



EXECUTIVE OFFICE
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Villa Price List

Developer Sales

Unit	Type	Asking Price
Exuma 104 E	2 Bedroom Villa	\$ 595,000.00
Exuma 204 C	1 Bedroom Townhouse	\$ 595,000.00
Eleuthera 202 C	1 Bedroom Townhouse	\$ 695,000.00
Exuma 101 B	1 Bedroom Villa	\$ 495,000.00
Eleuthera 101 G	2 Bedroom Lockoff	\$ 695,000.00
Exuma 102 A	Studio	\$ 395,000.00

Resales

Unit	Type	Asking Price
Andros 206 D	2 Bedroom Villa	\$ 1,100,000.00
Eleuthera 201 D	2 Bedroom Townhouse	\$ 895,000.00
Abaco 204 C	2 Bedroom Townhouse	\$ 845,000.00
Exuma 203 C	1 Bedroom Townhouse	\$ 570,000.00
Abaco 201 B	1 Bedroom Villa	\$ 695,000.00
Abaco 206 B	1 Bedroom Villa	\$ 695,000.00
Andros 103 A	Studio	\$ 495,000.00
Andros 102 A	Studio	\$ 595,000.00

Points to Note:

- Villa sales are in a condominium, fees on average run between \$700.00-\$1,100.00 per month and includes some utilities
- Title insurance is available.
- Buyer pays a 10% stamp tax at closing; there are no property taxes for 10 years
- The option is available to enter your villa into the Hotel Rental Program, which will split revenue 50/50 with the resort
- No limit on owner usage
- Buyer must apply for investment permit to own property in The Bahamas which may take as long as 3 months

Incentives through May 30th 2010

- Developer pays stamp tax on his units
- Buyer of developer unit gets 50% discount on slip membership

CURRENT SLIP INVENTORY

SLIP NO.	LENGTH	WIDTH	SLIP PRICE
6	60	21	\$350,000
7	65	23	\$375,000
8	85	24	\$400,000
13	100	22	\$400,000
15	100	25	\$400,000
16	100	29	\$400,000
17	100	29	\$400,000
18	100	29	\$400,000
19	100	29	\$400,000
20	100	29	\$400,000
24	140	25	\$600,000
27	140	25	\$600,000
30	150	40	\$1,000,000
33	150	37	\$800,000
37	100	23	\$400,000
40	100	29	\$500,000
42	70	23	\$400,000
43	70	23	\$400,000

Slip members have exclusive use of their slip at no charge when in residence and will receive 50% of slip revenue when rented to marina guests.
The monthly slip maintenance fee is \$3/ft.

- Yacht club members receive a 10% discount on resort charges.
- Slips may be sold or transferred to a legacy
- No Stamp Tax at closing or Real Estate Tax annually