

As of 5-7-23		NOT TO BE PUBLISHED WITHOUT PERMISSION	
Summary of Census of Esperanza conducted by Kathy Gannett			
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Numbers are preliminary. Esperanza has about 500-600 properties in total			
Purpose of this analysis is to demonstrate:			
1) The low participation by Viequenses in the Vacation Rental market/ the low number of long-term rentals			
2) The large number of properties currently vacant and for sale			
3) Most of these properties are selling for more than \$200,000 and are not affordable to local residents			
Properties with:	Count	Percent	
Full-time residents (FT)	271	52%	
Part-time residents (PT)	23	4%	
Vacation Rental - owner not residing	53	10%	
Vac. Rental with FT Resident Owner	8	2%	
Vac. Rental with PT Resident Owner	8	2%	
Vac. Rent with Restaurant	6	1%	
Vacant properties	140	27%	
Church	6	1%	
Commercial	5	1%	
Community	3	1%	
school	1	0%	
Total properties in Census	524	100%	
De los 140 propiedades vacios: Estimo que 95 son de dueños viequenses.			
Origin of Owners of Vacation Rentals:		Includes Hotels, Guesthouses and single hom	
PR	12	16%	
VQS	14	19%	
US	45	60%	
OTHER	4	5%	
Total Vacation Rentals	75	100%	
No. of Vacation Rentals in the property:			
one unit/house	51	25%	
two or three units	40	19%	
four or more units	117	56%	
TOTAL Properties with Vacation Rentals	208	100%	rooms, apts, houses
Estimate of Vacation rental Units			
Properties with Elderly	168	60%	of all properties
Properties SOLD since Jan 2019	55	properties	
Of these 55 sales, I know only 5 Viequenses buyers. Another 4 were of PR origin.		sellers: 32 vqs, 22 others	
Properties for Sale as of May, 5, 2023			
Sellers from Vieques	11	69%	% of all properties for sale
Sellers from US & PR	5	31%	% of all properties for sale
Total Properties for sale	16	100%	
Properties with Longterm Rentals			
Total Units Long-term Rentals	27		
Percent of properties with Longterm Rentals	5.15%		
Bili and Cafe del Mar are only RESTAURANTS on the malecon owned by a Puerto Rican.			