



## FACT SHEET

For over a decade Jungle Bay, Dominica has been one of the Caribbean's most successful luxury ecologically friendly hotels. Jungle Bay guests enjoy a unique Caribbean vacation experience that includes yoga classes, eco hikes to hidden waterfalls, sea kayaking, scuba diving, spa treatments and healthy organic cuisine in a barefoot luxury setting. Jungle Bay has been featured in a number of prestigious international publications. It is rated as one of the world's top ecologically friendly hotels.

This unique hotel is being relocated to the southern coast of Dominica to accommodate its growing list of repeat guests. The development will consist of 120 new ecologically friendly villas, which are being sold to private investors under the Dominica Citizenship by Investment Program (CIP). Construction is scheduled to start in October 2016 and the first phase of the hotel is scheduled to open in November 2018.

Jungle Bay CIP villa owners will receive an individual title/deed that includes their 345 square foot villa on a 1,000 square foot lot. The villas will be used exclusively to accommodate hotel guests. Thirty percent of all hotel accommodation income will be divided equally between the 120 villa owners. Forty percent will be used for maintenance and insurance of the villas and thirty percent will go to the management company for marketing and management services. Owners may occupy their villa for one week every year at no cost.

Villa Purchase Price	\$ 200,000 US
Administrative and Legal Fees	\$ 41,875 US
<b>Total Cost of Villa</b>	<b>\$ 241,875 US</b>

The income and Return On Investment (ROI) will depend on Jungle Bay's occupancy rate. A hypothetical annual occupancy rate of 50% at a \$150 nightly rate would generate a net income of \$8,200 for each owner at a ROI of 3.7%. If occupancy is lowered to 30% the income would be \$5,000 and the ROI 2%. If occupancy is increased to 70% the income would be \$11,500 and the ROI 5.1% \*. Villa rental income is tax free for the first 10 years. Owners may sell their villa for a profit after three years and retain their Dominica citizenship and passport. Jungle Bay's 10-year successful track record combined with the simple, clearly defined ownership & management structure makes this one of the best CIP investments in the Caribbean!

\*The above figures are designed to assist in calculating potential income under different occupancy scenarios and do not represent projections or income forecasts. The developer, CIP agents and real estate brokers make no predictions or representations of future income from this real estate offering.



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