

Luxury Hotel

Located on one of the untapped jewels
of the Caribbean

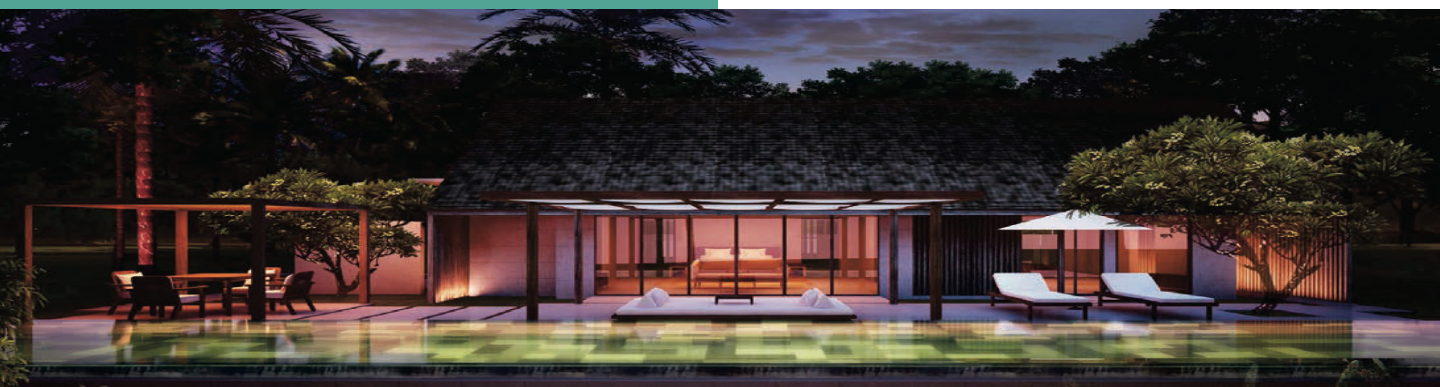


The Business Opportunity

- ❑ Increasing demand for exclusive experience hotels
- ❑ High Net Worth individuals place the upmost importance to the quality of their stay as well as their privacy.
- ❑ Demand not met by existing hospitality infrastructure.
- ❑ There are still a few untapped jewels in the Caribbean.

The Solution

- ❑ Construction and operation of a World-class Five Star Resort and Spa on 275 prime real estate with:
 - 40 spectacular residences + 32 guest pavilions on 275 acres of prime real estate
 - Living spaces from 2,500 sq ft to 7,500 sq ft interiors with 10,000 sq ft of outdoor terraces, with private 12 metre swimming pool, dining sala, terracing and garden
- ❑ Nicklaus designed 18 hole championship golf course
- ❑ Fully-equipped spa compound



Leadership Team

- ❑ Team of 3 HNWI hospitality experts
- ❑ Opened a leisure business employing over 400 people
- ❑ Designed over 20 restaurants/hotels, won 'Best UK Spa' award.
- ❑ Acquired/managed a hotel with two 18-hole courses, 30+ years in hospitality sector with 5* hotels/resorts in the Caribbean

Key Partners

- ❑ Leading firm of Architects
- ❑ Top Golf Course Design
- ❑ Project Manager
- ❑ Lawyers in London and Washington
- ❑ Auditors: PwC

The Project

- ❑ **Management Company will build** and own a 5 Star luxury hotel, spa, 40 villas and golf course - operate with leading 5* International Hotel Group
- ❑ **Revenue Forecast** After 6 years: > USD 50mio
- ❑ **Funding:** Equity sale: US\$10.5M which equates to 21% of the company
- ❑ 7 Units of US\$750k. 1 Unit = 3% equity stake
- ❑ \$750,000 term loan (10 years – 5% interest rate - rolled over for the first 3 years).
- ❑ 2019: Resort construction/Villa marketing
- ❑ 2020: Golf course
- ❑ 2021: Completion of first Villas
- ❑ 2021 - Xmas: "Soft" opening