



# ASSIDCO

ANGUILLA SOCIAL SECURITY INVESTMENT  
AND DEVELOPMENT CORPORATION

**REQUEST FOR PROPOSALS**  
**SALE OF CINNAMON REEF**  
PROCUREMENT #: 2022/01/ASSIDCO/01

PARCELS 304 AND 305 BLOCK: 38611 B REGISTRATION SECTION: SOUTH CENTRAL

# REQUEST FOR PROPOSALS

## SALE OF CINNAMON REEF

### Procurement #: 2022/01/ASSIDCO/01

ASSIDCO intends to sell the property commonly known as “Cinnamon Reef” located at Parcels 304 and 305 Block: 38611 B Registration Section: South Central (“the Property”). ASSIDCO now invites interested eligible person to submit Request for Proposals for the acquisition of the Property. In the assessment of submissions, considerations will be given to the composition of the team, qualifications, experience on similar sized developments and existing commitments. All information must be submitted in English. Further information may be obtained from the address below between the hours 8:00am to 12:00 noon and 1:00pm to 4:00pm, Monday to Friday.

Three (3) hard copies of the Proposal must be received at the address below no later than **4:00 pm** on **Friday November 11th 2022**. The sealed envelope containing each submission must be submitted to the following address and shall be clearly marked “CONFIDENTIAL” and “ATTN CHAIRMAN ASSIDCO: Request for Proposals – Sale of Cinnamon Reef”: James Ronald Webster Building, P.O. Box 243, The Valley, AI-2640, ANGUILLA, BWI.



# RFP – SALE OF CINNAMON REEF

ASSIDCO reserves the right: (1) to cancel this RFP at any time for any reason; (2) to accept or reject any and all proposals and (3) to request additional information prior to or upon the final selection of a purchaser/developer. ASSIDCO will not defray any costs incurred by any applicant in the preparation and submission of Proposals.

This Request for Proposals (RFP) for “Sale of Cinnamon Reef” (“the Property”) contains brief information about the Property and proposed sale.

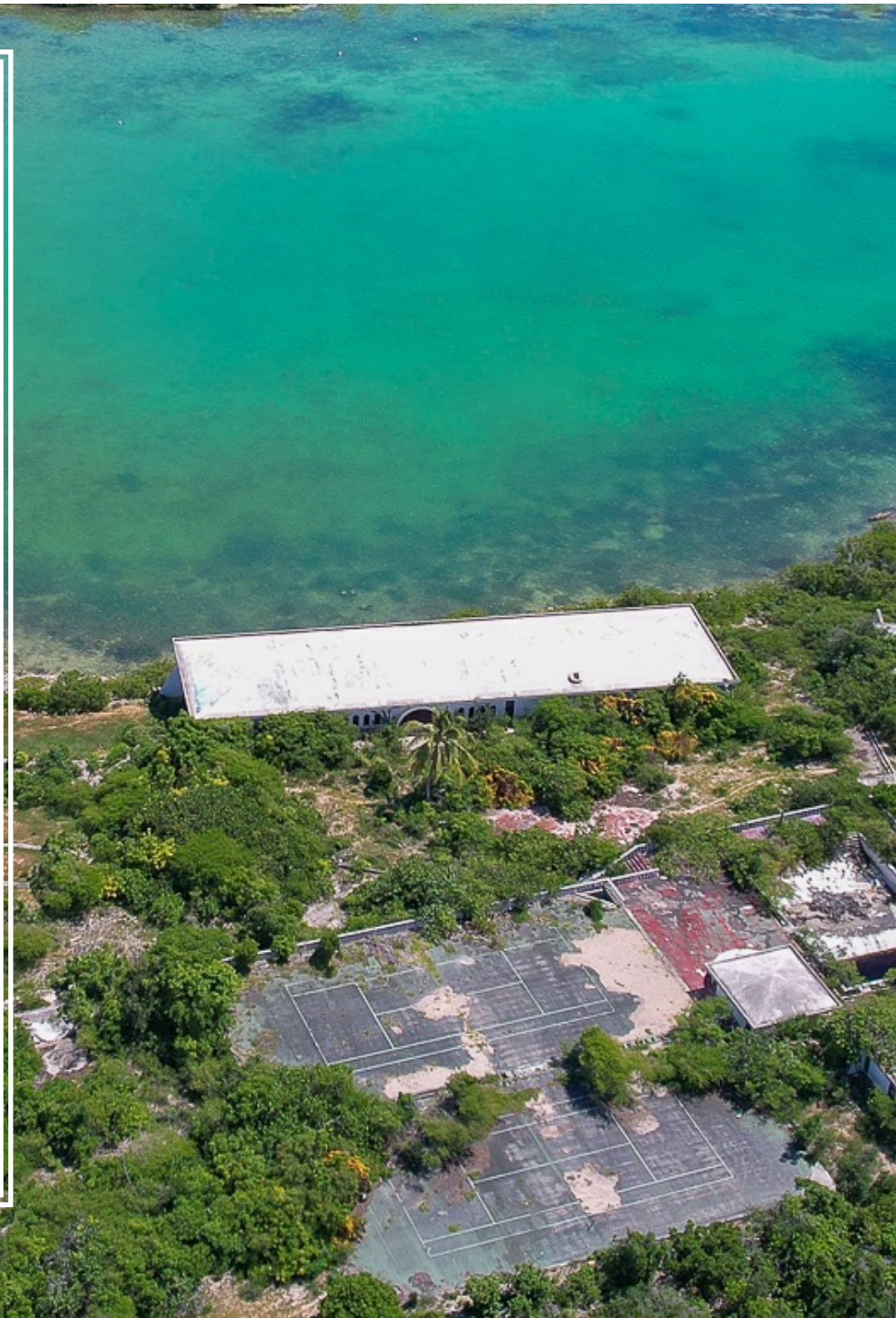
The information supplied in this RFP is intended to provide the Proposer with information to assist the formulation of their response. Proposers are encouraged to conduct their own independent assessments and analysis, and obtain independent advice from relevant sources as may be required in the preparation of their response.

ASSIDCO reserves the right to change any or all conditions/ information set in this RFP through the issuance of appropriate addendum, as ASSIDCO may deem necessary without assigning any reason thereof.

All information submitted may be used in the evaluation of a proposal.

In its selection of a proposal, ASSIDCO reserves the right to negotiate with any or all Proposers if it is in the best interest of ASSIDCO to do so.

The final proposed agreement will be subject to approval by the Anguilla Social Security Board, an entity established under the Social Security Act and the sole shareholder of ASSIDCO.



# PROPERTY DETAILS

## The Sites:

Parcel 304: The site occupies approximately 700 ft. of the Coastal frontage, gently sloping in a north- easterly direction at a gradient of 1:15 (see Contour Map at Appendix B), with a Limestone Type Soil and at present is not maintained and over grown by wild trees. It is trapezoidal in shape and measures an average 310 ft (east to west) and an average of 1,170ft (north to south).

Parcel 305: The Site which is basically flat and is about 75% affected as swamp land and highly susceptible to flooding under extreme circumstances (see Contour Map at Appendix B). It has a sandy type soil, which may require special foundations for built development and at present it comprises mixed species of indigenous scrub. The site is not fenced and it measures an average of 100 feet east to west and an average of 655 feet from north to south.

Drainage from both sites is by natural infiltration and run-off. Parcel Sizes: 10.07 and 1.50 acres, respectively.

**Accessibility to Main Road:** Access to the property is via a 15 ft. Right of Way, which is presently a marled surface





# OVERVIEW OF SUBJECT PROPERTY

## THE CONCEPT:

- Parcel 304: There are fifteen villas on site (fourteen single bedroom units and one with four-bedroom units), an office/restaurant complex, pool with pool-bar, utility building and generator/storage building (625 sq.ft.). All of these buildings appear to be in a state of disrepair and are the subject of demolition.
- Parcel 305: There is a single storey building located on this site, in a state of disrepair and is considered the subject of demolition.

## AREA ANALYSIS :

- The subject properties are located at Little Harbour and forms part of Lagoon setting and is predominantly High-Income residential homes and villas, with the subject being the only resort in the area. There is another hotel that has been under construction for an extensive period, located inland in the Little Harbour Area.
- The area is located on the southern coast of the island with many exotic views of the tranquil Caribbean Sea and the neighbouring island of St. Martin/St. Marten. All of the necessary infrastructure is in place and access is via a paved and marl surfaced road. The general area is quiet and targeted towards upscale development.

# OVERVIEW OF SUBJECT PROPERTY

The area is located within fifteen minutes' drive to the Blowing Point Ferry Terminal, the Town Centre, Clayton J. Lloyd International Airport Terminal and the Sandy Ground Port. Services:

- i) Electricity: This is provided by ANGLEC, supplying single-phase power;
- ii) Telephone: This is provided by Flow and Digicel Companies;
- iii) Cable Television: This runs parallel to the above two utilities;
- iv) Water: Cistern water is available; also, public water; and
- v) Sanitation:
  - a) Sewage Treatment Plant;
  - b) Garbage collection by private enterprise

# OVERVIEW OF SUBJECT PROPERTY

Subject Address: **Little Harbour, Anguilla**

Legal Description: **South Central Section, Block 38611B, Parcel 304**  
Area of Site: **Approximately 10.07 acres**

Status of Title: **Absolute**

Registered Owner(s) **ASSIDCO LTD**

**All information provided by ASSIDCO should be independently verified.**



# I. PROPOSAL REQUIREMENTS

**Proposals should include the following items:**

1. Proposed purchase price or offer;
2. A description of the proposed use of the Property;
3. Business Proposal illustrating redevelopment budget and designs/ideas for the Property
4. Names, addresses, background, qualifications, experience and expertise of the Proposer/development team with similarly-sized developments;
5. The name, address and telephone number of the contact person for the Proposer; and
6. Explanation of the Proposer's history of completing and maintaining projects, including a minimum of two project references.

## II. TERMS AND CONDITIONS OF SALE

The sale of the Property will be subject to, but not limited to, the following conditions:

1. **Opportunity for Inspection.** ASSIDCO will allow the selected Proposer a period of sixty (60) days, following the date that the Proposer is selected by ASSIDCO, to enter the Property at the Proposer's own risk for the purposes of surveying, testing, inspecting, or investigating the Property to determine if the Property is suitable for the purposes. The Proposer will be required to indemnify and hold ASSIDCO free and harmless from and against any losses, damages, claims, suits or expenses resulting from any such activities and the Proposer shall have any and all members of its due diligence team entering upon the Property to sign releases of liability for ASSIDCO prior to entering the Property.
2. **No Representations or Warranties from ASSIDCO.** The Proposer must rely upon its own investigation and review of the physical, environmental, economic use, compliance, and legal conditions of the Property. ASSIDCO is selling the Property on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and will make no representations or warranties of any kind whatsoever, either express or implied, in connection with any matters with respect to the Property.
3. **Release of ASSIDCO from Liability for Property Condition.** The Proposer, for itself and its agents, employees, affiliates, successors and assigns, must agree to release and forever discharge the Released Parties from any and all rights, claims and demands at law or in equity, whether known or unknown at the time of the execution of an agreement, which the Proposer has or may have in the future, arising out of the physical or environmental condition of the Property.

### **III. SITE VISITS**

All Proposers are encouraged to visit the Property prior to submitting a proposal. The Property will be available for a walk-through inspection in the week of the 24th October, 2022 by appointment only.

Appointments may be made by submitting an email to [dfleming@ssb.ai](mailto:dfleming@ssb.ai)

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**Sale of Property known as Cinnamon Reef and located at Parcels 304 and 305 Block: 38611 B Registration Section: South Central**

#### **REQUEST FOR PROPOSALS**

**SALE OF CINNAMON REEF**

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