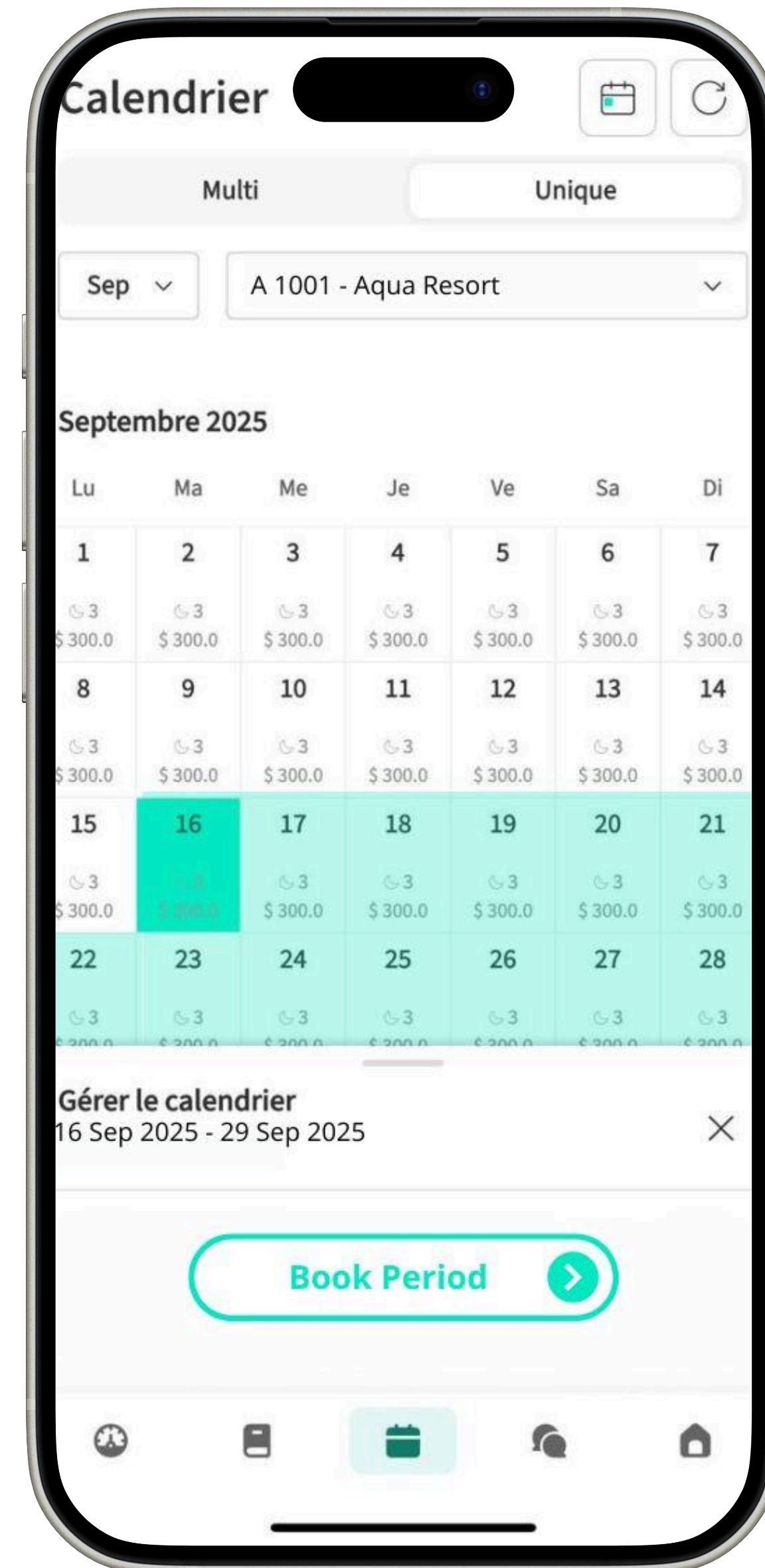
Want to stay in your unit?

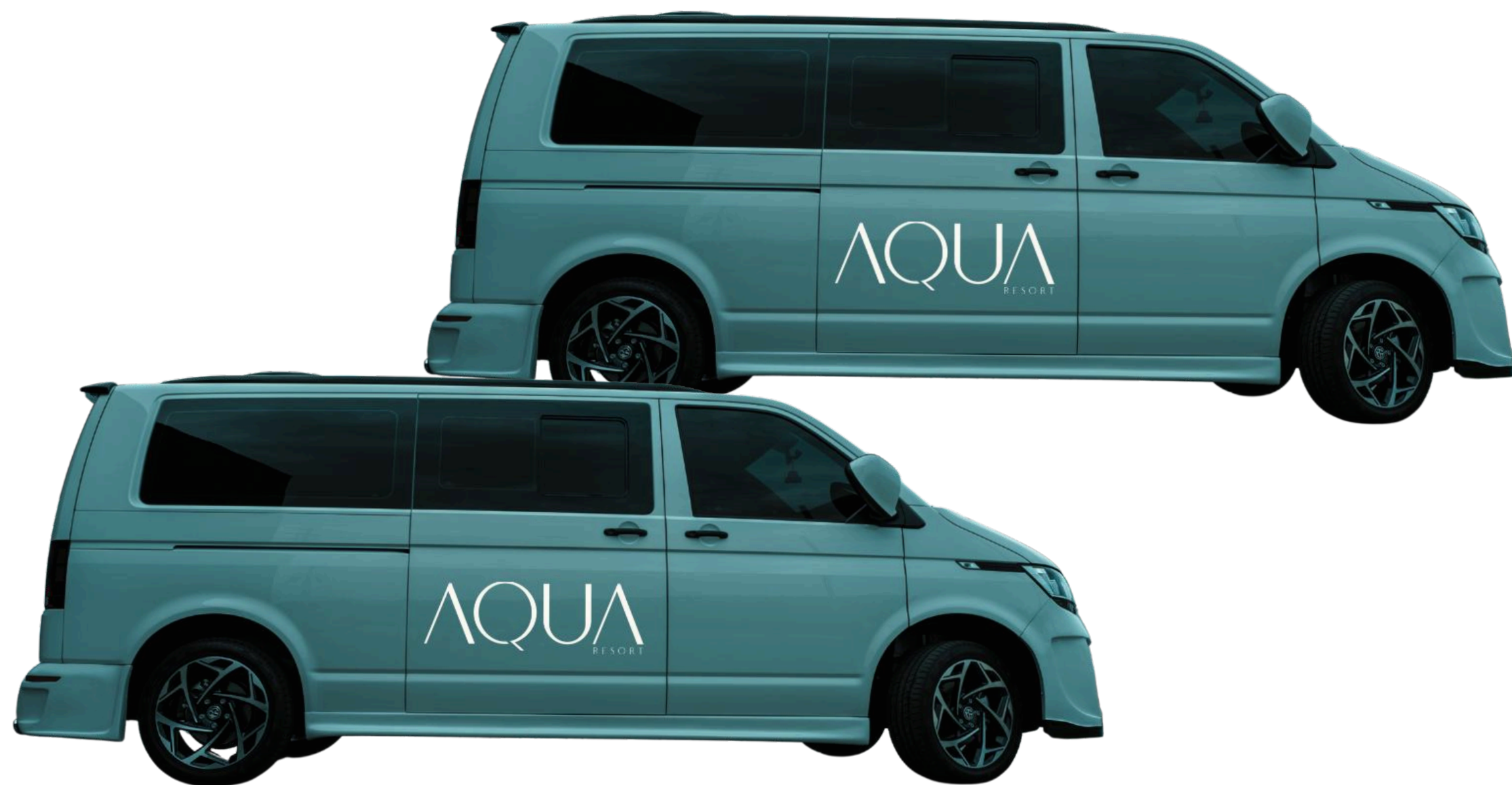
- Connect to our dedicated dates
- Select your period
- Confirm your Date

Anything Else?

- Choice of services?
- Maintenance Request?
- Improvement Needed?
- Others?

Our mission is to fully meet all your unit's needs, with no additional fees for overseeing and managing them, hassle-free and worry-free!





Shuttle Services

At Owners & Guest Disposal!

We are proud to offer a complimentary shuttle service for owners and all guests participating in the rental program.

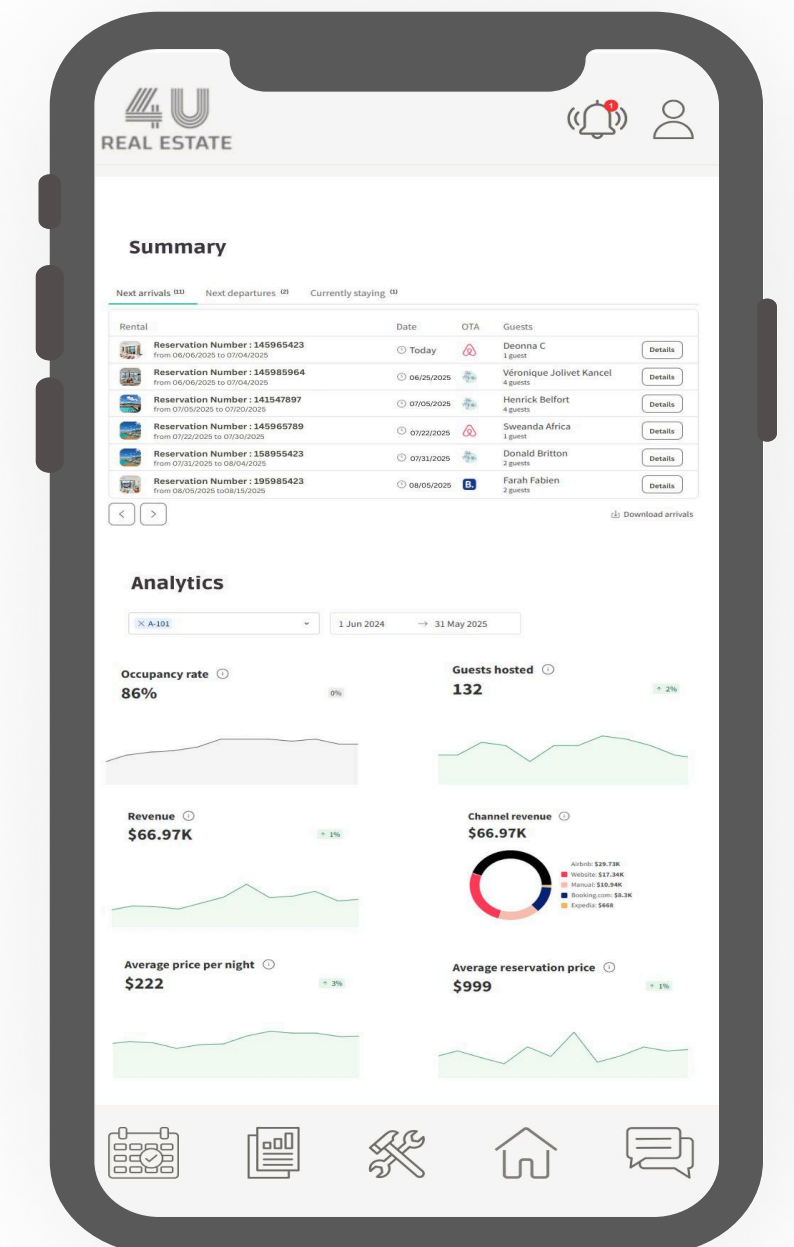
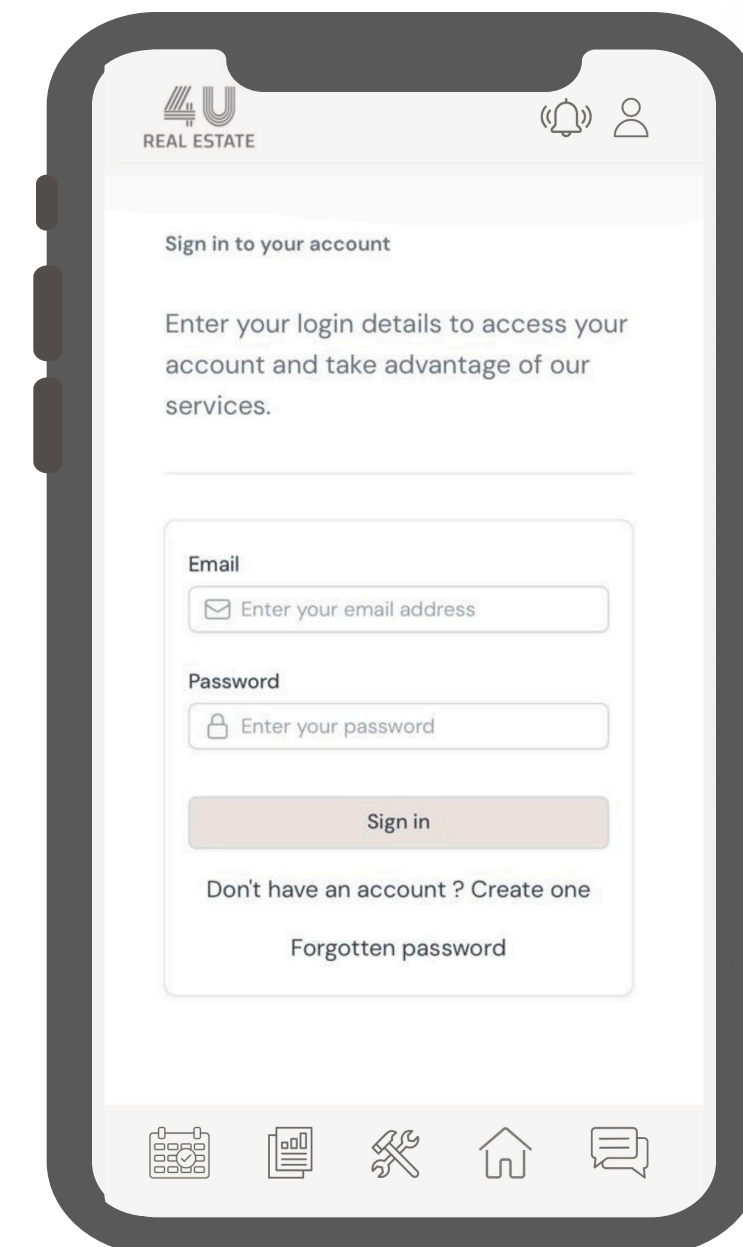
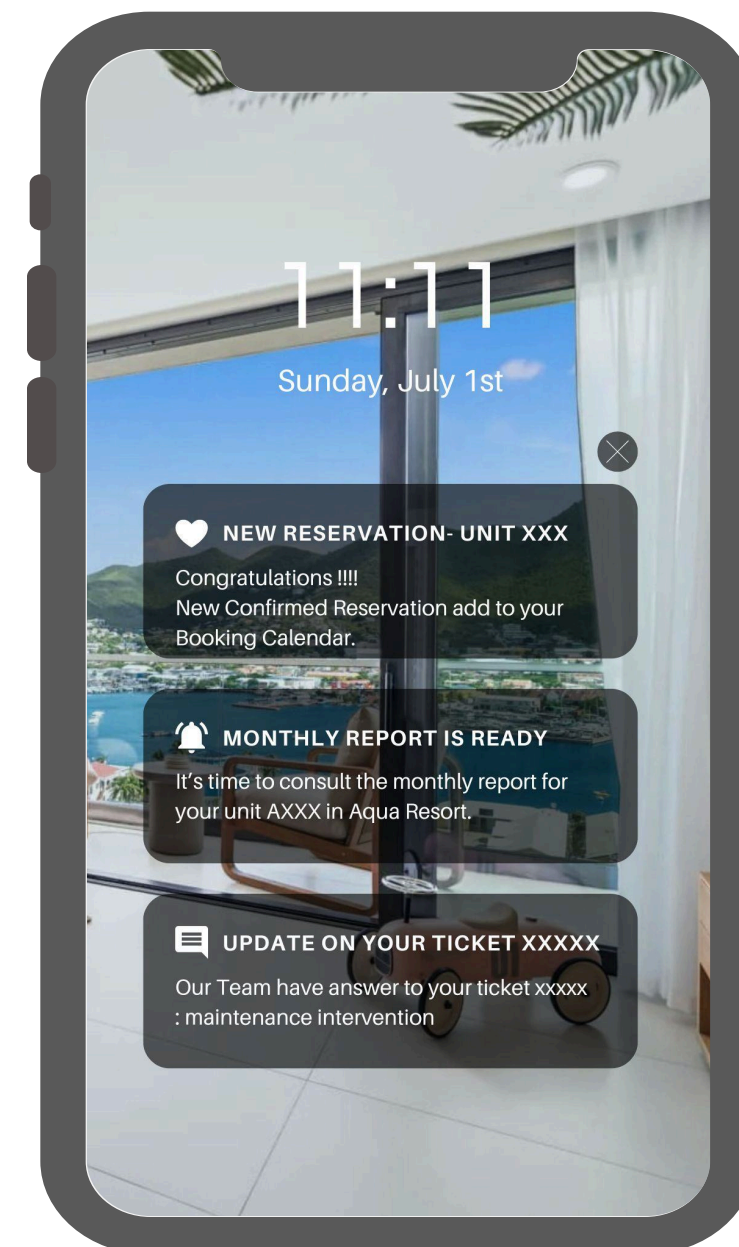
This service will include shuttles to the airport (Princess Juliana International Airport) and to Mullet Bay Beach. This service is included in our management fees (no extra payment required).

We believe this service will increase the attractiveness of the entire resort and constitute an advantage over other properties that do not offer this type of service or require additional fees.

Dedicated App with Push Notifications

Manage Your Property

- Seamless experience with real-time property performance and booking updates.
- Push notifications for instant alerts on new reservations and guest check-ins.
- Simplified communication to manage preferences effortlessly and stay connected.
- Accounting Portal
- Calendar Access
- 24/7 maintenance support via a real-time ticket system for swift issue resolution.



Financial & Analytics



By 4U Real Estate

Average Rental Value

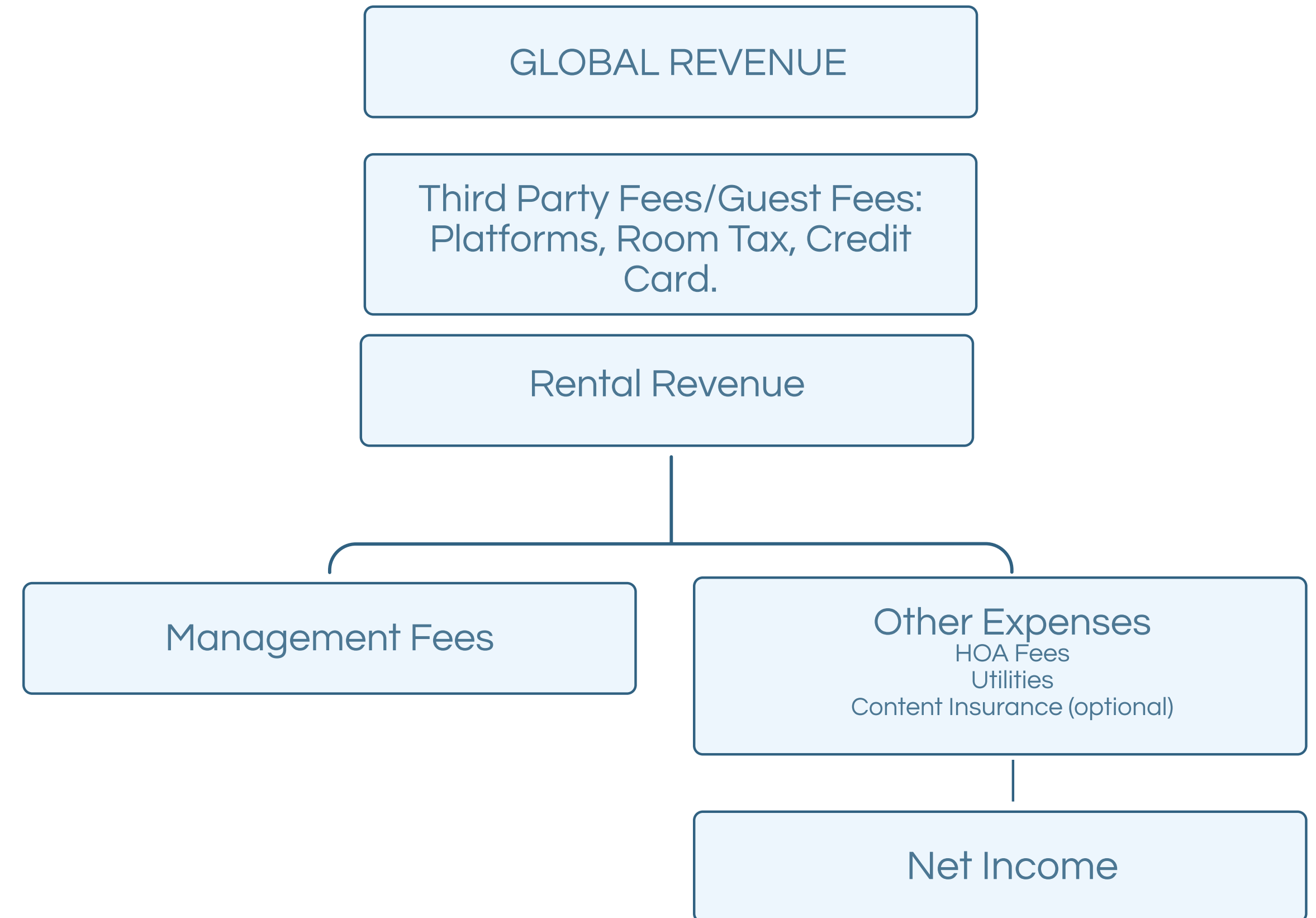
Nightly Price for Season 2025/2026

	Fourteen at Mullet Bay	Cliff	Sonesta	Morgan Resort	Simpson Bay Yatch Club	The Hills	Hilton Vacations	Average
Studio	\$ 250	N/A	N/A	\$ 469	\$ 204	N/A	\$ 456	\$ 344
1 Bedrooms	\$ 293	\$ 393	\$ 472	\$ 670	\$ 253	\$ 260	\$ 530	\$ 410
2 Bedrooms	\$ 537	\$ 530	\$ 1020	N/A	\$ 443	\$ 416	\$ 616	\$ 593
3 Bedrooms	\$ 799	N/A	\$ 1389	N/A	\$ 475	\$ 530	697	\$ 778

The prices observed above are taken from the official rental websites of each establishment and do not account for commercial practices aimed at reducing prices to increase the occupancy rate of certain establishments, which contributes to the depreciation of a property while reducing its profitability. Establishments occasionally offer discounts of up to 50% off the mentioned prices depending on their occupancy, thereby leading to the devaluation of rental properties and the market as a whole. The average price represents a baseline that we are committed to maintaining at Aqua Resort for the benefit of all. Our goal is to preserve market prices and avoid undervaluing a project like this.

Share Structure

- 1. Global Revenue:** Total income from renting out a property.
- 2. Third Party Fees/Guest Fees:** The costs are generally the responsibility of the tenant, usually added to rental revenue, these expenses are:
 - **Platform Fees:** Charges by booking platforms (e.g., Airbnb).
 - **Room Tax:** Local taxes on rental income.
 - **Credit Card/Bank Fees:** Transaction processing costs.
- 3. Rental Revenue:** Revenue generated by the unit after deducting third party fees.
- 4. Management Fees:** are calculated as a percentage of the rental revenue depending on the chosen option.
- 5. Other Expenses:** expenses related to the unit.
 - **HOA Fees:** Homeowners Association dues for property upkeep.
 - **Utilities:** Costs for electricity, water, etc.
 - **Content Insurance:** Optional insurance for belongings.
- 6. Net Income:** This amount corresponds to the rental revenue minus the management fees and other expenses, resulting in the net amount received by the owner.



*4U Real Estate provides optimal transparency by separating rental income from fees paid by tenants. This distinction allows property owners to clearly understand how these elements impact overall and net income. The approach ensures a better evaluation of return on investment, enabling adjustments to rent or fees to maximize profits. This clarity helps owners make informed decisions to optimize their revenue.

Studios



Assumptions

Average price per/night	\$ 280
Occupancy Rates	60%

Income

Rental Revenue	\$61,320
----------------	----------

Expenses

Association Fees (HOA)	\$ 3,240
Management (18%)	\$ 11,037
Water/ Electricty	\$ 3,240
Internet	\$ 780
Content Insurance (Optional)	\$ 300
Linen	\$ 420

Net Income

2027	2028	2029	2030	2031
\$ 42,303	\$ 43 572	\$ 44 879	\$ 46,226	\$ 47,612

Assumptions

Average price per/night	\$ 320
Occupancy Rates	60%

Income

Rental Revenue	\$ 70,080
----------------	-----------

Expenses

Association Fees (HOA)	\$ 5,400
Management (18%)	\$ 12,614
Water/ Electricty	\$ 3,840
Internet	\$ 780
Content Insurance (Optional)	\$ 360
Linen	\$ 480

Net Income

2027	2028	2029	2030	2031
\$ 46,606	\$ 48,004	\$ 49,444	\$ 50,928	\$ 52,455

1-Bedroom



2-Bedroom



Assumptions

Average price per/night	\$ 485
Occupancy Rates	60%

Income

Rental Revenue	\$ 106,215
----------------	------------

Expenses

Association Fees (HOA)	\$ 8,568
Management (18%)	\$ 19,118
Water/ Electricity	\$ 4,440
Internet	\$ 780
Content Insurance (Optional)	\$ 420
Linen	\$ 540

Net Income

2027	2028	2029	2030	2031
\$ 72,349	\$ 74,519	\$ 76,755	\$ 79,057	\$ 81,429

3-Bedroom

Assumptions

Average price per/night	\$ 630
Occupancy Rates	60%

Income

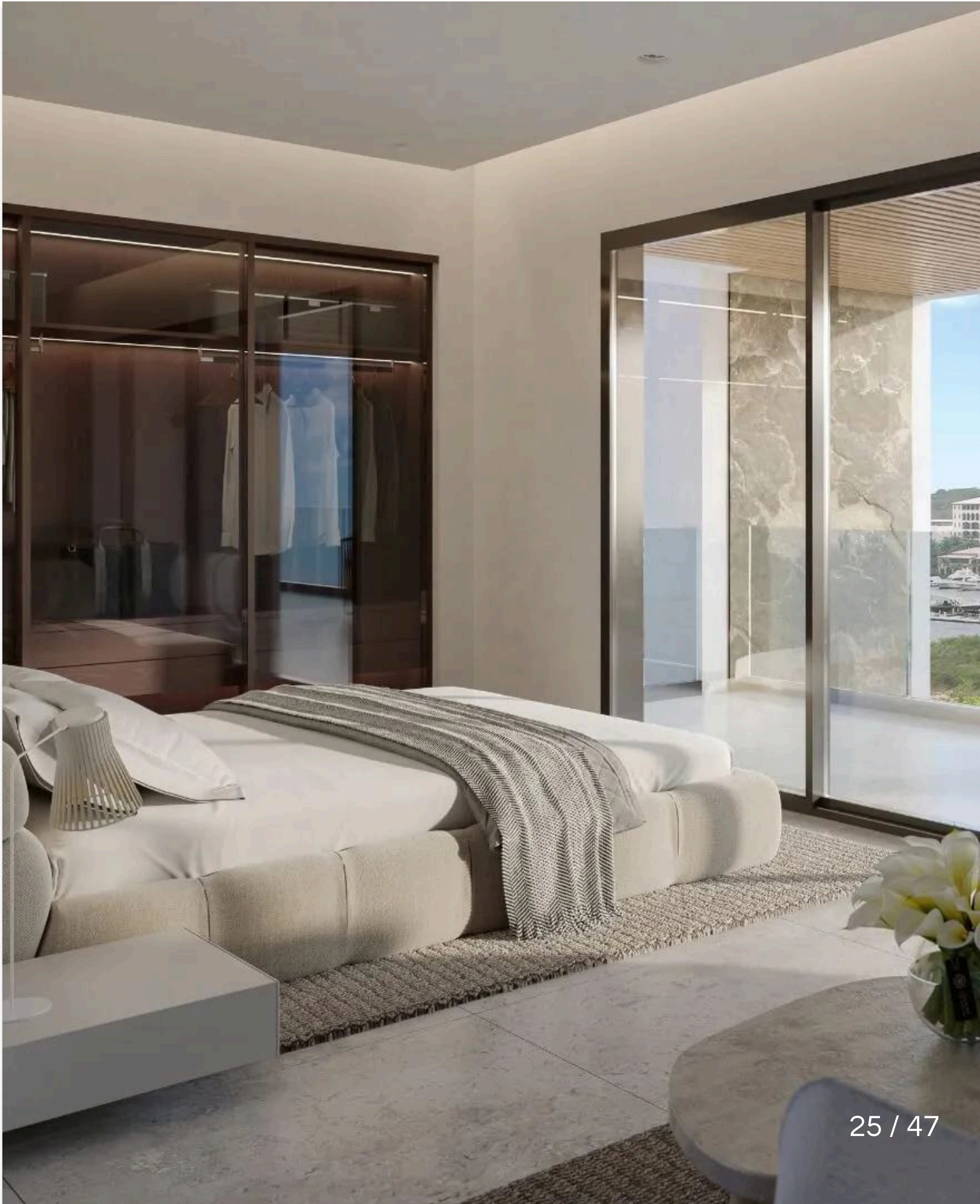
Rental Revenue	\$ 137,970
----------------	------------

Expenses

Association Fees (HOA)	\$ 12,312
Management (18%)	\$ 24,834
Water/ Electricty	\$ 5,040
Internet	\$ 780
Content Insurance (Optional)	\$ 480
Linen	\$ 600

Net Income

2027	2028	2029	2030	2031
\$ 93,924	\$ 96,742	\$ 99,644	\$ 102,633	\$ 105,712



Duplex & Penthouses



Assumptions

Average price per/night	\$ 1200
Occupancy Rates	50%

Income

Rental Revenue	\$ 182,500
----------------	------------

Expenses

Association Fees (HOA)	\$ 22,608
Management (18%)	\$ 32,850
Water/ Electricity	\$ 7,200
Internet	\$ 780
Content Insurance (Optional)	\$ 720
Linen	\$ 960

Net Income

2027	2028	2029	2030	2031
\$ 117,382	\$ 120,903	\$ 124,530	\$ 128,266	\$ 132,114



Assistance Required?

- Transfer of Ownership?
- Opening of Water & Electricity?
- Subscription of Monthly Internet?
- Proposal of Furniture Package?
- Receiving & Installation of Furnitures?
- Professional Pictures?
- Something more?

***No Additionnal Fees for Setting-up your rental !**

Marketing Approach



By 4U Real Estate

Advertising on Top Platforms

Maximize Impact, Advertise
Where It Matters!

Listing Process

- **Step One**
Your property will be showcased on the most popular and effective property rental platforms.
- **Step Two**
Professional photography and engaging descriptions are used to attract high-quality clients.
- **Step Three**
We optimize your listing for maximum visibility and booking potential.

Partnering for Possibilities

Your Gateway to Endless Options

Hotels.com

Vrbo

Airbnb

Priceline

US Agent Partner

Travel Agencies

Booking.com

Expedia

Agoda

Direct Reservations

Orbitz

Google Vacation Rentals

Target Audience

Couples and families enjoy vacations blending relaxation with activities, while professionals value venues for seminars or events. International travelers are drawn to premium accommodations and personalized experiences, ensuring memorable and tailored journeys.

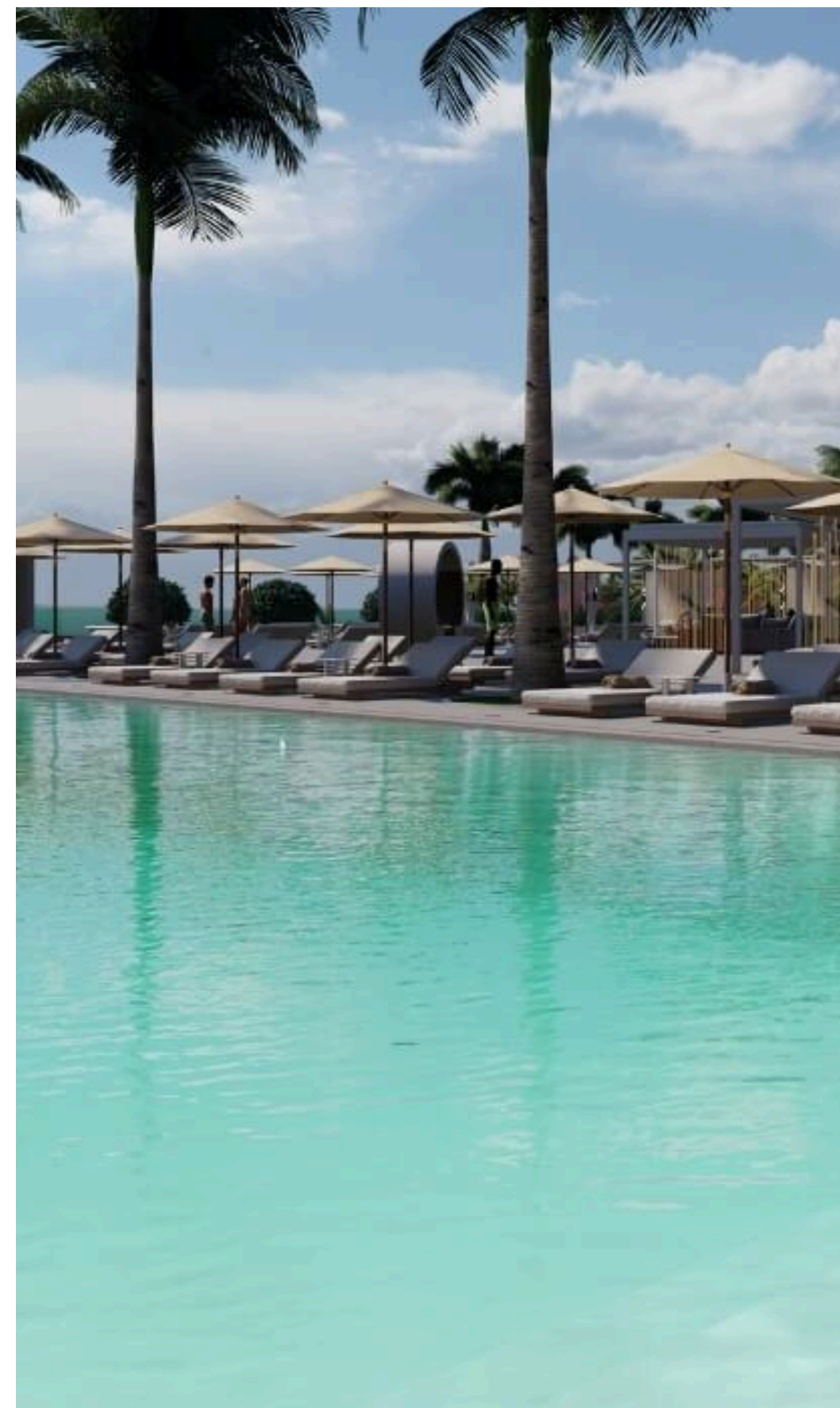


Marketing Strategy

Prominent channels, such as targeted digital campaigns on social media and online advertising, play a key role in reaching diverse audiences effectively. Partnerships with tour operators further enhance reach by tapping into established networks of travelers. To retain loyal groups, personalized promotions, including customized offers, foster stronger connections and encourage repeat engagement. International visibility is bolstered through collaborations with influencers, who bring authenticity and global appeal, alongside participation in travel fairs that showcase offerings to a wide array of potential clients. Together, these strategies create a cohesive approach to expanding reach and engagement.



Dedicated Website & Social Medias



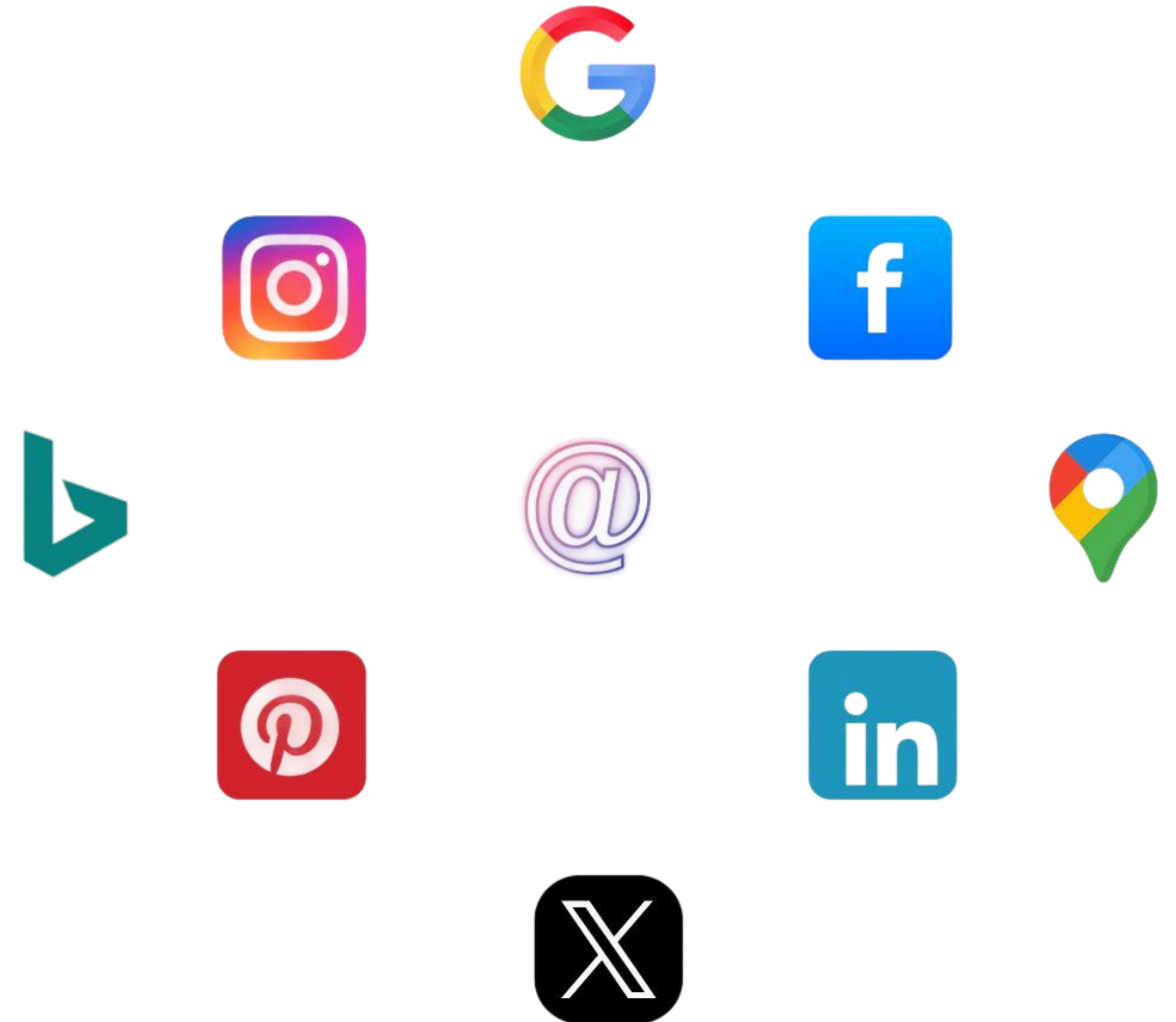
At 4U Real Estate, we're committed to help Aqua Resort thrive by creating a stunning, user-friendly website designed for direct reservations. This platform will showcase the resort's unique charm while offering seamless booking options for guests. To maximize reservations, we'll launch a dynamic social media campaign packed with engaging promotions, ensuring your resort reaches a wider audience and stays top of mind.

With our expertise, your Aqua Resort will stand out and attract more guests than ever!

- Enhanced Brand Identity
- Direct Booking Opportunities
- Improved Customer Experience
- Competitive Edge
- Increased Marketing Control
- Data Ownership and Insights

What have we already done to promote Aqua Resort?

4u Real Estate has taken a proactive approach to ensure effective management and marketing of Aqua Resort. We have already established a **Google Business** profile to prepare and enhance the resort's online presence and make it easily accessible to potential guests. Additionally, they consistently publish engaging content on popular social media platforms like **Instagram, Facebook, and Pinterest**. This strategy not only keeps audiences informed but also showcases their dedication to maintaining strong visibility and building deeper connections with their target market. Through these efforts, 4u Real Estate demonstrates a clear commitment to maximizing **Aqua Resort's growth and success**.



Marketing Results

The result we already have with our websites communication

4u Real Estate is strategically positioned to excel in managing Aqua Resort, thanks to our **efficient implementation of SEO** across all their websites. By optimizing content, leveraging keywords, and enhancing site performance, they've already laid the groundwork to achieve top rankings on Google search results. This **proactive effort** not only drives visibility but also ensures that a crucial aspect of marketing is already handled before the management transition. With this foundation in place, 4u Real Estate will maximize Aqua Resort's online reach and **deliver a competitive edge right from the start.**

Google Search Results "AQUA Resort Sint Maarten"

Site	Position
<u>Aqua Resort My Business</u>	#01
<u>4u-realestate.org</u>	#02
<u>4u-realestate.com</u>	#03
<u>Instagram Aqua Resort</u>	#05
<u>realestatedevelopmentsxm.com</u>	#06
<u>stmaartendevlopment.com</u>	#07

Our Social Occupancy Today

Aqua Resort Sint...

9 et +

Publications

À propos

Plus

Aqua Resort Sint Maarten

Publié par Buffer

3 j ·

Discover the epitome of luxury with Aqua Villas, an exclusive project nestled i...

Afficher la suite

4U REAL ESTATE

Meet Us

Voir les statistiques et les publicités

Booster la publication

J'aime

Commenter

Envoyer

Partager

Aqua Resort and Villas

Sponsorisée ·

Discover our Luxury Vacation Rentals in Sint Maarten. Stay in The new "Place to Be" in Sint Maarten!

Aqua Resort and Villas

Discover Aqua Resort in Cupecoy...

Appeler

J'aime

Commenter

Partager

Aqua Resort

483 Pins

Sponsorisé

4U Real Estate

https://www.4u-realestate.org

Aqua Resort

Explore Aqua Resort — Invest in Aqua Resort in Cupecoy Sint Maarten Lagoon front luxury condos. 4U Real Estate offers the best properties for sale in Sint Maarten. Meet Our Team. Subscribe To...

Availabilities

Rent

Vacation Rentals

View Our Services

Appeler le (721) 523-0485

Adresses

Océan Atlantique Nord

AQUA RESORT | SINT MAARTEN

France

Espagne

Italie

Algérie

Libye

Egypte

Irak

Mali

Niger

Données cartographiques © 2025

AQUA RESORT | SINT MAARTEN

Vous gérez cette fiche d'établir

5,0

★★★★★ (2)

Agence immobilière · Cupecoy, Sa...

Site Web

Appeler

Itinéraire

aqua_resort_sxm

Aqua Resort | Sint Maarten

554 publications

556 followers

937 suivi(e)s

Agence immobilière

Looking for the perfect vacation home or investment opportunity? Look no further than Aqua Resort in Cupecoy, Sint Maarten! proposed by 4U Real Estate

Voir la traduction

www.4u-realestate.org/en/aqua-resort-s...

116 autres personnes que vous connaissez suivent

Suivi(e)

Écrire

Contacter

AQUA

Aqua Resort

AQUA

Aqua Villas

90 derniers jours

26 mars - 23 juin

Vues

9,651

Followers

55,8%

Non-followers

44,2%

Comptes touchés

1,825

-9,2%

Par type de contenu

Tout

Followers

Non-followers

Reels

49,6%

Publications

34,1%

Stories

16,3%

35 / 47

Low Season Strategy



By 4U Real Estate

Targeted Campaigns for Low Seasons

Driving Occupancy

To maximize occupancy during low seasons, 4U Real Estate proposes deploying targeted and dynamic marketing campaigns built on creative strategies and concrete actions. The goal is to attract a diverse clientele by offering compelling deals, strategic partnerships, and unique experiences tailored to off-peak periods while enhancing Aqua Resort's visibility. Below is a detailed roadmap to achieve this:



Strategies and Tactics

Low Season Occupancy

Method 1

Leverage social media, personalized email marketing, and geo-targeted advertising to highlight Aqua Resort's unique off-season advantages and attract targeted travelers.

Method 2

Forge partnerships with travel agencies, local businesses, and influencers to enhance offerings and attract niche markets during low-demand periods.

Method 3

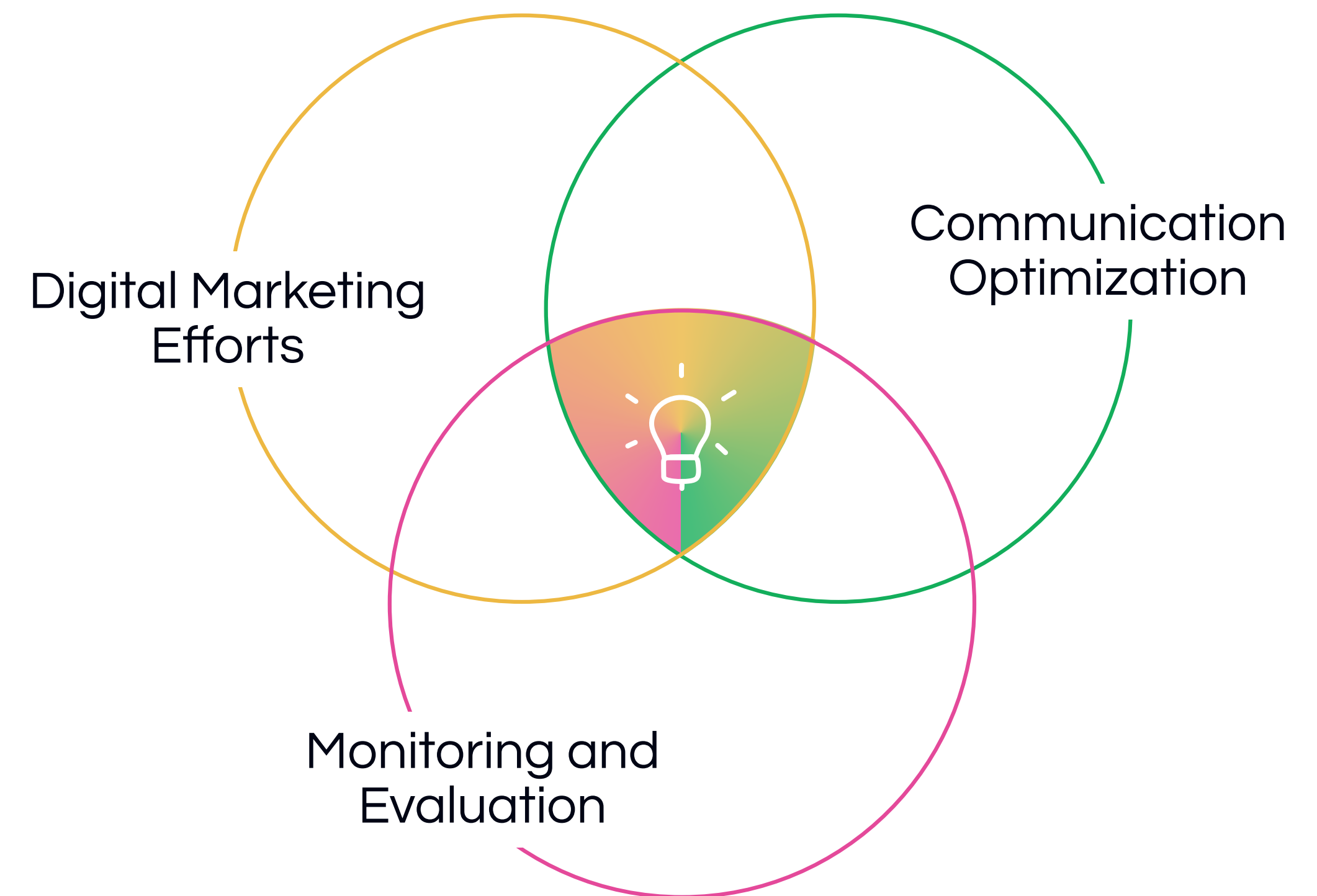
Monitor KPIs, conduct A/B testing, and gather customer feedback to optimize marketing strategies and refine offerings effectively.

Method 4

Create dedicated landing pages, engage loyal customers with rewards, and showcase user-generated content to promote off-season stays at Aqua Resort.

Method 5

Offer cultural events, wellness retreats, and exclusive off-season activities to attract guests seeking unique and peaceful experiences.



Extra Expected Incomes

Low Season Occupancy

With these initiatives, 4U Real Estate's strategic approach for Aqua Resort aims to transform low-season periods into a substantial revenue opportunity. By focusing on increased attractiveness and targeted segmentation, this plan directly contributes to boosting occupancy while securing loyalty from varied customer segments.

+ 42%
Occupancy

+ 30%
Reservations

+ 50%
Visitors

+ 35%
Outcome

Who we are?



By 4U Real Estate



Your Real estate Specialist in Sint Maarten

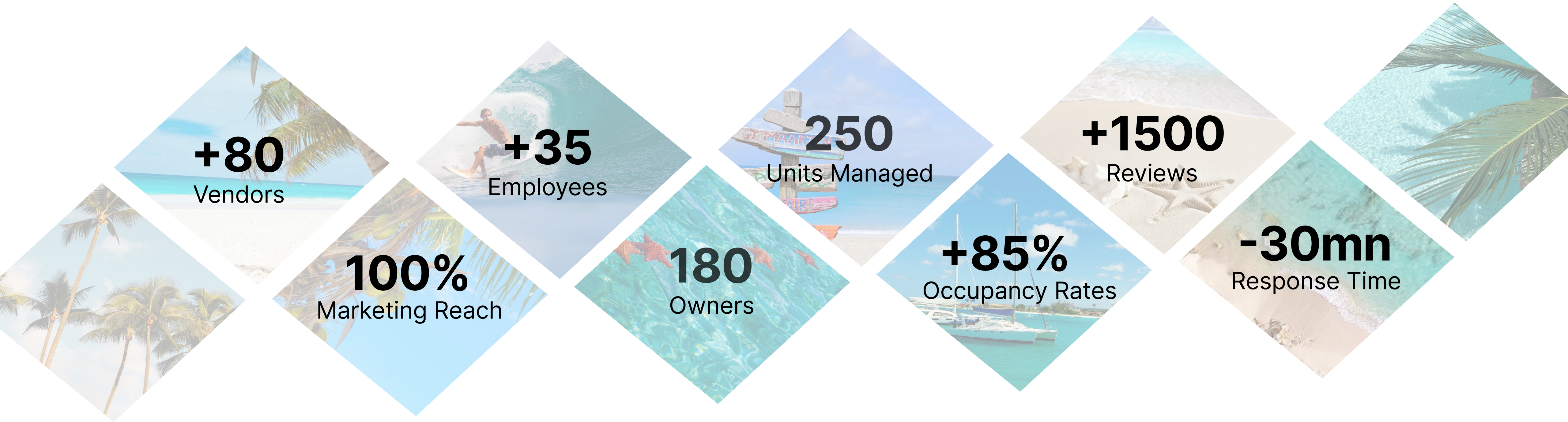
At 4U Real Estate, we pride ourselves on being experts in real estate development and property management, with a proven track record of delivering exceptional results.

Our experience spans across numerous properties, including The Hills Residence, which features 152 short-term rental condos and 22 commercial units. Through our **expert strategies and dedicated management approach**, property owners have enjoyed streamlined operations and increased income growth.

Leveraging advanced marketing technologies and a dedicated, detail-oriented approach, we've consistently provided our property owners with **transparent and efficient management solutions**. This not only simplifies the ownership experience but also helps maximize their income potential. When you partner with us, you'll benefit from a management team committed to driving growth and success for your property.



Metrics that Matters



+80
Vendors

+35
Employees

250
Units Managed

+1500
Reviews

100%
Marketing Reach

180
Owners

+85%
Occupancy Rates

-30mn
Response Time

Meet the Team

Dedicated to Aqua Resort Management



Jules Rimbaud
Chief Executive Officer



Severine Gaillard
Chief Operation Officer



Romane Vayssière
Sales & Marketing



Daris De la Cruz
Financial Officer



Isidaury Flanders
Cleaning & Maintenance



Zacharie Perrier
Concierge



Milouse Grandin
Concierge

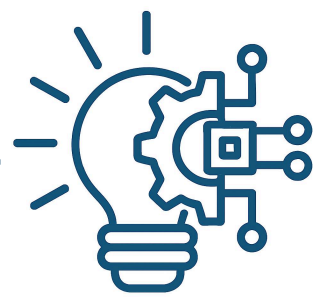


Jouvence Gassant
Concierge



Tevy Lochereau
Concierge

Why Choosing 4U Real Estate?



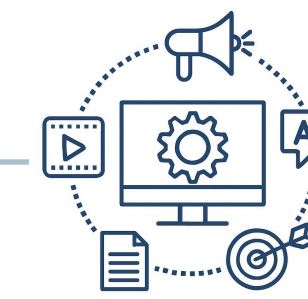
Operation & Technology

- **Extensive network:** Collaboration with public and private partners to maximize the resort's visibility and positioning.
- **Local partnerships:** Maintenance teams and service providers ensure smooth and responsive operations.
- **Proven expertise:** (see key figures on [page 39](#)).
- **Customized tools:** Advanced marketing strategies and transparent management solutions to optimize revenue.



Flexible Management Options & Capped HOA

- **Three management options:** Fees ranging from 5% to 18%, tailored to owners' needs.
- **Guaranteed HOA fees:** Capped at \$6 USD/m² with no short-term increases, and 4U Real Estate covering any potential differences.
- **Dedicated app:** Real-time performance tracking and simplified management.
- **Included services:** Check-ins/ check-outs, cleaning, maintenance, 24/7 assistance, and repair management.



Marketing Strategy And Visibility

- **Targeted digital campaigns:** Social media advertising and collaborations with influencers.
- **Partnerships with tour operators:** To reach a wide audience of travelers.
- **Low-season management:** Attractive offers and unique experiences to maximize occupancy.
- **Dedicated website:** Direct bookings and showcasing the resort's key features.
- **Active online presence:** Profiles on Google Business, Instagram, Facebook, and Pinterest.

Frequently Asked Questions



How do you ensure owner satisfaction?

We speak French, English, and Spanish and more importantly, we listen. Your needs inspire our work. From meticulous property care to personalized attention, your satisfaction isn't just our goal it's the core of our business.

How can I communicate with your team?

We're here for you can always reach us on-site, via email, phone, or WhatsApp, with or without an appointment. Need something? We'll make it happen.

Can I use my unit anytime?

Use of the unit is free; you can enjoy your unit whenever you want, depending on availability. As a courtesy, we will ask the owner to notify us one day in advance so that we can carefully prepare your unit and avoid any overlapping reservations.

Who handles guest charges (cleaning, laundry, taxes, etc.)

We collect all guest-paid fees before check-in. These go directly into your gross revenue and paid directly to the relevant vendors (total guest payment/reservation price). Want details? We'll provide full transparency, no hidden costs!

Why are you offering to guarantee the HOA fees?

4U REAL ESTATE's goal is to secure the investment of AQUA RESORT investors. We have decided to demonstrate our expertise and professionalism by avoiding unpleasant surprises, underestimated budget forecasts, fees, and by offering you all the usual worries that poor management could cause... With a monthly fee of USD 6.00 per square meter, if the budget is insufficient or increases, we cover the difference.

Frequently Asked Questions



How and when do you send owners payment?

Rental payments are made monthly between the 5th and 10th of each month following the rental period. We pay by bank transfer and/or according to your instructions.

What report will I receive or any statement? Do you provide a real-time access to our finances?

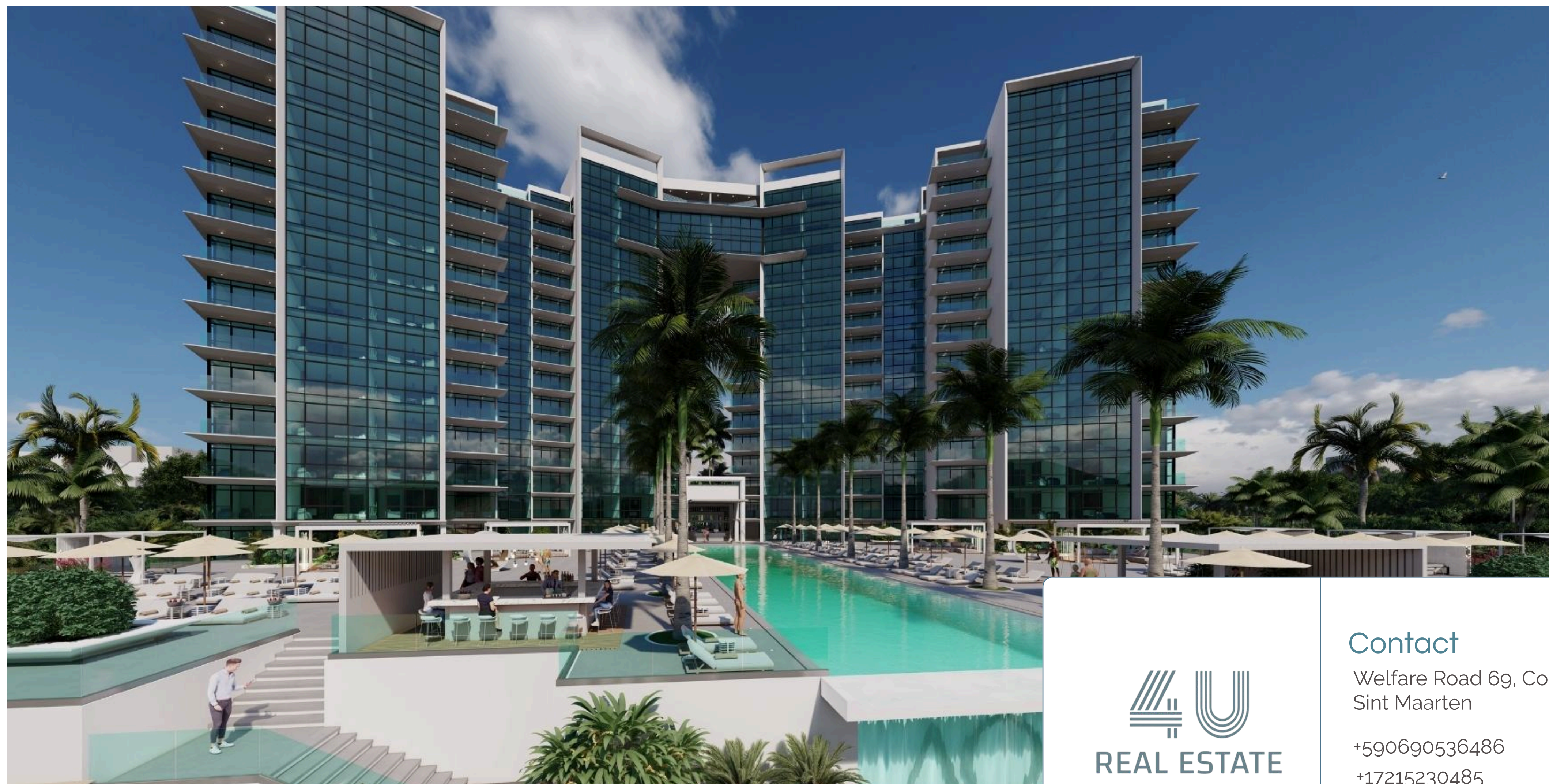
Upon the tenant's arrival, you will receive a 'Booking Summary', which includes all income and expenses charged to tenants for the rental, as well as a copy of the rental agreement. Each month, you will receive a full statement for the previous month on the 5th. You will also have owner access for real-time monitoring.

Can you show an example of your listing for similar properties?

The properties we manage have an occupancy rate of over 75% on average for the units we manage on a short-term basis. Among our portfolio you will find THE HILLS RESIDENCE in Simpson Bay, a project that speaks for itself with impressive results in its first years. The results and reviews speak for themselves, with a gross profitability greater than 15%! And few Luxury Villas.

How does your management implement cost optimization without compromising guest experience?

In order to optimize costs, 4U REAL ESTATE works on the following three principles: Our management company understands that energy on the island of Sint Maarten is precious and very expensive, which means we must implement systems to reduce our consumption today; We purchase materials and equipment directly from suppliers and in large quantities to minimize purchasing costs, by controlling purchase prices, our company works in collaboration with local labor, this lead to a reduction of total costs; We also understand that preventive maintenance is essential to avoid urgent and costly expenses, by carrying out compliant repairs today.



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