

INVESTMENT PROSPECTUS



land

Land Opportunity
MOUNTAIN VALLEY
Arkansas, USA



USA LAND INVESTMENT OVERVIEW

Over the last six months, buying land in the USA has become a strategy of many investment Organisations, mainly because of the weak \$USD (\$1.95 to £STG). Now is a fantastic time to lock into this investment as the projections are for a stronger \$USD over the next few years, with some banks suggesting a rate of \$USD 1.60 to £STG by the end of 2009. If the \$USD strengthens to the \$1.60 level then investors will see an appreciation on the investment in currency terms alone of 20%, which combined with the projected increase in land value should result in healthy returns over the medium term. With very low taxes & living costs, the USA offers a very active & fulfilling lifestyle, but with plenty of room for tranquility. With the U.S. population set to grow by 34% to over 400 million within the next 40 years, there are many emerging southern locations that are set to benefit from the population growth, as all trends & forecasts indicate that people will continue to flee the colder areas of the North East US to warmer areas of the south

THE LAND BUYERS GUIDE

- ✓ Arkansas is experiencing growth both from the US domestic market & overseas market due to a weak \$USD
- ✓ Low capital gains tax on profits
- ✓ All purchases made in \$USD
- ✓ Exceptionally Low Buying Costs of \$USD 600
- ✓ Secure Safe Payment into Lawyer's Escrow Account
- ✓ Benefit from one of the world's safest real estate legal & title registration systems



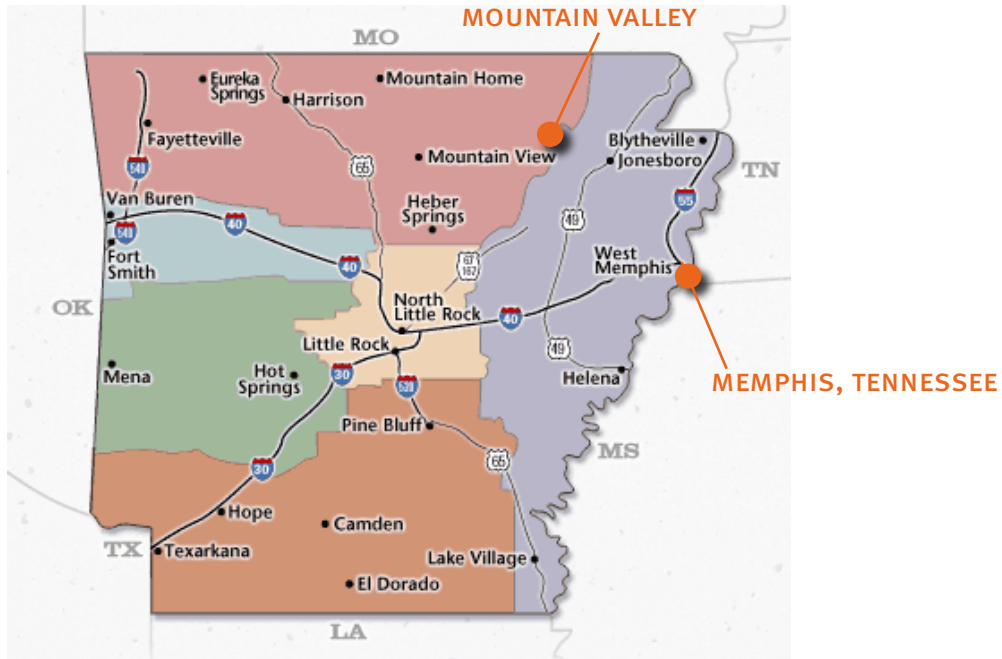
PROPERTY OVERVIEW

Mountain Valley is a development located in Sharp County, in Northern Arkansas, which is one of the hotspots located in the southern United States, bordered by Texas, Louisiana, Mississippi, Tennessee, Missouri & Oklahoma. This is a fantastic opportunity to acquire land, which comes with planning permission for residential dwellings. The master plan for the whole development is set around a strategy to deliver a residential community, so the infrastructure (such as roads, water, sewer & electricity) have all been put in place by the master planner. Situated amidst mountains, rivers and lakes in a prime area for retirement or to raise a family, Arkansas as a state offers scenic beauty coupled with tranquility which can aid a relaxed and quiet lifestyle, whilst at the same time providing excellent amenities such as golf, swimming, boating and hiking for the person who prefers an active lifestyle. Arkansas is one of the few areas, not to have felt the impact of the world's credit problems, due to the relative low entry level investment. Several global companies are headquartered in the northwest corner of Arkansas, including Wal-Mart (the world's largest public corporation by revenue in 2007). There are now 57 Fortune 500 firms with operations in Arkansas, which has resulted in consistent local economic increases. Arkansas currently ranks 9th for Growth Prospects.

KEY FEATURES

- ✓ Lots with build permission in planned residential community
- ✓ Free Golf for life at seven surrounding courses
- ✓ Only 100 exclusive home sites available
- ✓ Payment plan lets you pay in installments over 12 months
- ✓ Prime retirement and family area
- ✓ Only \$USD 20,000 per home site (minimum 1011 m2 plots)
- ✓ 12 Month Payment Plan Available
- ✓ All Inclusive legal fees of \$USD 600





LOCALITY

The nearest town offering shops & restaurants is Evening Shade, which is located 2 miles away from Mountain Valley. Nearby bigger towns include Batesville (23 Miles) and Hardy (21 Miles). These towns both have a larger selection of amenities for residents at Mountain Valley and can be reached within 30 minutes. Mountain Valley is 120 Miles (around 2 hours) from Little Rock, the State capital and is only 84 Miles south of Branson, Missouri – known to many people as the “family friendly Las Vegas”. There are 7 golf courses located within 20-60 miles. The well-known Strawberry River is only 2 miles away from the heart of The complex and both White River, Crown Lake & Diamond Lake are within 20 miles of the community. The development also has its own lake which is surrounded by residential plots.





FLOOR PLANS

