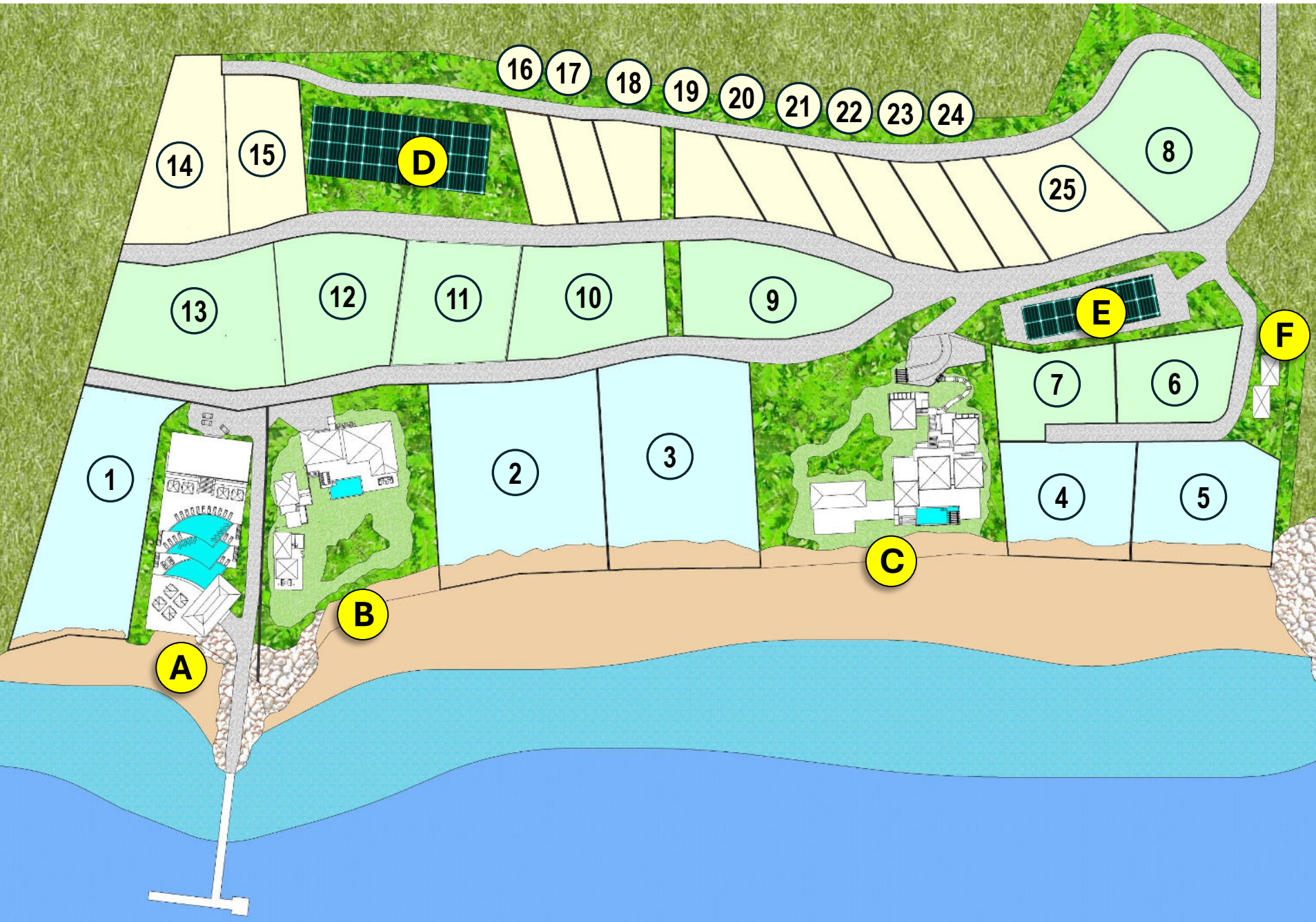

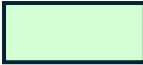



MAYREAU BEACH ESTATES MASTER PLAN



- A** Beach Club & Arrival Dock
- B** Beach Club Villa (4-Bed)
- C** Private Villa (5-Bed)
- D** Solar System (500 mWh)
- E** Back Of House / Staff
- F** RO Water System

-  Beachfront Lots
-  Middle Row Lots
-  Top Row Lots

MAYREAU BEACH ESTATES LOT RETAIL PRICING

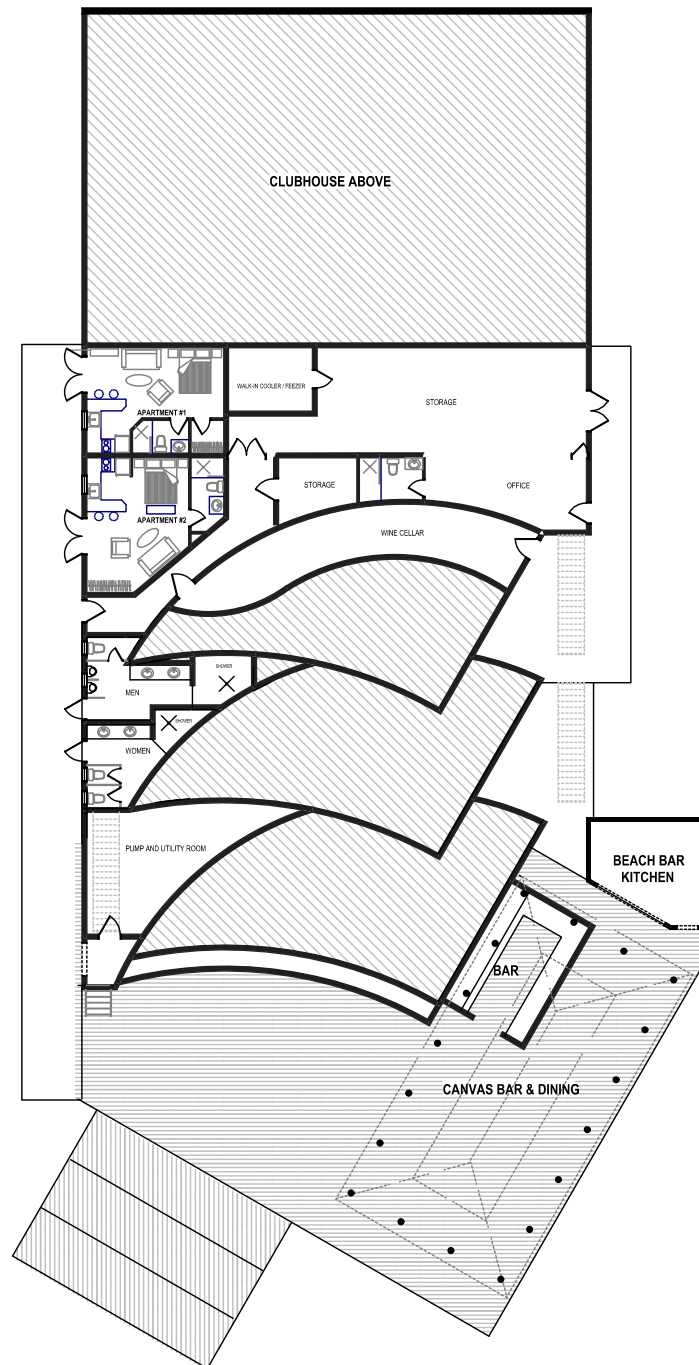
	LOT #	SIZE (SF)	WIDTH (FT)	PRICE (USD)
BEACHFRONT	1	22,228	110	\$800,000
	2	28,758	160	\$1,000,000
	3	28,487	145	\$1,000,000
	4	15,419	125	\$650,000
	5	13,675	125	\$600,000
MIDDLE ROW	6	8,876	108	\$250,000
	7	8,316	114	\$250,000
	8	29,566	130	\$750,000
	9	14,963	200	\$295,000
	10	14,239	140	\$285,000
	11	12,753	110	\$250,000
	12	13,932	110	\$275,000
	13	19,411	176	\$400,000

LOT #	SIZE (SF)	WIDTH (FT)	PRICE (USD)	
14	13,170	85	\$230,000	TOP ROW
15	11,098	75	\$195,000	
16	6,052	40	\$105,000	
17	5,700	40	\$99,500	
18	7,267	50	\$127,500	
19	6,120	60	\$107,500	
20	7,111	50	\$124,000	
21	6,206	40	\$105,000	
22	6,835	40	\$120,000	
23	6,371	40	\$110,000	
24	5,929	40	\$100,000	
25	13,183	90	\$230,000	

TOTAL LOT RETAIL PRICING: \$8,458,500

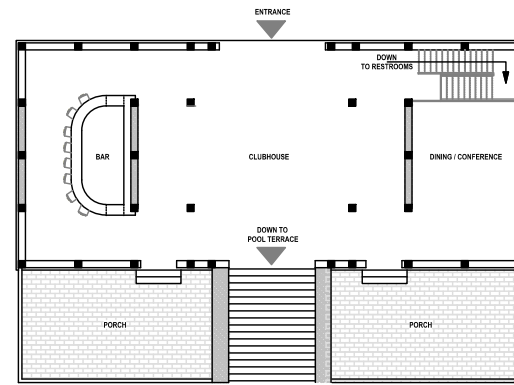
MAYREAU BEACH CLUB FLOOR PLANS

25,000 SF LOT WITH 125 FT BEACHFRONT
22,800 SF TOTAL BUILT AREA & 200 FT DOCK
19,800 SF LANDSIDE BEACHCLUB, ACCOMODATIONS, & POOLS
3,000 SF DOCKS AND SUNSET PIER

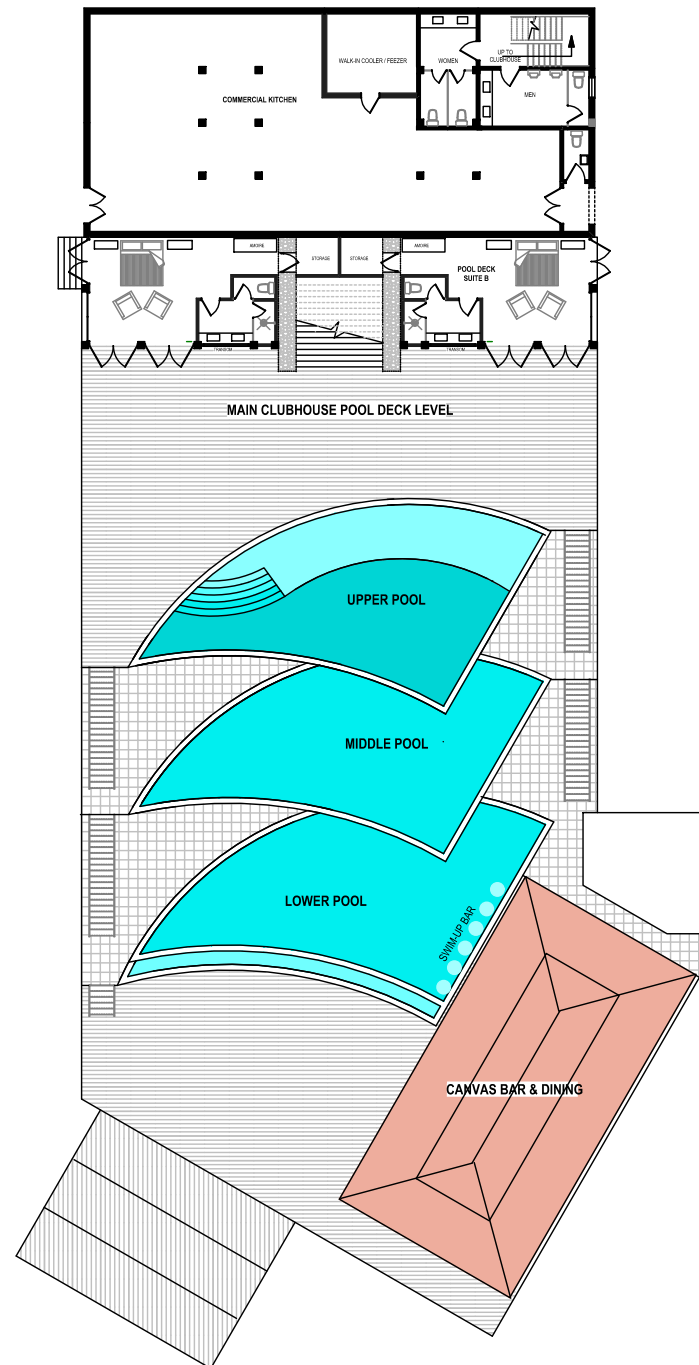


MAIN CLUBHOUSE LOWER LEVEL

4,800 SF TOTAL BUILT AREA
1,500 SF BEACH BAR, DINING, KITCHEN
3,300 SF STORAGE, UTILITY, WINE CELLAR, APARTMENTS

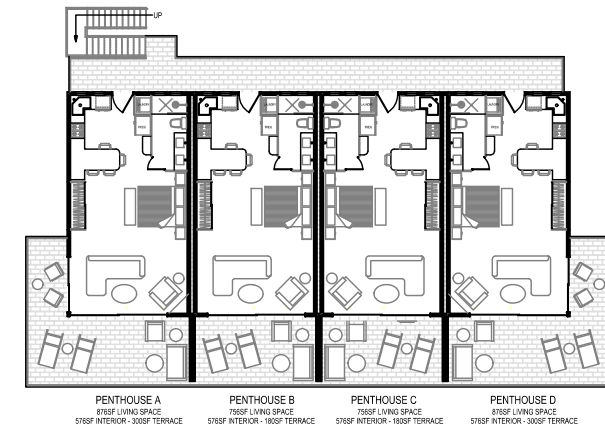


MAIN CLUBHOUSE UPPER LEVEL

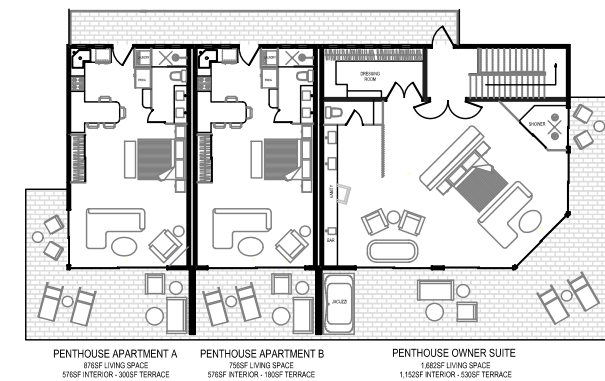


MAIN CLUBHOUSE & POOL DECK LEVEL

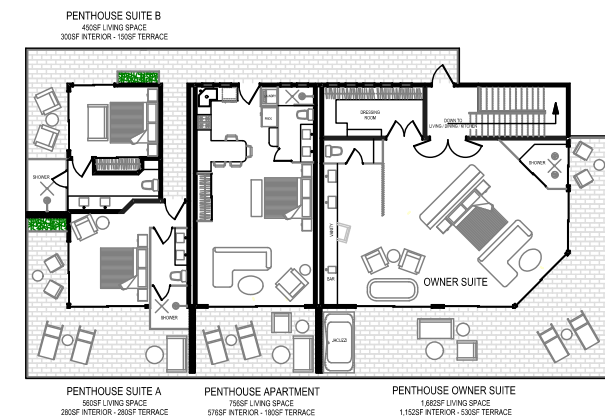
15,000 SF TOTAL BUILT AREA
2,370 SF COMMERCIAL KITCHEN | 940 SF POOLSIDE SUITES
5,250 SF POOL DECK | 3,000 SF POOLS | 3,450 SF MAIN CLUBHOUSE



BEACH CLUB PENTHOUSE SUITES FOUR STUDIO UNITS FOR SALE



BEACH CLUB PRIVATE RESIDENCE OPTION LAYOUT A - MASTER SUITE AND TWO STUDIO APARTMENTS



BEACH CLUB PRIVATE RESIDENCE OPTION LAYOUT A - MASTER SUITE AND TWO STUDIO APARTMENTS

PENTHOUSE LEVEL OPTIONS

3,600 SF AVAILABLE AREA
2,300 SF INTERIOR AREA
1,300 SF EXTERIOR AREA



