

INVESTMENT PROSPECTUS



Development Investment
MONASTERY
Montenegro - Rezevici



MONTENEGRO OVERVIEW

Montenegro, a dramatically beautiful coastal country bordering the Adriatic Sea just south of Croatia, is a little smaller than Wales with a population of 620,000. The 293 kilometres of coastline contain 117 sand, shingle or pebble strewn beaches with crystal clear turquoise water. Inland to the south of the country is the Skada Lake providing the perfect location for fishing and rambling. The world heritage site Durmitor National Park in the North East is ideal for summer and winter sports.

Just below Valley View there is progress being made with developing the ex Tivat arsenal into what is going to be the largest super yacht marina in the Mediterranean, the marina will have 150 berths for super yachts along with 600 other berths with also having appealing 5 star hotel and many leisure facilities for all ages, it will also host many high street designer names such as Gucci, Armani, Prada etc

Forecasted by the World travel and tourism Council, Montenegro will be one of the fastest growing holiday destinations in the world during the next few years.

BUYERS GUIDE

- ✓ The Republic of Montenegro is expected to receive ascension to the EU by 2012
- ✓ Low population of just 598,000
- ✓ Stable currency EUR (€)
- ✓ GDP real growth rate: 7.1% (2007)
- ✓ Member of numerous international financial institutions such as; IMF and European Bank for Reconstruction and Development
- ✓ Fantastic tourist hub with visitor numbers up 39% in 2007 to 1.2 million.



DEVELOPMENT OVERVIEW

The Monastery plans to blend seamlessly into the landscape being built in a traditional style made with local stone. The main communal area will include a central reception area, bars, coffee shop, restaurant, indoor swimming pool and spa in a build area of 1,787m². A total build size of 14,791 m² comprised of 128 apartments and 6 star luxury villas all with private gardens and swimming pools with build sizes ranging from 250-300m².

The apartments are based around a communal swimming pool and tennis courts with all units south facing with views overlooking either the monastery or the sea.

KEY FEATURES

- ✓ Fantastic onsite facilities (swimming pool, spa and much more!)
- ✓ Amazing views
- ✓ Luxury 6 star villas
- ✓ Private gated complex
- ✓ Car parking spaces for every apartment
- ✓ Close to Montenegro capital Budva
- ✓ Easy access with a selection of nearby international airports





LOCALITY

The whole area is steeped in local culture telling tales of its history which can be discovered in the nearby towns. Budva, which is famous for its beaches and historic monuments, galleries, shops, boutiques, restaurants and open air bars. St. Stefan close to the once famous summer residence of the Royal Family, also pulling in visitors to its red sandy beaches and Petrovac, a small city with cultural and historic monuments that include mosaics dating to the III century and Fortress Kastelo. For diving enthusiasts the two small islands Katic and Sveta Nedjelja are a real attraction.

Rezevici is located on the Montenegrin Riviera 30 and 60 minutes from the international airports of Tivat and Podgorica respectively and just 90 minutes from Dubrovnik airport.



INVESTMENT OVERVIEW

Total land plot:	19,904 m ²
Permission to build:	128 apartments, 5 luxury villas plus amenities
Denomination:	A selection of apartments, luxury villas, reception, bar, restaurant, spa
Design stage:	Completed and approved. (amendments possible to buyers request)
Project acquisition cost:	9,454,400 Euros (475 m ²) for the land with designs and permission to build.
Built up area (sellable):	17,982 m ²
Project build cost:	16,183,800 Euros (900 m ²) for a 5 star finish
Project sales value	57,542,400 Euros (3200 m ² average)
Sales and delivery costs:	5,000,000 Euros
Clear project profit:	26,904,200 Euros*

ROI PREDICTIONS

Depending on the amount of presales achieved, the project return and exposed to deployed funds will vary. Here are a few potential sales forecasts which will help you gauge the best and worst case scenarios, if construction finance is not obtained.

Option 1 - No presales:

Total deployed funds:	25,638,200 Euros
Exposure:	24 months (18 months construction and 6 months of sales and closing out completions)
Profit return:	26,904,200 Euros (104.9%)
Notes:	5m Euros additional costs are mainly deductible at end user sales stage so are not included in deployed funds.

Option 2 - 50% presales on a 30% down payment:

Total deployed fund:	15,382,920 Euros (25,638,200 minus 10,225,280 Euros achieved from presales)
Exposure:	21 months (18 months construction and 3 months of sales and closing out completions)
Profit return	26,904,200 Euros (186%)
Notes:	The sales to end users or second tier investors are based on a very competitive 30% down payment of the property sales price with the following 70% due on completion.

Option 3 - 80% presales on a 30% down payment:

Total deployed funds:	10,225,280 Euros (25,638,200 minus 15,382,920 Euros achieved from presales)
Exposure:	21 months (18 months construction and 3 months of sales and closing out completions)
Profit return	26,904,200 Euros (316%)
Notes:	The sales to end users or second tier investors are based on a very competitive 30% down payment of the property sales price with the following 70% due on completion.

*Estimated on current market conditions