



# SAILROCK

## SOUTH CAICOS

LOT PRICING & SELLER FINANCING

THE PENINSULA — PHASE I

SOUTH CAICOS, TURKS & CAICOS, BWI

11-15-2011

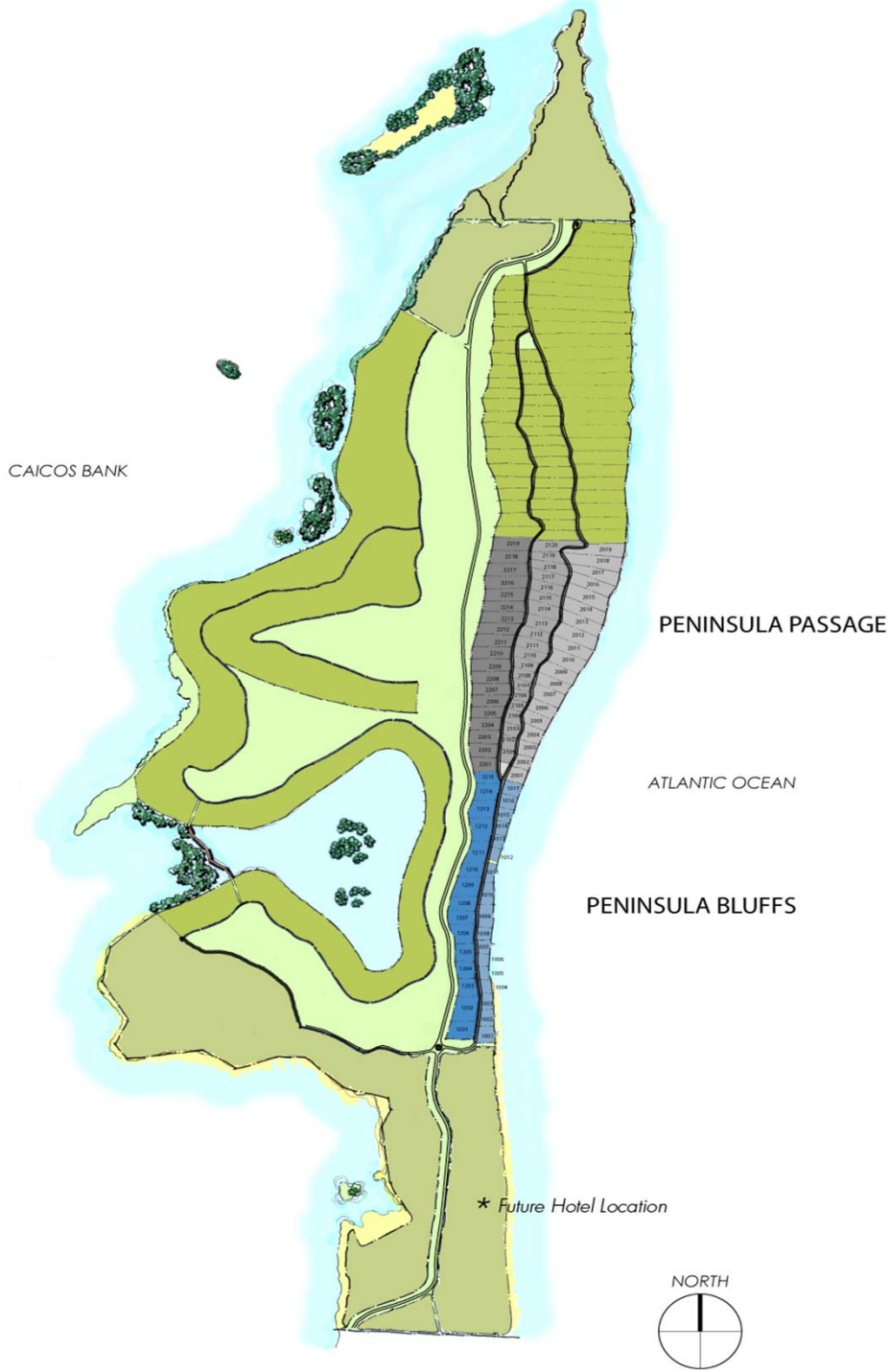


SAILROCK

SOUTH CAICOS • TURKS & CAICOS BWI

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# The Peninsula Subdivision - Phase I



# SAILROCK

## PENINSULA PHASE I

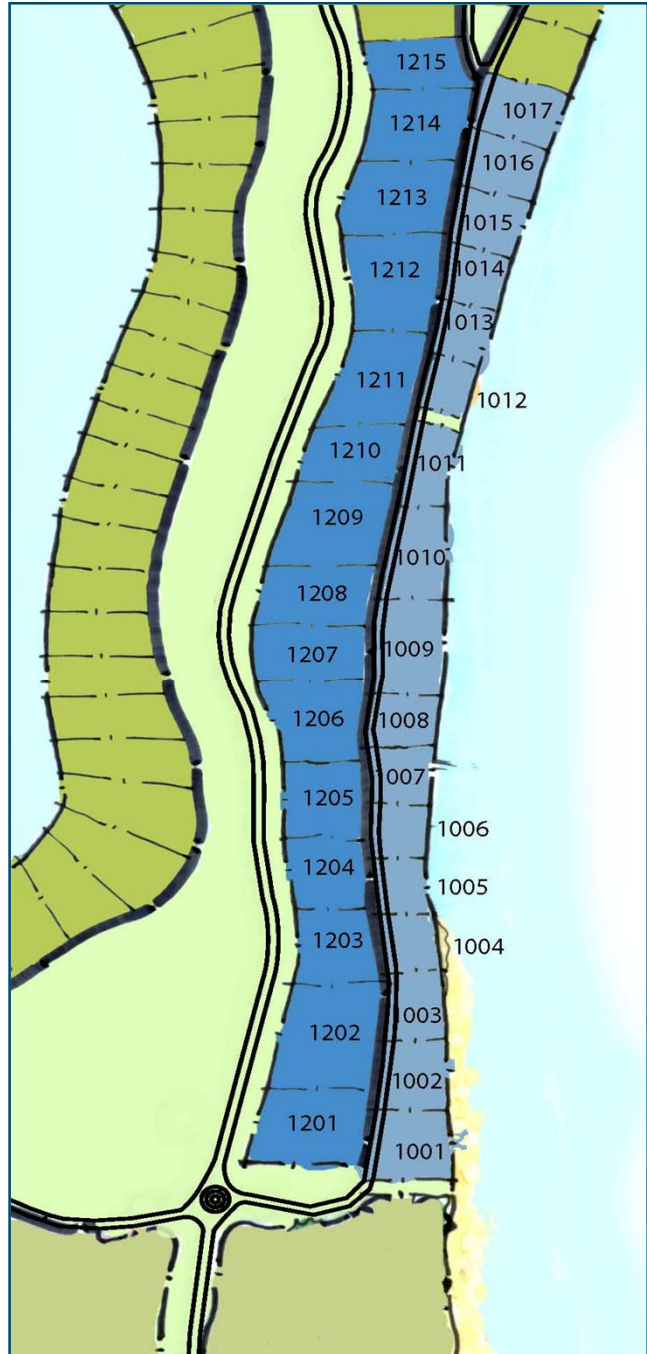
Phase I consists of the Peninsula Bluffs and the Peninsula Passage lots

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## Lot Pricing Peninsula Bluffs

Lot	Depth	Width	Acres	List
<b>Peninsula Bluffs Ocean Lots</b>				
1001	197	192	0.9	N/A
1002	161	192	0.7	N/A
1003	134	192	0.6	N/A
1004	139	147	0.5	N/A
1005	117	160	0.4	N/A
1006	125	160	0.5	N/A
1007	130	178	0.5	\$ 315,000
1008	166	140	0.5	\$ 255,000
1009	162	259	1.0	Sold
1010	149	254	0.9	\$ 395,000
1011	109	200	0.5	\$ 295,000
1012	107	150	0.4	\$ 230,000
1013	122	150	0.4	\$ 265,000
1014	144	148	0.5	\$ 290,000
1015	168	158	0.6	\$ 290,000
1016	183	150	0.6	\$ 295,000
1017	186	164	0.7	\$ 295,000
<b>Peninsula Bluffs Ridgeline Lots</b>				
1201	226	213	1.3	N/A
1202	223	289	1.5	N/A
1203	185	205	0.9	N/A
1204	180	187	0.8	N/A
1205	187	210	0.9	N/A
1206	199	227	1.0	\$ 185,000
1207	267	152	0.9	Sold
1208	210	168	0.8	\$ 185,000
1209	241	237	1.3	\$ 215,000
1210	217	163	0.8	\$ 175,000
1211	185	266	1.1	\$ 205,000
1212	212	262	1.3	Sold
1213	250	204	1.2	\$ 205,000
1214	229	203	1.1	\$ 195,000
1215	223	131	0.7	Sold



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## LOT PRICING

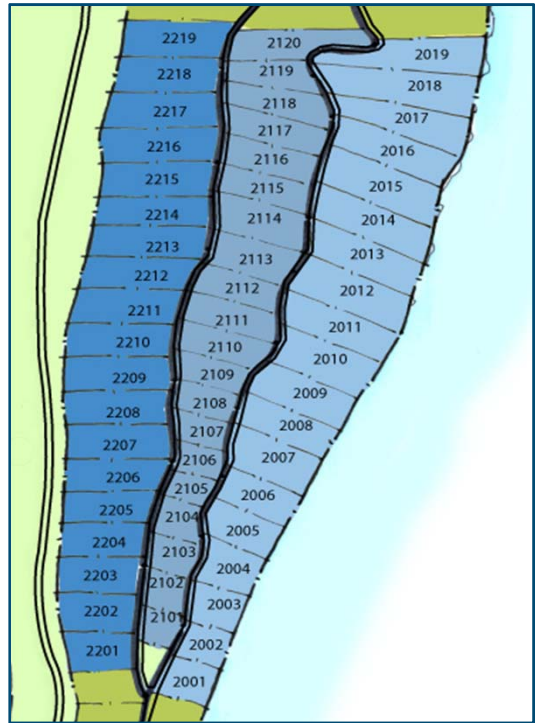
Pricing as of November 15, 2011.

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## Lot Pricing Peninsula Passage

Lot	Depth	Width	Acres	Price
<b>Peninsula Passage Ocean Lots</b>				
2001	189	159	0.7	\$ 295,000
2002	183	162	0.7	\$ 325,000
2003	202	162	0.8	\$ 330,000
2004	255	159	0.9	Sold
2005	292	149	1.0	Sold
2006	296	152	1.0	\$ 365,000
2007	343	159	1.3	Villa
2008	358	140	1.2	\$ 395,000
2009	375	156	1.3	\$ 405,000
2010	368	162	1.4	\$ 410,000
2011	441	142	1.4	Villa
2012	446	160	1.6	\$ 405,000
2013	439	144	1.5	Sold
2014	473	148	1.6	\$ 410,000
2015	451	170	1.8	Sold
2016	444	147	1.5	\$ 435,000
2017	387	161	1.4	\$ 455,000
2018	451	184	1.9	\$ 475,000
2019	410	164	1.5	Sold
<b>Peninsula Passage Overlook Lots</b>				
2101	132	148	0.5	\$ 130,000
2102	144	151	0.5	\$ 125,000
2103	173	149	0.6	\$ 130,000
2104	151	156	0.5	\$ 125,000
2105	152	123	0.4	\$ 130,000
2106	170	121	0.5	\$ 120,000
2107	192	120	0.5	\$ 115,000
2108	221	120	0.6	\$ 135,000
2109	250	124	0.7	\$ 110,000
2110	310	131	0.9	\$ 125,000
2111	328	126	1.0	\$ 95,000
2112	309	118	0.8	Sold
2113	287	160	1.1	Sold
2114	328	154	1.2	Villa
2115	340	121	0.9	\$ 105,000
2116	344	119	0.9	\$ 115,000
2117	376	120	1.0	\$ 110,000
2118	309	143	1.0	\$ 105,000
2119	214	161	0.8	\$ 125,000
2120	194	259	1.2	\$ 135,000



<b>Peninsula Passage Ridgetop Lots</b>				
2201	226	166	0.9	\$ 235,000
2202	282	161	1.0	\$ 235,000
2203	185	150	1.0	\$ 235,000
2204	304	139	1.0	\$ 235,000
2205	187	132	1.0	\$ 230,000
2206	357	130	1.1	\$ 240,000
2207	267	140	1.2	Villa
2208	379	140	1.2	\$ 225,000
2209	241	140	1.3	\$ 235,000
2210	384	141	1.2	\$ 235,000
2211	185	145	1.2	\$ 220,000
2212	393	134	1.2	\$ 195,000
2213	250	133	1.3	\$ 205,000
2214	414	121	1.2	Sold
2215	223	143	1.4	\$ 185,000
2216	430	141	1.4	\$ 235,000
2217	233	146	1.3	\$ 195,000
2218	371	153	1.3	\$ 225,000
2219	298	151	1.3	\$ 205,000

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## Peninsula Land Seller Financing Program

Down Payment of 20% of land price

Loan Term of five years with no prepayment penalty

Interest Rate of 8%

Loan Fees of 3% of loan amount payable at lot closing and funding of the loan

Balloon Payment of 50% of the land price paid at the end of the five year loan term

### Examples:

Land Price	Down Payment	Balloon Payment	Term Years	Interest Rate	Down Payment	Monthly Payment	Balloon Payment
\$ 50,000	20%	50%	5	8.0%	\$ 10,000	\$ 471	\$ 25,000
75,000	20%	50%	5	8.0%	15,000	706	37,500
100,000	20%	50%	5	8.0%	20,000	942	50,000
125,000	20%	50%	5	8.0%	25,000	1,177	62,500
150,000	20%	50%	5	8.0%	30,000	1,412	75,000
175,000	20%	50%	5	8.0%	35,000	1,648	87,500
200,000	20%	50%	5	8.0%	40,000	1,883	100,000
250,000	20%	50%	5	8.0%	50,000	2,354	125,000
300,000	20%	50%	5	8.0%	60,000	2,825	150,000
350,000	20%	50%	5	8.0%	70,000	3,296	175,000
400,000	20%	50%	5	8.0%	80,000	3,767	200,000
450,000	20%	50%	5	8.0%	90,000	4,237	225,000
500,000	20%	50%	5	8.0%	100,000	4,708	250,000

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SELLER FINANCING

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Financing available for qualified buyers as determined solely by the Seller.

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