



BEST CARIBBEAN FREEHOLD PARCEL OPPORTUNITY
Turks & Caicos Islands

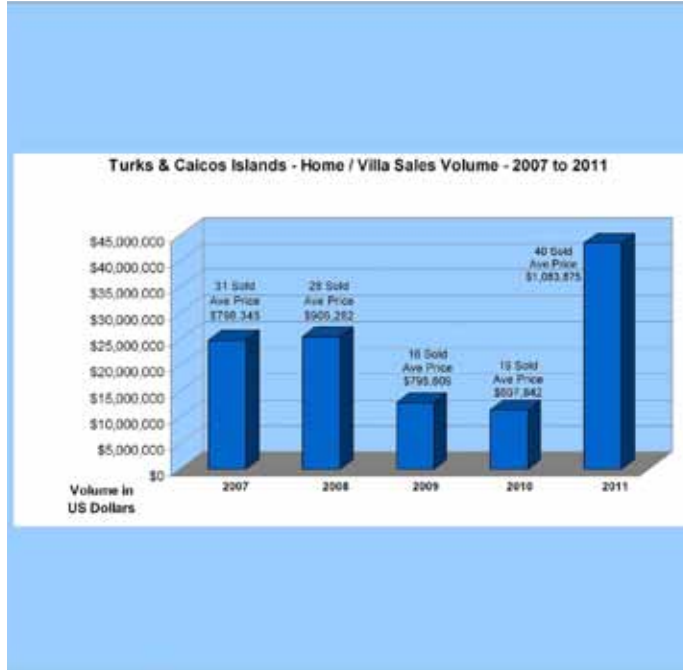


Turks &
Caicos

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INTERNATIONAL REALTY



The Amanyara Resort



Real Estate Market Graph



Glorious Beaches

A HIGH PROFILE DESTINATION

From the acclaimed Amanyara on the northwest point of Providenciales to the famed Parrot Cay resort, Turks & Caicos is a magnet for 'A listers' and international travelers seeking the best in island travel. The center point is on renowned Grace Bay beach, with its high end resort condominium developments anchored by the five - star Grace Bay Club and to the west Regent Palms and Gansevoort. Just behind these resorts lies "uptown" Grace Bay with just enough retail, dining, spas and services to beautifully support the tourism trade. The Providenciales International Airport boasts a brand new runway capable of landing Jumbo Jets, and the terminal is in the midst of major expansion and renovation. There is currently one FBO for private aircraft with another (state-of-the-art) terminal under construction. The Turks & Caicos Islands are well positioned to fulfill its destiny as the premiere upscale destination in the Caribbean.

REAL ESTATE MARKET REVIVAL

The remarkably resilient Turks & Caicos real estate market is busier and brighter than at any time in the past 5 years, with 2012 gross sales volume up approximately 80% over 2011, and average price up over 25%. Investor and developer activity is very active as the destination continues to attract international investors from around the world, including the US, Canada, Europe, Russia, Asia and South America.

This increased investor activity is leading to value increases in top tier commercial parcels, as scarcity is again on the horizon. A major South American developer recently announced two five star hotel projects on two separate beachfront parcels on Providenciales comprising 900 rooms, and representing a \$500,000M investment. A Russian investor recently acquired the much anticipated Ritz-Carlton West Caicos project and will recommence construction in 2013. Other major projects, on a variety of islands, are in the pipeline.

BEAUTIFUL BY NATURE

With over 200 miles of unspoiled powdery white sand beaches, multi - hued turquoise waters, protected barrier reefs, flats, sport, bone and bottom fishing, diving and snorkeling and all other forms of water activities, Turks & Caicos earns its motto of Beautiful By Nature. The Turks & Caicos Islands Government and its peoples take pride in this moniker and do their utmost to protect the precious coastline and ecosystems, from its most populated to its deserted islands.

The Turks & Caicos is well positioned to fulfill its destiny as the premier upscale destination to the Caribbean.



1,407 ACRES ON EAST CAICOS - CROWN JEWEL OF THE TURKS & CAICOS ISLANDS.

East Caicos is an uninhabited island of 18 square miles, located at the end of the Caicos Bank in the Turks & Caicos Islands. There is a splendid 17 mile beach on the north coast of the island supported by a unique ecosystem of fresh water lakes, mangroves, indigenous palm trees, a gentle ridge line and the highest elevation in the country. East Caicos remains an unspoiled island gem poised for development as international tourism continues to grow.

The Crown Jewel of East Caicos, the only privately owned beachfront freehold parcel on the island, is contained in this offering. This offering includes over 1,400 acres with nearly 24,000 feet of ocean frontage: 12,000 lineal feet of magnificent, pristine north facing beach frontage protected by a close - in barrier reef, and approximately 12,000 feet of southern facing frontage overlooking out over the spectacular Caicos flats.

Clusters of coral close to the beach provide for great snorkeling, with sport fishing and

diving just off the coast. A lovely ridge lies just above a healthy stretch of this frontage, providing an ideal elevation for development.

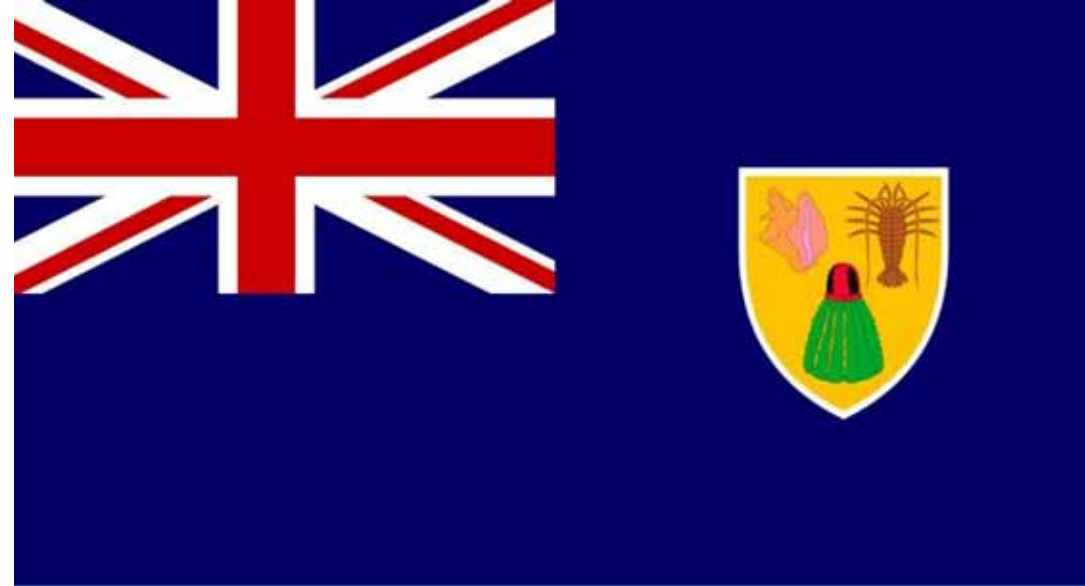
Easily accessible via helicopter from Providenciales International Airport or by boat from Providenciales, South Caicos or any neighboring island. The offering provides an investor with perhaps the finest freehold opportunity in the Caribbean, where it can either be held without carrying costs for an exclusive island getaway or developed over the long term.

The Turks & Caicos Islands are highly accessible via private or commercial aircraft, with direct flights from New York (3 hrs); Miami (1 & 1/2 hrs); Charlotte (2:15 hrs); Philadelphia (2:45 hrs); Boston (3:15 hrs), Toronto (3:30 hrs) and London (9 hrs).

THIS 1,400 ACRE OFFERING INCLUDES 24,000 FEET OF OCEAN FRONTAGE INCLUDING 12,000 LINEAL FEET OF BEACH FRONTAGE.

TURKS AND CAICOS - A BRITISH CROWN COLONY

The Turks & Caicos Islands – British West Indies - are a British Crown Colony located 525 miles southeast of Miami, with over thirty islands in its stunning, beach laden archipelago. The main island of Providenciales is easily accessible via private aircraft and many commercial airlines. English is the primary spoken language and the US Dollar is the local currency. There are no property or income taxes and the country is extremely welcoming to inward investment. With a population of around 35,000 and annual tourist arrivals of circa 300,000 and growing, the late blooming Turks & Caicos Islands is a true international microcosm and vibrant and growing upscale international tourist and real estate brand, and winner of numerous international awards for its beaches and resorts.



\$42,000,000

1,407 beachfront acres

Exceptional freehold parcel stretching water to water

- 24,000 feet total ocean frontage
- 12,000 feet of pristine beach and 12,000 feet of Caicos Bank
- No annual carrying costs
- A safe and secure long term opportunity
- Owned by the same estate for over 100 years

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