

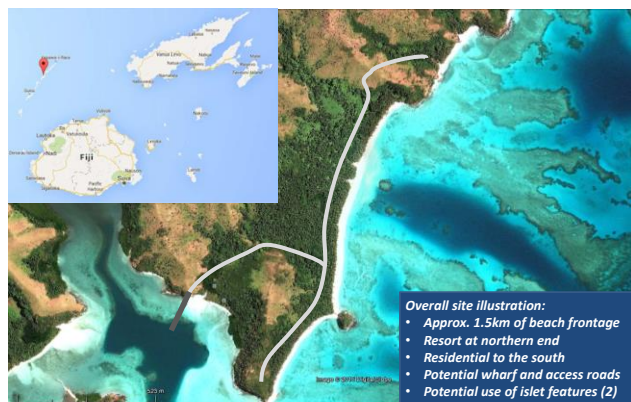


DOUBLOON INVESTMENTS LIMITED

Investors are invited for a unique 5-star integrated resort and luxury villa development providing an amazing "turn-key" investment opportunity, on one of the world's best beaches, Balawi Beach, Yasawa Islands, Fiji



Location



- 40 acres of leasehold land in total
- Resort approvals in place



Description of Property

- Resort: A 23 Bure (29 key) 5-star boutique resort to be built on 20 acres of pristine leasehold land
- Residential: A second 20-acre lease adjoining the resort lease, for development of luxury residential villas. This property consists of 34 lots of approx. 2,000 sqm (vendors to retain 12) as well as two large commercial areas
- Sales value of beachfront lots: \$F1.7m/lot
- Sales value of garden lots (immediately behind beachfront lots): \$F1.2m/lot



Opportunity

- Investor to acquire both leases by acquiring Doubloon's holding company for F\$3.2M
- Investor is then required to fund the proposed 5-star, 23 bure, boutique Balawi Beach Resort - a "turn key" development of FJD\$32M (USD\$15M) to be built by locally based international construction experts CMG
- Proceeds from sale of lots largely recovers resort development cost
- Commission from villa rentals and services greatly adds to the resort profits
- First 4 years of operation is tax free
- Finance for 50% of the development cost is available from the Fiji Development Bank (10%) or Bank of the South Pacific (7.5%) - Terms to be negotiated



Financial Indicators

F\$3.2M Purchase of Doubloon Investments Ltd	F\$32.0M Cost of resort development	
F\$30.7M Gross proceeds from sale of lots included in transaction	F\$21.7M Net profit from sale of lots included in transaction (After tax)	F\$9.9M Additional net profit from villa construction (After tax)

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Notes & Lots Description

1. 23 Luxury Bure Resort (29 keys) - Investor
2. Lots 9-19, 21 -30 21 Investor Residential Lots
3. Lots 1-8, 31-34 12 Vendors Residential Lots
4. Residential Lots Size (40m Width x 50m Depth)
5. Lot 20 Special Use /Water Sports - Investor
6. Lot 35 Commercial -Investor
7. Lot 36 Service - Investor
8. Port Jetty & Road Access - Investor
9. Hilltop - Available for further development- Investor



For detailed information please email: info@investmentfiji.org.fj

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