



THE JALOUSIE
Enclave
SAINT LUCIA

Welcome to The Jalousie Enclave
NEWSLETTER 2009 Nr. 4
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Full approvals makes it happen.

Full Government Approval was Granted to The Jalousie Enclave project. The St. Lucian Cabinet and The Development Control Authority (DCA) grants full approval to The Jalousie Enclave. M. Group can now proceed with its construction and move forward with their environmentally sustainable plans for the 200 acre site. The Environmental Impact Assessment for the site recommends that the development as presented proceed forward.

M. Group's mission is to preserve the area's natural environment while making the exclusive site accessible to the world's elites and captains of industry who need a secure retreat to recharge.

Sale of C39 to Client in New Jersey.

Jalousie Enclave Sells First Lot. The Jalousie Enclave management sold its first lot (C39) at the appraised value of \$3.3M during mid May 2009. The parcel, one of the Custom Home lots, is 77,921 square feet and touches the stunning nature preserve that surrounds the resort. Sized for a custom home, this owner plans to build during 2010.

Jalousie Enclave's first real estate show in Trinidad a success. Agent Belle Vue Properties is managing several interested buyers.

Jalousie Enclave Ramps Up marketing Efforts at Real Estate Show. Jalousie Enclave representatives attended the May Race Carnival Show in Trinidad which was hosted by Brian Lara on May 2. Belle Vue introduced potential buyers to the investment opportunities available at the project. The presentation included detailed descriptions and renderings of the Jalousie Enclave Villas and Custom Homes. Belle Vue Properties is working with Jalousie Enclave to manage several seriously interested buyers. The real estate show attendees included 3,500 people from the region.

Jalousie Enclave will attend a second real estate show in Trinidad on May 21 followed by "Exhibition in Dubai" on June 2

Jalousie Enclave Attending Summer Real Estate Conferences. The Jalousie Enclave will be showcased at two upcoming real estate conferences. On May 21, 2009 the Jalousie sales team will be in Trinidad at "Caribbean Launch & Brand Unveiling". Then on June 2, the team will travel to Dubai to attend the Real Estate Exhibition hosted by Belle Vue's partner Knight Knox International. The Exhibition in Dubai marks the first time Jalousie Enclave sales team will pitch the full time residential resort community to a truly international audience. As marketing and sales efforts gear up for the summer months, the sales team will continue its outreach to international investors by attending additional Real Estate shows.

May 15, 2009

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Facts to Remember



Jalousie Enclaves' land value is now appraised at higher than current "Launch" pricing

The Jalousie Enclave's Land Value appraised from USD60 million to \$159 million per an MAI Valuation. The Jalousie Enclave is pleased with the recent independent appraisal value of its land. St. Lucia is a sound investment for buyers even in the current economy. As new developments are planned, the land in St. Lucia is becoming more valuable. Specifically, as the lots at The Jalousie Enclave sell, the land value will undoubtedly appreciate due to its scarcity.

Jalousie Enclave acquisition model provides better economics and profit over the traditional "fractional purchase"

Jalousie Enclave Selling Model Provides Owners with Options. The Jalousie Enclave properties are sold freehold and owners have the option to rent or re-sell with no restrictions. Other second home properties limit how long residents can stay in their homes, but The Jalousie Enclave, being a full time residency community, gives the owners the option to stay as long as they would like.

Every investor in the residential community is provided deeded access to The Sugar Beach on Jalousie Bay. Sugar Beach is part of The Tides Resort which M. Group built between 1989 and 1992. The current owner is currently spending USD100 million in the resort's face life, making The Jalousie Enclave the most desirable place to own a vacation home.

As an added benefit, The Jalousie Enclave announces a guaranteed buyback program for the Enclave Villas for the first 4 sold. For the first 2 Villa units sold, (Units 1 & 2), The Jalousie Enclave guarantees to buy back the sold unit at the original purchase price PLUS 10% purchase price credit each year for the first 5 years of ownership. For the second 2 Villa units sold, (Units 3 & 4), The Jalousie Enclave guarantees to buy back the sold unit at the original purchase price PLUS 10% purchase price credit each year for the first 3 years of ownership.

The guaranteed buyback is as follows:

After Year 1 of ownership = \$2,200,000

After Year 2 of ownership = \$2,400,000

After Year 3 of ownership = \$2,600,000

After Year 4 of ownership = \$2,800,000

After Year 5 of ownership = \$3,000,000

The 5th (an subsequent) Enclave Villa will go on the market at \$2,750,000, inclusive of F&E and land.

What does this mean to the buyers: As lots are sold, the current established value of \$34.44 / SF will increase. Thus the owners of villa #1 - #4 not only:

- 1-Have the guaranteed buy-back program as an exit strategy, but also
- 2-Know now that Villa #5 and subsequent will be re-priced at \$2,750,000 (therefore a \$750,000 increase this year)
- 3-Know that the RE price per SF will also increase

Property Management provides turnkey maintenance and staffing of trained butlers, maids and cooks for each residence. Office services are also offered and an on-site representative will be available to oversee the lease of a purchased property for its owner. Should owners like to rent their villas / home, The Jalousie Enclave team will also be there to support and guide the owners through the process.

Lets compare a 1 and 5 year investment of Freehold vs. Fractional ownership:

Investment Comparisson Chart				
One Year Investment			Five Year Investment	
Freehold	Fractional		Freehold	Fractional
2,795sq ft	1,500 sq ft	Villa Size	2,795sq ft	1,500 sq ft
Two	Two	Bedrooms	Two	Two
2,000,000	1,500,000	Price	2,000,000	1,500,000
337	337	Rental Days	337	337
1,000	1,000	Amount	1,000	1,000
50%	6%	Return	50%	6%
60%	60%	Occupancy	60%	60%
\$202,200	\$202,200	Rental Income	\$1,011,000	\$1,011,000
\$101,100	\$90,000	Owner Share	\$505,500	\$180,000
\$1,600,000	\$1,200,000	Finance 80% 20 year Term 6%	\$1,600,000	\$1,200,000
\$11,462	\$8,597	Payment	\$11,462	\$8,597
\$137,544	\$103,164	Period Cost	\$687,720	\$515,820
-\$36,444	-\$13,164	5%	-\$182,220	-\$335,820
\$100,000	\$75,000	Appriciation	\$500,000	\$375,000
\$63,556	\$61,836	Profit	\$317,780	\$39,180

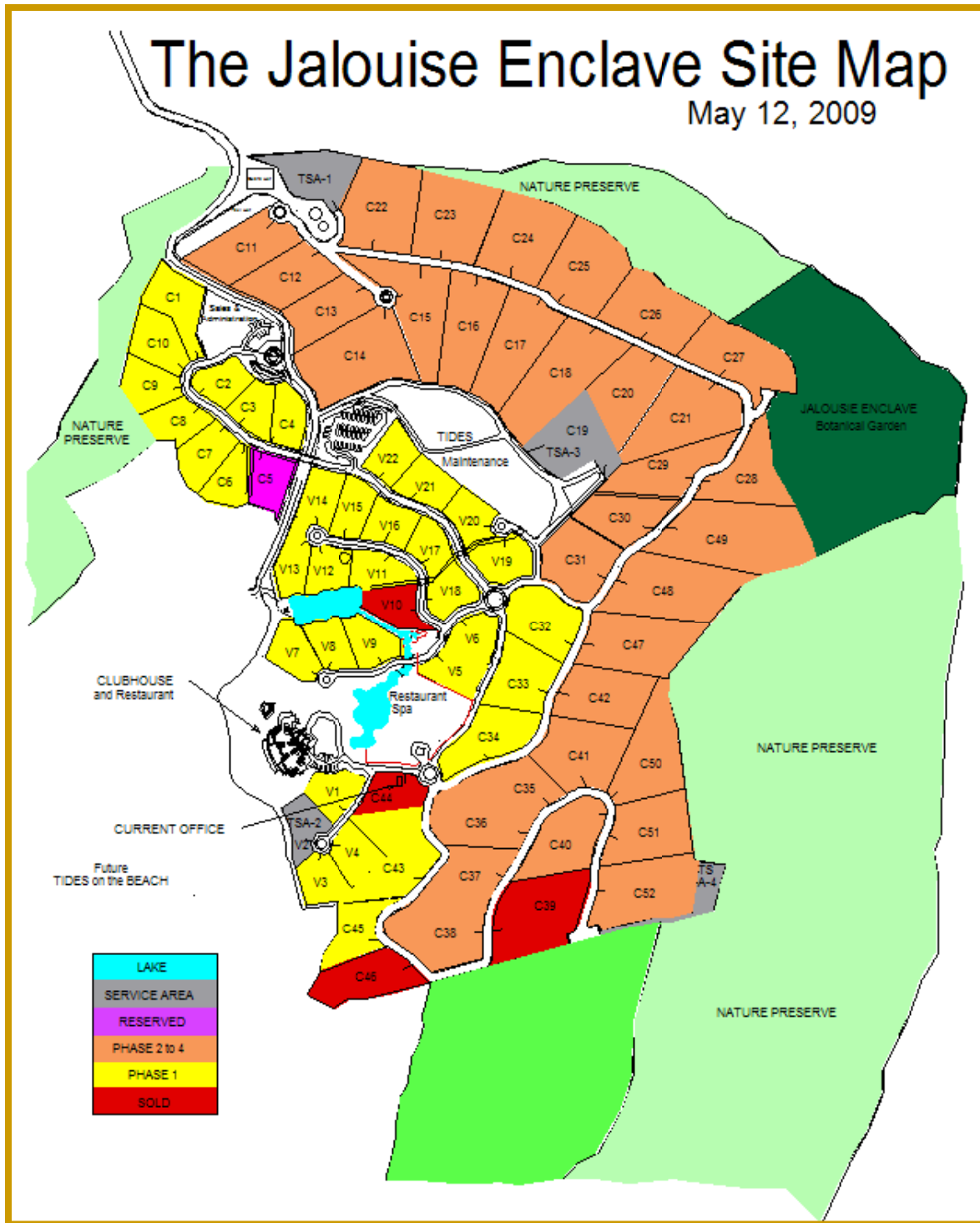
The Jalousie Enclave has a Guaranteed Buy Back Program of sales price plus 10% p.a.

It's easy to see why a 5 year investment under a Freehold Agreement giving a \$317,780 profit is better than a 5 year investment under a Fractional Agreement giving only a \$39,180 profit.

Site Plan Update

The Jalouise Enclave Site Map

May 12, 2009



Jalousie Enclave starts cutting roads.

The Jalouise Enclave Begins Road Construction. The Jalouise Enclave has begun to cut the roads on May 15th for Phase I which include Villas 1-21 and home sites C1-10. Road development will be managed by Rider Levett Bucknall Limited (RLB). The master planned and roads have been designed by EcoPlan for the residential community in order to make amenities easily accessible for Jalouise Enclave residents, and visitors. RLB is one of the world's leading CPM companies providing comprehensive construction project management services. RLB is working to ensure The Jalouise Enclave is carefully preserved to conserve the protected natural resources.

Facts to Remember About St Lucia and Jalousie Enclave

History: Throughout the 17th and early 18th centuries St. Lucia was both a French and British province. St Lucia became self governing on March 1, 1967 and gained independence from England on February 22, 1979. The island celebrates their independence and entry into the Commonwealth of Nations every year with a public holiday.

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Location: St. Lucia is part of the Lesser Antilles, in the Caribbean Sea. Neighbors include Martinique to the north and St. Vincent to the South.

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Geography: The Piton Mountains are St. Lucia's most famous landmark. Located on the western side of the island between Soufriere and Choiseul, the Pitons 2,600 foot twin coastal peaks are a striking visual for one of the most carefully preserved natural environments in the world. In the mountainous interior lies St. Lucia's 19,000-acre National Rain Forest, where wild orchids, giant ferns, and birds of paradise flourish. The rainforest is also home to endangered tropical birds including species such as the indigenous St. Lucia parrot. Twenty-nine miles of trails wind through the forest and surrounding orchards of banana, coconut, mango, and papaya trees. The volcanic of Saint Lucia is also one of the few islands in the world that boasts a drive-in volcano.

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Population: 151,000 - Size: 238 Sq. Miles - Official Languages: English, French Patois

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A Full Residency planned gated development in the heart of St Lucia's UNESCO World Heritage Site.

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The ONLY Full Residency gated community next to KOR's newest branded resort.

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The ONLY Full Residency gated community at the base of the Petit Piton, St. Lucia's national symbol.

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Height of Petit Piton 2618 ft, Gross Piton 2438 ft on the Caribbean Sea.

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Each home owner will have deeded access to the Sugar Beach (at the resort below).

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M. Group's site is 196 acres, of which they are developing 100 acres, leaving the balance as a green barrier.

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The Tides, Sugar Beach (the old Jalousie Plantation Resort) is on 129 acres (originally built by M Group).

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Traveling to St. Lucia: New York and Atlanta - 4 hours - Miami - 3.5 hours - Toronto & Montréal - 5 hours -

London - 8 hours

The island is served by: Virgin Air, British Air, American Air, Delta Air, Air Canada, US Air & Liate Air, Jet Blue

Condor will soon start service from Germany.

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Roebuck International is building the 250 room Ritz Carlton hotel, located approximately 30 min from Jalousie.

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The fishing village of Soufriere, is located within the World Heritage Site, the center of all St. Lucian tourist activities.