

BLUE WATER CAY

A PROPOSAL TO PURCHASE AND DEVELOP BLUE WATER CAY

March, 20th, 2018

The BLUE WATER CAY property is 14 Acres. It was subdivided into a 40 Lot subdivision.

Asking price is \$4,750,000:00 (Four Million, Seven Hundred and Fifty Thousand Dollars.

Taxes, Brokerage and Legal Fees: \$926,250:00 (Nine Hundred and Twenty Six Thousand, Two Hundred and Fifty Dollars)

Total Cost: \$5,676,250:00 (Five Million, Six Hundred and Seventy Six Thousand, Two Hundred and Fifty Dollars)

Required infrastructure cost (Including, Sea Walls, Sewer Plant, Electricity Etc.) \$5,000,000:00 (Five Million Dollars) Including Fees and Permits.

Total Cost: \$10,676,250:00 (Ten Million, Six Hundred and Seventy Six Thousand Dollars)

DEVELOPMENT OPTIONS (1)

Mark up Cost, for example 20%: \$10,676,250:00 + \$2,135,250:00 = \$12,811,500:00. Sell off the 40 Lots @ \$320,287:50 each.

DEVELOPMENT OPTION (2)

Build out the Lots with Single Family houses, 4 to 6,000 Sq. ft. construction cost 1 Million to 1.5 Million + Cost of Lot + 25% Markup for Profit.

Subject to combination, Sale Prices would range from \$1,580,000:00 to \$2,205,000:00.

If the decision was to do 20 each, Construction cost would be \$50,000,000:00

Sales Prices would be \$1,580,000:00 x 20 = \$31,600,000:00 and \$2,205,000:00 x 20 = \$61,000,000:00

Total Sales = \$75,700,000:00

DEVELOPMENT OPTION (3)

Create a Multi-Family Development with the following:-

56 – 3 Bed Room Town Houses.

48 – Units in a 9 Storied Tower Building.

6 ea. 5 Storied Buildings with 10 Units each (60 Total)

120 Slip Marina.

Total investment required = \$73,610,827:00

Total Units = 164, Average price per Unit = \$561,058:00 Total Sales = \$92,013,512:00

Three Storied Club House Building with Marina.

Please be advised that, all information provided in this document, is subject to the decisions, which will be determined by the investors, Developers and their Professional representatives

Leon Lorenzo Taylor

Development Consultant

