

PLEASURE COVE RESORT & SPA - ANTIGUA

Investor Return Summary

(Expressed in United States Dollars)

Owner's Projected Return	YR 2017	YR 2018	YR 2019	YR 2020	YR 2021
Owner's annual 2-week stay	14	14	14	14	14
Room rate per owner's nights stay (avg. of high & low seasons)	\$ 295	\$ 295	\$ 308	\$ 308	\$ 340
Owner's annual stay value	\$ 4,044	\$ 4,044	\$ 4,215	\$ 4,215	\$ 4,661
Allocation to each owner from the 25% of Adjusted Rental Revenue	\$ 12,942	\$ 12,684	\$ 13,597	\$ 14,468	\$ 16,001
Gross Owners' Return	\$ 16,986	\$ 16,728	\$ 17,813	\$ 18,684	\$ 20,662
Avg. Annual Condominium Fees Per Unit	\$ (10,510)	\$ (10,510)	\$ (10,510)	\$ (10,510)	\$ (10,510)
Net Owners' Return*	\$ 6,476	\$ 6,218	\$ 7,303	\$ 8,174	\$ 10,152
Gross Return % on Purchase	6.79%	6.69%	7.13%	7.47%	8.26%
Net Return % on Purchase**	2.59%	2.49%	2.92%	3.27%	4.06%

Five Year Average Return 3.07%

PROJECTED - Forecast Statistics	YR 2017	YR 2018	YR 2019	YR 2020	YR 2021
Occupancy	61%	63%	65%	69%	69%
ADR - gross	\$ 308	\$ 294	\$ 306	\$ 305	\$ 338
RevPAR - gross	\$ 189	\$ 185	\$ 199	\$ 211	\$ 234
ADR - net	\$ 231	\$ 220	\$ 228	\$ 229	\$ 253
RevPAR - net	\$ 141	\$ 139	\$ 149	\$ 159	\$ 175

Condo Program Rental Income Calculation					
Gross Rental Revenue	\$ 3,313,201	\$ 3,247,190	\$ 3,496,752	\$ 3,703,872	\$ 4,096,280
Direct Cost of Room Rental					
Less: Capital Reserve Fund	\$ (231,924)	\$ (227,303)	\$ (244,773)	\$ (259,271)	\$ (286,740)
Less: Credit Card Commissions	\$ (99,396)	\$ (97,416)	\$ (106,886)	\$ (111,116)	\$ (122,888)
Less: Agent Commission	\$ (496,980)	\$ (487,078)	\$ (534,432)	\$ (555,581)	\$ (614,442)
Adjusted Rental Revenue	\$ 2,484,901	\$ 2,435,392	\$ 2,610,661	\$ 2,777,904	\$ 3,072,210
25% of Adjusted Rental Revenue	\$ 621,225	\$ 608,848	\$ 652,665	\$ 694,476	\$ 768,052
Allocation to each owner from the 25% of Adjusted Rental Revenue	\$ 12,942	\$ 12,684	\$ 13,597	\$ 14,468	\$ 16,001

Notes and Definitions

*The net return is the value of the owner's annual stay (two weeks in the peak season or three weeks in the off-season annually) plus the allocated Adjusted Rental Revenue share less the condo fee divided by the value of your investment.
 **The Return on Investment is calculated on \$250,000; which is the "All In" minimum property price of \$450,000 less the Contribution to the National Development Fund of \$200,000.

Allocation to each owner from the 25% of Adjusted Rental Revenue: 25% of Adjusted Rental Revenue divided by the total number of investors/owners
Adjusted Rental Revenue: Gross Rental Revenue less (capital reserve fund, credit card commission and agent commission)
Gross Owners' Return: Owners' Annual Nights Value plus Allocation to Each Investor from 25% of Adjusted Rental Revenue
Net Owners' Return: Gross Owners' Return less Annual Condominium Fees
Five Year Average Return: Average percentage of Net Return % on Purchase from Year 2017-2021
ADR (Average Daily Rate)-gross: Gross Rental Revenue divided by Occupied Guest Room Nights (Total Room Nights Salable)
ADR (Average Daily Rate)-net: Adjusted Rental Revenue divided by Occupied Guest Room Nights (Total Room Nights Salable)
RevPAR (Revenue Per Available Room)-gross: Gross Rental Revenue divided by Total Available Rooms
RevPAR (Revenue Per Available Room)-net: Adjusted Rental Revenue divided by Total Available Rooms