THE CAYMAN ISLANDS

REAL ESTATE GUIDE



ABOUT GRAND CAYMAN

The largest of the three islands, Grand Cayman is 76 square miles in size, 22 miles long and on average 4 miles wide, while the highest point on the island is just 60 feet above sea level.

POPULATION
Approximately 70,000 people and 120+ nationalities, with 50% being an ex-pat community.

TAXATION
No corporate, income, property, capital gains or sales (HST) taxes.

GOVERNMENT REVENUE
Primary sources include stamp tax, import duties and tourism.

ECONOMY
Cayman's off-shore finance sector is the economy's primary driver, with development emerging as the third pillar.

CLIMATE
Tropical, with minor seasonal variations
Average high: 30 C / 87 F
Average low: 24 C / 76 F

CURRENCY
Cayman Islands Dollar (KYD)
KYD$1=USD$1.2

INFRASTRUCTURE:

- Multiples word-class hospitals
- Several international schools
- High-end grocery stores
- Numerous top-tier restaurants

PROPERTY CAYMAN

WHY OWN IN CAYMAN

Cultural harmony and political and economic stability are truly unrivalled by any other Caribbean destination.

Cayman is a tax-neutral English-speaking British Overseas Territory and is one of the most exclusive islands in the Caribbean. Buying real estate is a simple and straightforward process and a safe and sound real estate investment.

BENEFITS INCLUDE:

- No restrictions on foreign ownership
- Tax neutral: no property, capital gains, inheritance, or corporate tax.
- Government guarantees land title - no need for Title Insurance
- Safe. Simple. Sophisticated.
- Direct Flights from major cities around the world provide ease of travel access.
- Stable and debt-free government with a strong credit rating
- Excellent infrastructure and low crime rate
- Leading financial services and extremely high GDP
- Top-rated international schools
- First-class healthcare: The Cayman Islands is home to 3 fully equipped hospitals (Health City, Doctors Hospital, and Cayman Islands Hospital) and several supporting clinics, private practices, and pharmacies.
- First-world amenities in a relaxed environment: golf, fishing, water sports.
- Large ex-pat community (50% ex-pats), with a total population 70,000.
- Culinary capital of the Caribbean

ESTABLISHING RESIDENCY

Obtaining residency through a real estate investment in the Cayman Islands is often more financially accessible than people initially assume. Applications are typically approved within three months of submission but often much quicker.

The local Government offers a flexible and accommodating approach for investors with the following benefits:

- Property purchased can be registered in the applicant's name/joint names/the name of a limited liability company for asset protection reasons. This can also facilitate the settlement of its shares into a trust.
- There are no restrictions on how many properties make up the minimum threshold.
- Stamp Duty paid on the purchase is included in the minimum threshold.
- Properties can be rented on a short-term or long-term basis.
- There are no specific residency-by-investment properties, as is often found in other citizenship-by-investment programmes, so applicants have no limitations on their choices.

RESIDENCY OPTIONS

There are multiple ways to establish residency in The Cayman Islands. Each approach is very different, with unique benefits and requirements.

The two main options are as follows:

Option 1– Certificate of Permanent Residence
*Most popular

- Provides the holder and spouse with a lifetime grant to reside in Cayman for a minimum investment of US$2,439,024 in developed real estate in the Cayman Islands.
- The holder only needs to reside in Cayman for a minimum of 1 day per year.
- It gives the holder and spouse the ability to work (should they wish to do so).
- Provides the entire family with a pathway to both the Cayman Islands and full British Citizenship (with all the privileges it entails, including obtaining a full British passport) without any obligation to surrender existing citizenships.





RESIDENCY OPTIONS

Option 2 — Extended (25-Year) Residency Certificate
*Best for snowbirds

- Valid for 25 years and renewable thereafter.
- Entitles the holder (and any qualifying dependents) to reside in the Cayman Islands without the right to work.
- An applicant must invest a minimum of US$1,219,512, of which at least US$609,756 must be in developed residential real estate in Grand Cayman AND
- Must either demonstrate a continuous source of annual income of at least US$146,342 without the need to engage in gainful employment in Grand Cayman or open an account with a Cayman Islands Monetary Authority-regulated and locally licenced institution and maintain a minimum deposit in the account of at least US$487,805 in assets.

ADDITIONAL RESIDENCY INFO

Other means to establishing residency:

- Substantial Business Presence (10% of Shares or Senior Management Capacity)
- Direct Investment - US$1,199,607 in business on the island
- Establish a business and seek permission for the business to employ you (option to consider the Cayman Special Economic Zone)
- Become employed by an existing on-island company

What rights does a resident have In the Cayman Islands?

As well as a considerable number of other benefits, a Cayman Resident can:
(i) own residential or commercial property;
(ii) place dependant children in school;
(iii) invest in local businesses;
(iv) reside full-time or part-time in the Cayman Islands; and
(v) enter the Cayman Islands without a return ticket.



PROPERTY PURCHASING

The following are typical costs incurred at the time of purchase and the expected date of closing in the Cayman Islands.

DEPOSIT: 5% of the purchase price (balance on completion)
Deposits are typically 5% of the purchase price and are submitted within 3-5 business days of acceptance. Deposits are held in escrow at the listing brokerage office.

PRE-CONSTRUCTION DEPOSIT:
A) Tiered payments at varying intervals of construction progression timelines. Or
B) One-time payment of 10-20% down, with the remaining balance not due until completion.

STAMP DUTY: 7.5% of the purchase price.
Whilst there is no annual property tax in the Cayman Islands, any and all property purchases are subject to a one-time Stamp Duty at a rate of 7.5%.

STAMP DUTY ON MORTGAGES:
- 1% for loans below US$365,000
- 1.5% for loans above this threshold.

LEGAL FEES: 0.5%- 1% of purchase price

HOME INSPECTIONS:
The average cost is $1k but varies based on the sq.ft of the property.

MISC. CLOSING COSTS: 0.5%

HOME INSURANCE: Required on single-family homes. Pricing ranges considerably based on the size of the home, location (waterfront or not), value, age, etc.

THE ISLAND'S NEIGHBOURHOODS

Luxury investment property value is steadily increasing yet remains undervalued in contrast to comparable jurisdictions.

Much like a big city, each neighbourhood and borough in Cayman has its different charm, quirks and characteristics.

We have a little bit of everything to cater to your needs.

- Luxury beachfront condos
- Stand-alone canal-front homes in gated residences
- Canal-front condos and homes
- Ironshore condos and homes
- Inland properties
- "Second-home" tranquil options (Kaibo and Rum Point for example)
- Pre-construction opportunities of all types



Grand Cayman

Being the largest of the three islands, Grand Cayman has great areas to discover – from living luxuriously on the beach to a quaint canal front condo, Grand Cayman may surprise you with its unique residential options.

EXPLORE CAYMAN



West Bay

This is a residential area at the top western end of the Island. It is less expensive than George Town or Seven Mile Beach and there are some lovely homes and condominiums on or near the seas.



Seven Mile Beach

SMB is divided into two areas: the beach and across the road from the beach. Both are ideal locations within walking distance to restaurants, bars, nightclubs, shops and Camana Bay.



Camana Bay

Camana Bay and its town centre are situated on 685 acres that stretch from the sea on Seven Mile Beach to the North Sound on the other side.



George Town

George Town is the capital of the Cayman Islands. It is located on the southwest corner of Grand Cayman and has a busy port, with an influx of several cruise ships almost daily and cargo ships unloading most evenings.



South Sound

Take a drive down South Sound Road and you will see numerous new developments. The popularity of South Sound isn't surprising given its proximity to the water, schools and George Town.



Prospect & Red Bay

Prospect and Red Bay, which are right next to each other, are one of the fastest growing areas in Grand Cayman. They are close to George Town, the schools and the Shoppes at Grand Harbour.

THE CAYMAN LIFE

More than just sand between your toes, discover all that makes Cayman, Cayman.

EXPLORE CAYMAN



Savannah, Lower Valley, Newlands & Pedro St. James

This is another area with both inland and canal front properties. Sunrise Landings and North Sound Estates fall within Savannah and Lower Valley. These areas are very popular with young families.



Bodden Town & Beach Bay

Those who venture out to Bodden Town love it. It is on the beach, away from the hustle and bustle and the rents are in the low to mid-range. The community still has the feel of a small Caribbean town, with a mixture of locals and expats.



East End

East End remains a beautiful and historical part of the Island. Said to have some of the friendliest residents on Island, East End maintains its small neighbourhood feel.



North Side

Living in North Side can feel like being perpetually on vacation. Almost every house, drive or walk involves a sea view and you will find a wide cross-section of society living in the district.



Rum Point

Rum Point has a beautiful stretch of beach and faces the North Sound. It has shade, clear waters, exclusive million-dollar homes and some more affordable condos.



Cayman Kai

Cayman Kai is just beyond Rum Point and life is centered around the beach. There are many luxurious houses and a few upscale apartments on the water.

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KATE RYLEY

After almost a decade of North American real estate wins, Kate traded city sidewalks for sandy beaches, finding her forever home in Cayman and has since helped countless others do the same.

Experience that makes her well-equipped to deal with Cayman's fast-paced property market and an expert in buying from afar.

Best regards,

Kate

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