

GrandeClub and RESIDENCES



COCONUT CREEK, FLORIDA

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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.



COCONUT CREEK, FL

Conveniently located near Palm Beach, Ft. Lauderdale, and Miami—international hubs for art, culture, and entertainment—Coconut Creek is situated in the heart of the southeast Florida real estate market. The City of Coconut Creek was incorporated in 1967 and is comprised of approximately 12 square miles. The Grande at Coconut Creek was born from the vision of the city to establish a Main Street concept for their home town.

This sustainable, mixed-use community will appeal to those seeking an active lifestyle, modern architecture, and urban amenities amidst open spaces that include greenways, water, plazas, and pedestrian paths. Located in western Broward County, there are over 400,000 residents within a 5-mile radius and over 800,000 residents within a 20-mile radius of Coconut Creek.



GRANDE CLUB

The Grande Club and Residences and the Grande Tennis Center will be located near Main Street, which will feature shops, restaurants, cinemas, and other attractions. The multi-phase master plan includes three phases within two separate land parcels.

The first phase will include development of a prominently featured park to promote green spaces while celebrating the beauty of south Florida. A clubhouse, tennis courts, spa facility, 200-room hotel, convention center, and vacation club will complete the upscale town center.

Additionally, condominiums, tennis cottages, apartments, and town homes will provide a range of housing options for those seeking a contemporary luxury residence convenient to everything.

Phases two and three will include an assortment of commercial retail stores and multi-family condominiums.



AND RESIDENCES

GRANDE 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 delivers management expertise and concierge services alongside the systems and support to ensure comfort and convenience. From luxuriant, manicured lawns to housekeeping and caretaker services, homeowners will be surrounded by lavish amenities.

Additionally, the amenities and accompanying services of the Grande Club & Residences provide for an extraordinary lifestyle. By means of the highest aesthetic and architectural standards, the Residences will boast spacious layouts, well-equipped kitchens, designer furnishings, and more. The community will also have a performing arts theater, farmer's market, gourmet grocers, shops, and include the Grande Tennis Center with 18 tennis courts, and a full-service spa and wellness center.





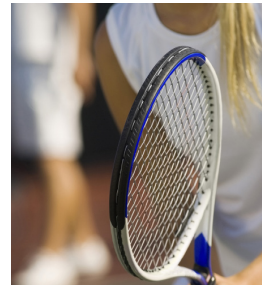
GRANDE TENNIS CENTER

Play Like a Champion.

The Grande Tennis Center offers quality instruction set in a stimulating urban center. The programs help players improve their fundamental tennis skills—or simply enjoy the game—through a variety of offerings designed to meet their needs. Players customize an approach to improve their game, rehabilitate an injury, or simply maintain form. Workshops, clinics, and private lessons help players of all ages and abilities looking to improve their tennis skills in private and luxurious settings. Players may also enjoy social events, competitive tournaments, and league play.

Top coaching staff help players maximize their potential and achieve their goals. Some of the best tennis players of our time will share tips and techniques with GTC players via video components, e-learning modules, and video conferencing.

Playing surfaces at the Grande Tennis Center in Coconut Creek may include a mix of recreational courts such as hard, clay, rebound ace, red clay, and Wimbledon-style grass courts to help patrons train in a variety of settings. Players also have access to strength and conditioning tools in a state-of-the-art fitness complex.



CITIZENSHIP BY INVESTMENT

The United States of America, commonly referred to as the United States (U.S.) or America, is a federal republic composed of 50 states, a federal district, five major territories and various possessions.

The U.S. immigrant investor program is the most flexible of its kind in the world. The U.S. has no requirements as to age, business training and experience, or language skills. Permanent residents need not be continuously and physically present in the United States, and they can maintain business and professional relations in their country of origin because it does not require immigrant investors to manage their investment on a daily basis, but rather to 'actively engage' in a business enterprise, meaning they can be limited partners and pursue other professional or personal ventures.

The Benefits of E-2 Visa Include:

- Legal status in the USA
- Pathway to Permanent Resident status by expanding business and employing 10 people
- The possibility of U.S. citizenship 5 years after obtaining Permanent Residency
- Work permit issued to spouse and children up to the age 21
- Processing time 6-12 months
- Visa renewable as long as business is operational and making enough profit to support the applicant and his/her family

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