

**PARADISE PALMS NEVIS ADVANTAGES**

尼维斯棕榈天堂优点

Key Strength Attribute 关键优势特性		Competitive Advantage 竞争优势
Carefully packaged for the CBI investor : ---- 为商业中心的投资者精心包装		
Single-Title Properties 单独产权物业	√	Single title properties are preferred by CBI investors. 142 units are single title, most of which are coming with the freehold (land title) 单独产权物业是商业中心投资者首选。有142个单位是单独产权,大部份包括是永久产权(土地产权)
Minimum requirement price of \$400k 最低要求价格40万美元	√	Attractively priced starting at \$400k for robust products, with all closing costs included 稳定的产品诱人的价格从美元40万起,包含所有交易费用
5-year Leaseback Option 5年回租选项		Cost-free, hassle-free ownership for the 5 year period, coming with a guaranteed annual return of 4% for 4 years. Not conditional to handover or performance. 5年免收费免烦恼拥有业权,连带4年每年4%回报率。无交换或执行的条件。
Fastest delivery in the region, keys in 6 months guaranteed 区内最快交付,6个月内收到钥匙	√	Dedicated factory in the USA, State of the Art technology assuring robust, high quality products - products meet Federal requirements/ standards. 在美国的专用工厂,最先进的技术确保产品的稳定、高品质 - 产品符合联邦的要求/标准。
MOT right away for the Freehold Properties w/land MOT马上为永久产权物业包括土地	√	Citizenship applications can proceed immediately after approval in principle. (the CIU are tightening up on this policy) 公民申请可以在原则性批准后立即进行。(投资公民组是加强了这一政策)
Developer Build Experience instils confidence 开发商的建筑经验给予信心	√	Developer has collectively 15 years of build experience in Nevis. 开发商在尼维斯已集有15年的建筑经验。
Well planned strategy for strong performance in the Hospitality and Lifestyle markets 为强势表现在酒店与生活方式的市场精心策划战略	√	Builds confidence in CBI buyers that the resort will be successful into the longterm, supporting a strong exit strategy 度假酒店展远来说将会成功并支持强大的退出策略,为商业中心客户建立信心。
Condominium legal Structure 分契式公寓的法律结构	√	Assures all our owners the usual rights as members of the Association 保证我们所有业主作为协会会员有通常的权利。
Strong Exit Strategy, based on the following: 强势的退出策略,基于以下:		

<p>Idyllic Location 田园诗般的位置</p>	<p>✓</p>	<p>One of the best locations in Nevis. High value site next door to the Four Seasons Golf course. Ideally suited for the Lifestyle buyers market, supports a strong exit in 5 years time. 在尼维斯最佳位置之一。在四季酒店高尔夫场旁的高价值地利位置。生活方式的买家市场非常合适。</p>
<p>Effective positioning in the hospitality markets. 有效定位于酒店市场。</p>	<p>✓</p>	<p>The resort embraces current hospitality trends with optimum performance. E.g.. Organic Food, Green, Well being, Sustainability, whilst exploiting the well known Nevis brand. Management forecasts decent throughput from the outset based on current performance of similar resorts on island and feedback from tour operators . 该度假酒店拥有目前酒店最佳操作特性的发展趋势。例如, 有机食品、绿色、健康、可持续发展, 同时开拓众所周知的尼维斯品牌。管理层预测由开始便有相当好的产量, 基于在岛上类似度假酒店目前表现及旅游社反馈。</p>
<p>The Nevis Brand - An established Luxury Destination 尼维斯品牌 - 一个建立奢华为目标</p>	<p>✓</p>	<p>The first destination in the Hemisphere to practice tourism over 200 years ago and currently among the most exclusive in the Americas, Nevis also commands acclaim in Europe, helps to build buyer confidence in the performance of their investment. 在南半球第一个目标实践旅游业的已超过200年, 目前在美洲最独特的, 尼维斯也在欧洲获得一致好评, 这有助于建位买家对他们投资的业绩的信心。</p>
<p>Optional Rental Program 附加租赁计划</p>	<p>✓</p>	<p>A sensible flexible Rental Program is available to owners who do not wish to choose the Leaseback Option - they can choose to join on a yearly basis with 6 months notice. Both Lifestyle and Investment clients will find this flexibility attractive. 一个明智灵活的租赁计划提供给业主, 如他们不想选择回租选项, 他们可以选择加入一个6个月通知以年度基础的。生活形式和投资的客户均会发现这种灵活性很有吸引力。</p>
<p>Attractive room rates 有吸引力的房价</p>	<p>✓</p>	<p>Leads to healthy occupancy levels in the low season summer months, providing modest, realistic rental program returns. 导致在淡季中夏天月份也有健康的入住率水平, 提供适度的, 现实的租赁计划的回报。</p>
<p>Reasonable Property Owners Association fees 合理的物业业主协会费用</p>	<p>✓</p>	<p>Fees are competitive and reasonable; thereby attracting a broader segment of second tier buyers - allows for reasonable rental returns in the rental program 这是有竞争力和合理的; 从而吸引了更广阔的领域的二线买家 - 考虑到出租房屋计划合理的租金回报</p>

<p>Unrestricted owner usage Option 不受限制的业主使用选项</p>	<p>√</p>	<p>Owners who do not choose the Leaseback option can enjoy unrestricted personal use time, (year round occupancy). This allows for a broader target segment in the Lifestyle buyers Market at the sell-on in 5 years time, to include Long stay "Snow Bird" vacation home buyers. The Rental Program can be entered on a yearly basis</p> <p>不想选择回租选择的业主可以享用无限制私人使用时间, (全年入住)。在售出5年的时间内, 这允许在生活方式买家市场上一个更广泛的目标段, 包括长期逗留的“雪鸟”度假屋买家。租赁程序可以进入上一年度的基础上</p>
<p>Resort opening in the Short term.度假酒店在短期内开业</p>	<p>√</p>	<p>Relatively short time for the opening of the resort, based on the build model and the technology. Visitors will be welcomed within one year, with the first amenities in place. The Resort will be in full operation before year 5.</p> <p>度假村可以在相对较短的时间内开放, 基于建立的模型和技术。游客将于一年内迎来第一个设施的放置。度假村将在5年内完全运作。</p>