

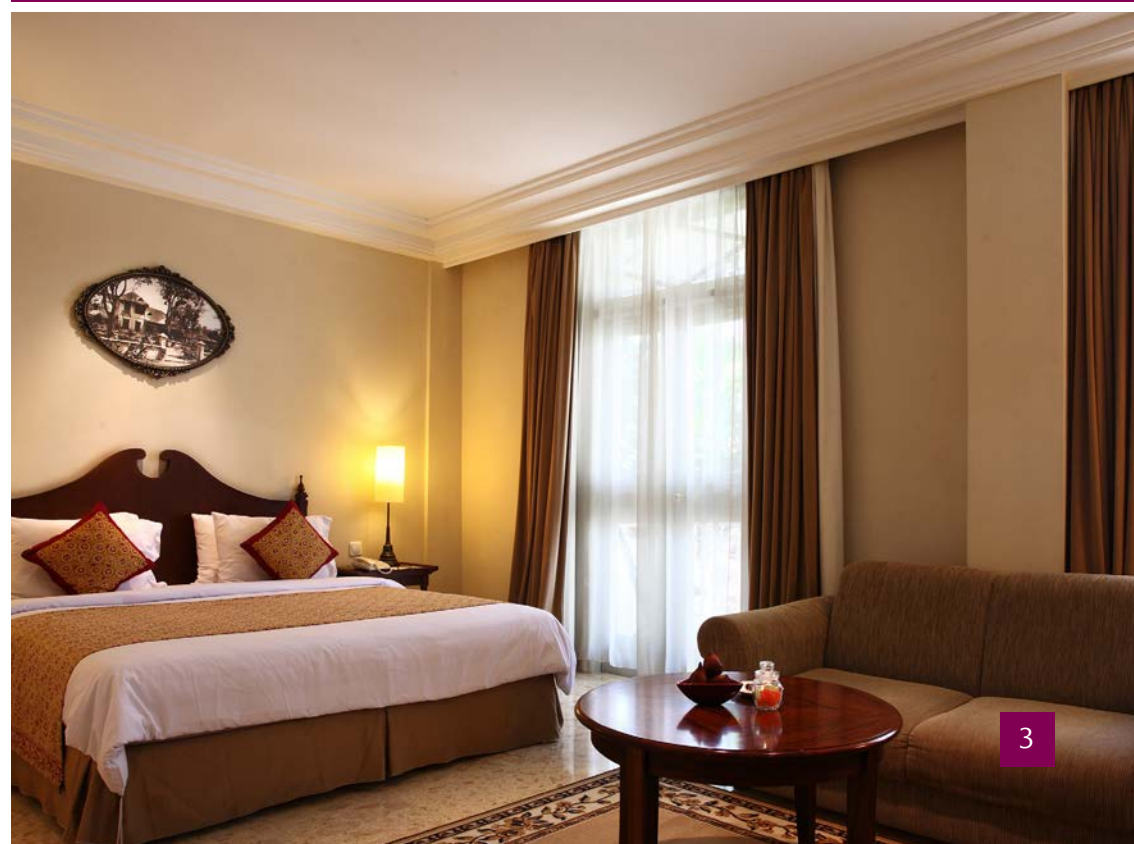
GrandeClub and RESIDENCES



PRISTINE BAY
ROATÁN, HONDURAS

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OVERVIEW



Grande Property is an integrated real estate company providing specialized services in residential and hotel development, educational facilities, sports management, and resort and destination real estate. The firm is headquartered in New York, with satellite offices strategically located in cities around the world. We strive to exceed clients' and partners' expectations. Grande Property delivers innovative solutions that meet the highest business standards, while providing economic and social returns on investments. We utilize proven business models alongside innovative approaches to enhance asset values and accelerate sales, thereby providing long-term value to our investors, shareholders, partners, and clients.



The staff of Grande Property and its affiliates has broad and deep sector and market experience in key locations around the globe. With a rich history of family businesses and local operating affiliates spanning several generations, our combined experience is unparalleled. The management team has extensive career experience built upon academic credentials from leading universities such as Georgetown University, Brown University, Wharton School, Harvard University, Frank Lloyd Wright School of Architecture, the University of Southern California, Tongji University, Rutgers University, and the United States Military Academy at West Point.



GRANDE BRAND

Grande Property offers an opportunity for qualified buyers and investors to access to residential and vacation properties. Additionally we provide investments in income-producing real estate such as hotels, rental apartments, retail, and spas. Domestically and internationally, we have established a culture of innovation and excellence by using resources and partnerships to provide efficient, high quality, and personalized services. Grande Property has selected a diverse group of countries from which to offer development opportunities, business investments, residential properties and immigration programs. Grande Property and its marketing partners have an extensive international client base which is actively seeking a wide range of investment choices with significant benefits.

Our brand portfolio is built upon a core foundation of exceptional service, iconic design, enhanced amenities, and luxury. We offer brands that meet market needs and the predilections of our clients, partners and investors.



ROATÁN, HONDURAS

Roatán is the largest of the Bay Islands of Honduras, which are 30 miles (48 km) north of the mainland. Honduras is a popular vacation destination along its Caribbean coast and shares the Mesoamerican Reef, the second largest reef in the world. Roatán features the white sand beaches, coral formations, and marine biodiversity that are mainstays of Caribbean tourist destinations. Dive attractions include seawalls, shipwrecks, a submerged airplane, and night diving; the marine life includes sea turtles, dolphins, and whales. These features make for exceptional scuba diving and snorkeling experiences, as well as an alluring environment to beachgoers, fishers, and boaters.

Recognizing the economic value of tourism, Roatán is taking steps to further entice tourism and foreign development. The island has recently drafted, passed, and implemented laws that protect the environment and encourage foreign investment and ownership of property. In 2013, the Mesoamerican Reef Tourism Initiative led a comprehensive assessment and action plan for destination-level sustainability, supported by Royal Caribbean Cruises and Sustainable Travel International.



GRANDE CLUB AND RESIDENCES

The Grande Club and Residences will join an existing 405-acre (164-hectare) luxury development, Pristine Bay Resort. The complex comprises two hotels, 392 residential resort homes—including a half-mile private beach—a top-ranked 18-hole golf course, and a beach club overlooking the second largest coral reef in the world. Pristine Bay Management Group manages the Beach Club and Residence Hotel, and the Houston-based Lancaster Group manages the Las Verandas 5-star boutique hotel, as well as six other hotels, of which three are corporately owned through various joint ventures.

Grande Property will complete the final phases of development with 400 residences—100 tennis villas and 300 Grande residences—and a Grande Racquet Club. These projects, built in harmony with the local tropical beauty, aim to sustain the resort's international appeal for generations to come. By means of the highest aesthetic and architectural standards, the Residences will boast spacious layouts, well-equipped kitchens, designer furnishings, and more. Amenities and accompanying services will support an extraordinary lifestyle at the Grande Club and Residences.



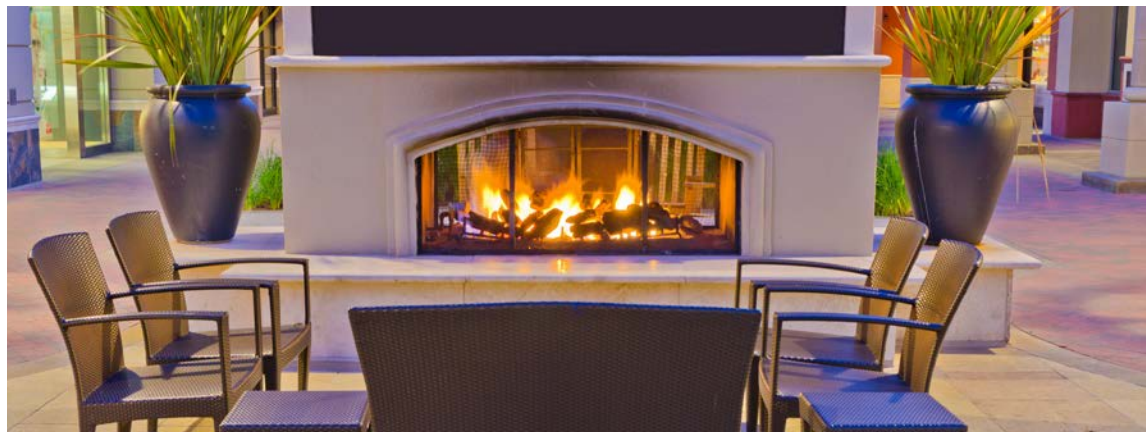
AT PRISTINE BAY

GRANDE CLUB AND RESIDENCES

Residents of the Grande community will enjoy elegantly appointed homes with all of the amenities of home ownership, yet with few of the responsibilities. Grande Property delivers management expertise and concierge services alongside the systems and support to ensure comfort and convenience. From luxuriant, tropical lawns to housekeeping and caretaker services, homeowners will be surrounded by lavish amenities.

Additionally, the Grande Residences offers the services and facilities of the Grande Racquet Club. The in-fill development will include 16 tennis courts, a clubhouse, and a pro shop as part of the Racquet Club. Hospitality and wellness centers supplement the facilities. Top tennis professionals and a tennis concierge will enable members and guests of the resort to enjoy the rare experience of tennis in the tropics.



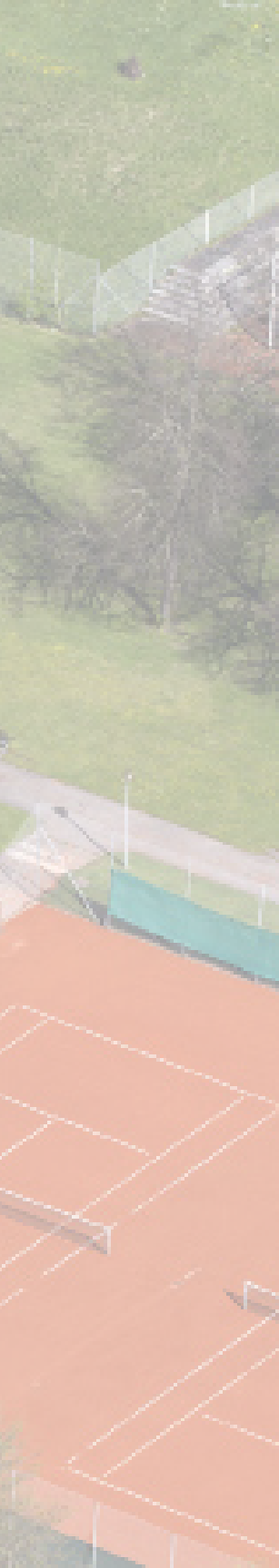


GRANDE RACQUET CLUB

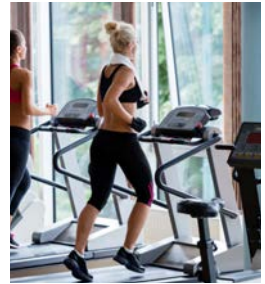
Play with a Purpose.

The Grande Racquet Club supports a private community of tennis enthusiasts and casual fans. It develops a robust membership from individuals looking for workout and social partners, families, couples bonding over a common interest, and corporate associates, to name a few. Supporting it all is a staff dedicated to the comfort, happiness, and security of every member.

Time-tested strategies form the foundation of instruction at this exclusive community. Camps and clinics, as well as group, private, and semi-private instruction teach the on- and off-court tactics, techniques, and mental fortitude needed to excel at the game. Flexibility in the lessons enables the program's tennis pros to deliver personalized instruction that matches a player's desired skill level and preferred mode of play, whether casual, competitive, or something in between. An onsite concierge helps members identify what workout, regimen, and tennis program to participate in each week.



As a social and sports club, the Grande Racquet Club presents a carefully curated assortment of community-minded events. In addition to round robins and member tournaments, the Racquet Club runs cocktail mixers, pro exhibitions, group wellness and fitness activities, and family-oriented programming. Responsive to community needs, the Racquet Club helps members get the most out of their schedule, while



CITIZENSHIP BY INVESTMENT



Those who wish to live legally in Honduras for extended periods must receive permission from the Honduran government. Permits for residency in Honduras are processed in the capital city of Tegucigalpa by the Ministry of Interior and Justice (Secretaria de Gobernacion y Justicia), the Honduran governmental entity that oversees immigration issues. Therefore, finding a local attorney is mandatory as it's necessary for them to file your application. However, you may enter the country as a tourist and begin your application process while in Honduras.

An investor permit may be acquired if you are able to prove that your project is, or will be, represented by an investment of no less than \$50,000. You should also have a business plan and a feasibility study. The company has to be a registered Honduran company, plus you must make a deposit of \$5,000 in the Central Bank. Sometimes a property will be accepted in lieu of the deposit to guarantee the project.

The benefits of the CBI program include:

- Includes you, your spouse, and any children that are moving with you
- Can stay in the country longer than 90 days
- Able to bring all of your household items at once with a duty-free exemption
- No tax on income earned outside of Honduras

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GrandeClub
and
RESIDENCES

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