

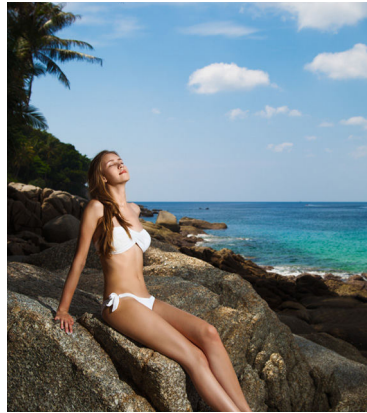
# Grande *Villas*



SOUFRIÈRE, DOMINICA

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# OVERVIEW



The Grande Organization (TGO) is an integrated company specializing in residential and hotel development, educational facilities, sports management, and resort and destination real estate. Each brand operated by TGO strives to supply one or more aspects of healthy living. Founded in 2006, the firm is headquartered in New York, with satellite offices strategically located in cities around the world. The TGO team, including celebrity partners, offers a powerful combination of sports and marketing acumen built from extensive career experience and academic credentials from leading universities.



Whether it is a fee-driven assignment, a private joint venture, or a public/private partnership, The Grande Organization endeavors to exceed clients' and partners' expectations. We deliver innovative solutions that meet the highest business standards, while providing economic and social returns on investments. We leverage proven business models alongside creative approaches to enhance asset values and accelerate sales, thereby providing long-term value to our investors, shareholders, partners, and clients. Furthermore, among other services, The Grande Organization's ability to maintain continued presence in operations and asset management throughout the lifespan of a project has proven to be a valuable resource for our partners.



# GRANDE BRAND

The Grande Organization's brand portfolio is built upon a foundation of exceptional service, iconic design, enhanced amenities, sustainable features, and luxury. Our brands have been conceptualized to meet market needs and the predilections of our partners and investors. The Grande Organization's core interests include integrated real estate development and finance, technology, interior design and furnishing, community art, celebrity branding and marketing, wellness programs, education, club membership programs, and tax-advantaged investments. Innovative solutions combined with strong technical expertise and marketing acumen will allow us to exceed the expectations of our owners, guests, investors, and partners by positioning The Grande Organization as a leader in celebrity lifestyle hospitality and residential brands.

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# DOMINICA

Dominica, a British Commonwealth country, is known as the “Nature Island of the Caribbean” due to its unspoiled natural beauty including mountains, waterfalls, hot springs, black and white sand beaches, and 365 rivers. Dominica’s tropical rainforests cover two-thirds of the island, and are home to 1,200 plant species.

The island sits midway along the Eastern Caribbean archipelago, just a few miles from Martinique to the south and Guadeloupe to the north. With the Caribbean Sea on one side of the island and the Atlantic Ocean on the other, the island has refreshing trade winds and scenic views from nearly any vantage point.

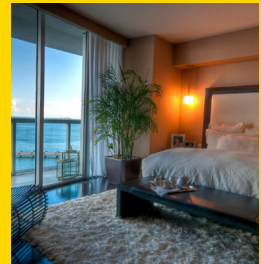
A plethora of land and water activities, including scuba diving, hiking, sport fishing, and more provides something for everyone. The diving is considered to be one of the top ten locations in the world. With nearly 300 hiking trails featuring beautiful vistas, waterfalls and volcanic wonders, this is a true outdoorsman’s paradise.

In addition to the natural phenomena, Dominica boasts a rich culture with roots from a blend of English, French, African, and Carib peoples. Colorful costumes, music, and pageantry are on display at a host of celebrations, from Carnival to the World Creole Music Festival, and from the many independence celebrations around the island.

# GRANDE VILLAS

With just 30 villas and 30 luxury hotel suites, the Grande Villas is a boutique property that exudes an intimate island charm. The property, formerly the L. Rose and Lime Company estate, is situated on 18 acres in the parish of Saint Mark. Built on a plateau with mountains in the rear of the property and views of the Caribbean Sea, and in many cases of the Atlantic too, the beauty of this natural destination is unparalleled. This is a spectacular location, just above the Scotts Head Marine Reserve, voted the best whale-watching location in the world by the Huffington Post and the London Times. Nestled among the grounds, trolleys from the growing days provide a historical ambiance to the property.

The Grande Villas offer the amenities and accompanying services to provide for an extraordinary lifestyle. By means of the highest aesthetic and architectural standards, the Villas will boast spacious layouts, well-equipped kitchens, designer furnishings, and more. Residents will enjoy elegantly appointed homes with all of the amenities of home ownership, yet with few of the responsibilities. The Grande Organization delivers management expertise and concierge services alongside the systems and support to ensure comfort and convenience.



# FEATURES

The Villas feature luxe accommodations that espouse distinctive design palettes, created to indulge while also embracing the energy and feel of the island.



## INTERIOR

- Spacious open floor plans
- European tile and luxury carpet floor coverings
- Panel doors
- Designer-selected interior finishing schemes
- In-suite closet shelving and organizers
- Bathroom vanity cabinets with decorative mirrors
- Chrome faucets
- Kitchen wall cabinets
- Decorative concrete or ceramic tile counter-tops
- Quality, designer appliance package

## ENERGY SAVING FEATURES

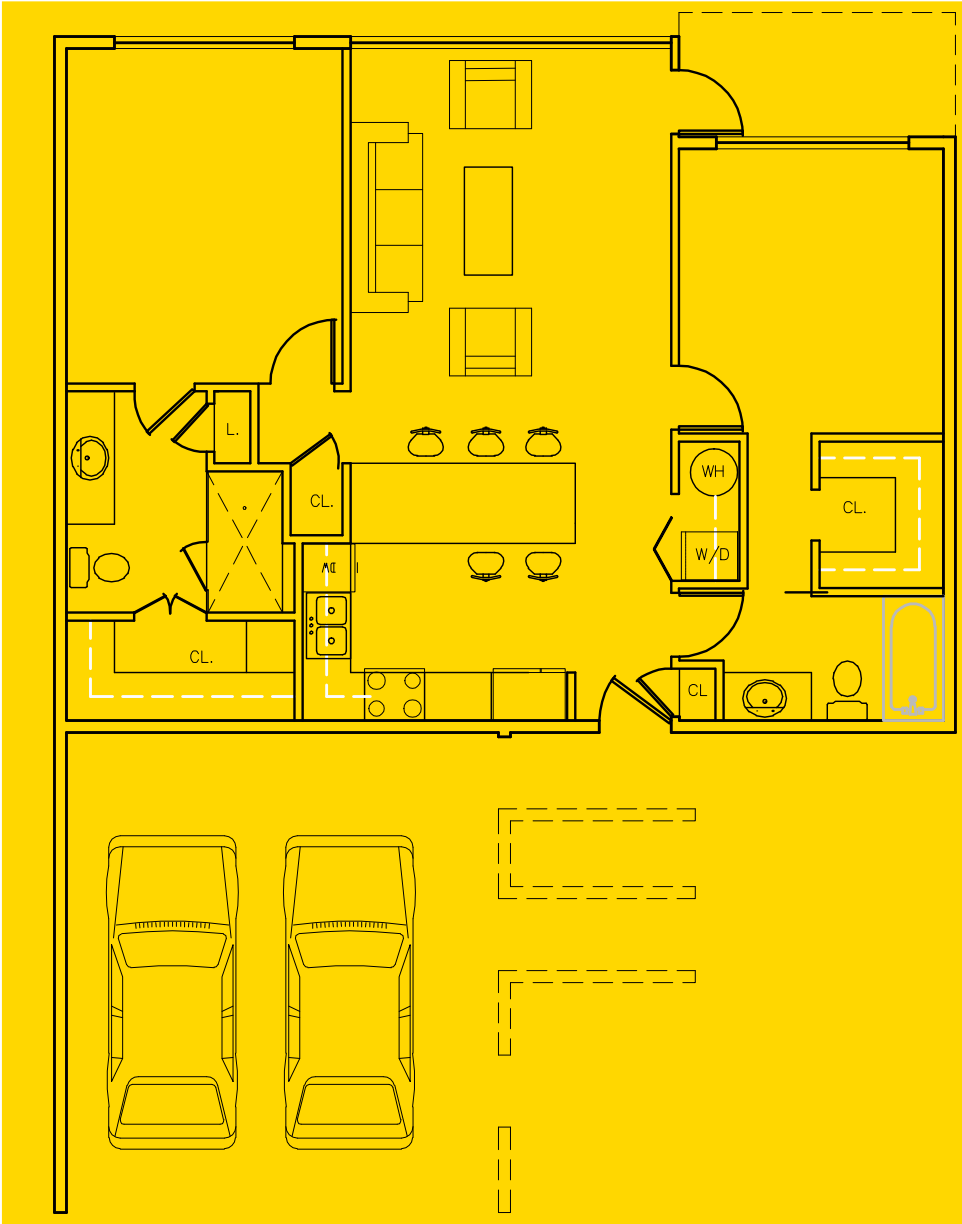
- Insulated windows
- Insulated exterior walls
- Insulated roof/ceiling

## EXTERIOR

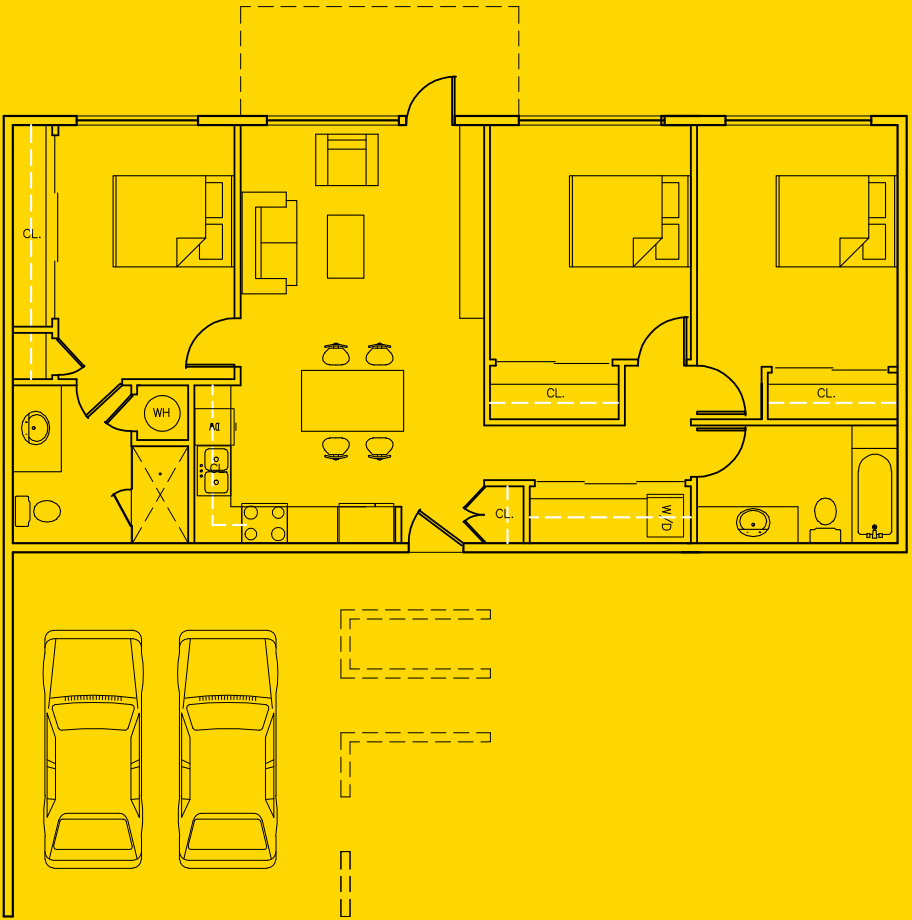
- Professionally designed exterior color scheme
- Metal roof
- Water and sewer
- Storage reserve
- Climate-controlled individual central air conditioning
- Landscape architect package



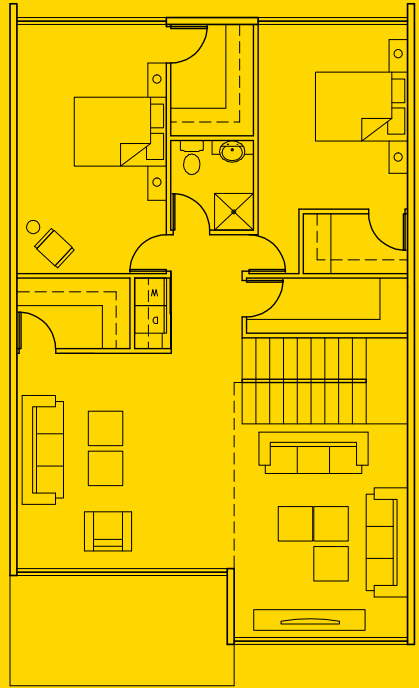
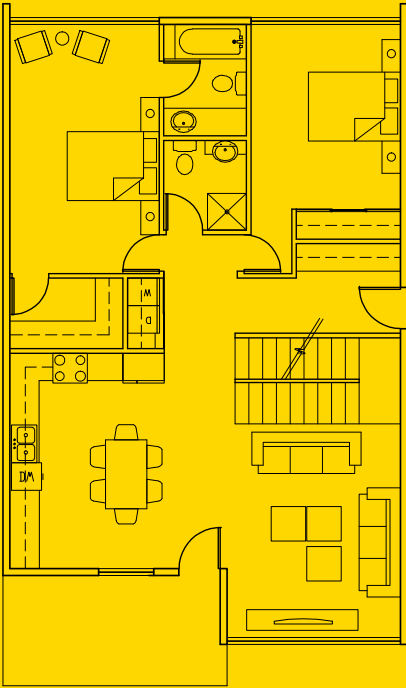
# HOTEL SUITE FLOOR PLANS



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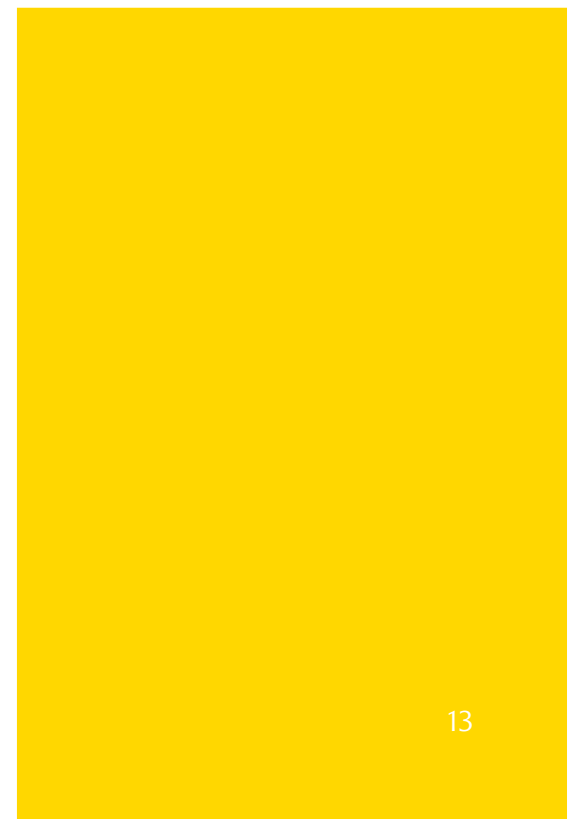


# VILLA FLOOR PLANS

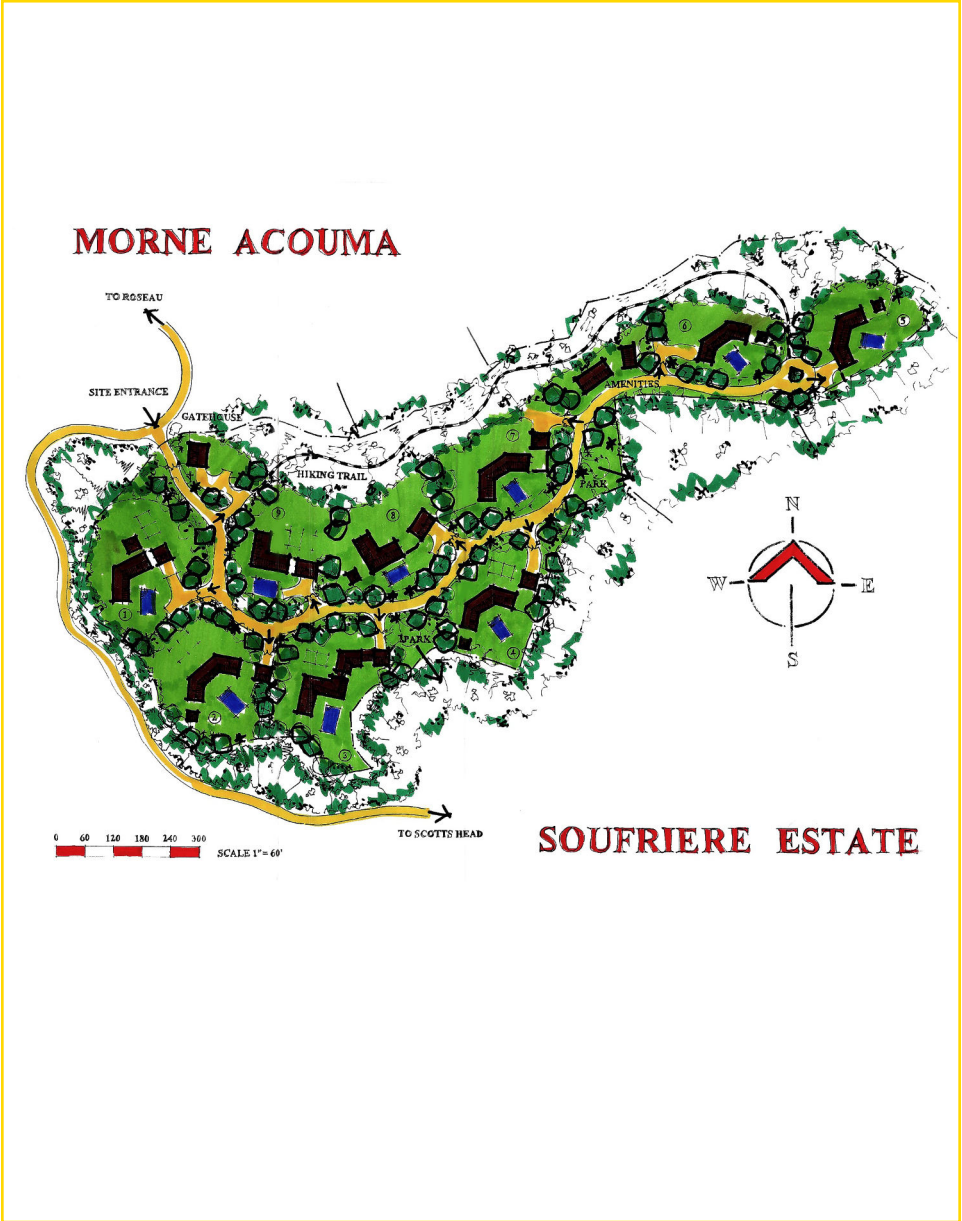


# VILLA FLOOR PLANS





# GRANDE VILLAS MASTER PLAN



# INTERVAL OWNERSHIP

## Citizenship by Investment

By investing in the Grande Villas interval ownership program, you will be eligible to apply for, and receive, second citizenship and passport with visa-free travel to nearly 115 countries worldwide. You may also take advantage of wealth management and tax planning benefits. This is an ongoing program, enacted by law in 1993, in which Dominica citizenship is granted to individuals and families in exchange for an investment fee.

To qualify for citizenship of Dominica, an applicant must purchase authorized real estate for the minimum value of \$200,000 USD. Following approval of a real estate investment application, the following government fees will be payable:

- \$50,000 USD for the main applicant
- \$25,000 USD for the spouse
- \$20,000 USD for each dependent of the main applicant under the age of 18
- \$50,000 USD for each dependent of the main applicant aged 18-25 years.

According to the Citizenship by Investment program ([www.cbiu.gov.dom](http://www.cbiu.gov.dom)) the following fees apply: processing fees are \$3,000 USD per application; due diligence fees are \$7,500 USD for the main applicant, \$7,500 USD for the spouse, and \$4,000 USD for dependents aged 16 years and above; fees for Certificate of Naturalization is \$750 USD per person; and an expedited passport fee is \$1,200 per person.

The real estate must be held for three years and can be resold to another citizenship by investment applicant subject to current regulations of the Dominica Citizenship by Investment Program at time of resale. The investor can choose to participate in the 5-year guaranteed buy-back program, thus eliminating any risk divestment risk.

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The Caribbean is a popular year-round vacation destination, making Dominica an ideal location for interval ownership. The Grande Villas interval ownership program divides one luxury villa or suite into 12 ownership units. An investor purchases one unit and then has rights to use, rent, or sell his unit for one month per year, less maintenance days.

This opportunity is turnkey, and the on-site management company makes it an easy and seamless process by managing the acquisition paperwork including your second citizenship application, maintaining the property and each villa, and handling the rental process.

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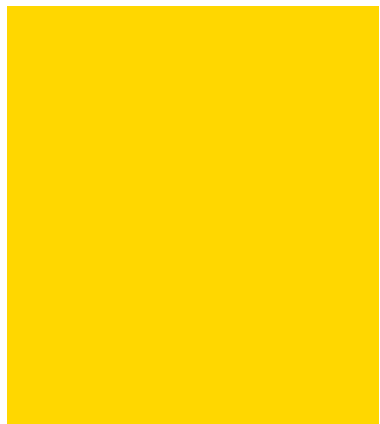
# BUY-BACK BENEFIT

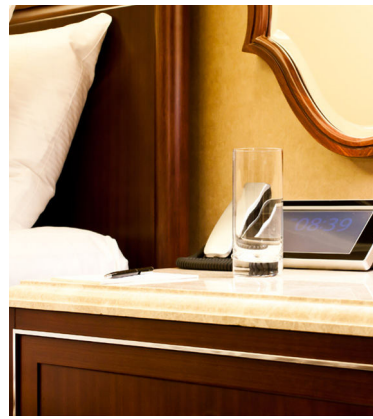
The Buy-Back benefit is provided by TGO to allow the Buyer/Investor to maintain 100 percent of the value of his purchase/investment while enjoying the property as a vacation destination and/or receiving rental income during the first five years of ownership. At the fifth year, the Buyer/Investor may elect to sell his property back to the developer or a third-party Surety Company at 100 percent of his original purchase price.

If the Buyer/Investor desires, for whatever reason, to sell his property back to the Developer, he simply notifies the Developer after the fifth year of purchase and within six months of the date that he wants the Developer to repurchase at 100 percent of the original purchase price. The Developer repurchases the property at 100 percent of the original purchase price or informs the Surety Company that they must repurchase the property.

The Developer has secured a buy-back contract from a third-party Surety Company. This provides the Buyer/Investor with a safety net with the Surety Company's contract to repurchase in the event the Developer elects not to repurchase. This added benefit is provided at the Developer's expense. The Surety Company has over \$2 billion in assets and is in the business of surety and real estate buy-back programs. The Board of Directors range from a hotel and real estate expert who held a senior position at Marriott Ritz Carlton Hotel Group to its Chairman of the Board, a retired US Naval Officer specializing in IT who developed the Atlantic Strike Force Command's secret internet portal.







### *Buy-Back Benefit, continued*

The buy-back contract is quite simple, the only stipulations being that the title is free and clear of any encumbrances; all assessments, fees, levies and taxes are paid; and the property has been maintained to market standards. Closing costs and title transfer fees are deducted from the sales amount.

The Buyer/Investor who would like his investment returned via the buy-back benefit would be gaining citizenship for literally no investment cost. Additionally, the Buyer/Investor will have the rental income during his holding period, yielding a positive return.



# TAX-ADVANTAGED ANNUITY

The income and gains on your real estate investment may be sheltered from taxation. Depending on your tax residence, your real estate investment's positive performance in terms of income and capital appreciation will be completely tax-free or tax deferred.

The process is relatively straightforward. The real estate investment is placed "inside" an annuity structure. Tax laws vary from the USA to Europe, but all the jurisdictions have some sort of annuity regulations allowing tax benefits for the annuity owner. In the UK, these programs are known as Personal Portfolio Bonds, or PPBs. In the USA, they are known as Annuities or Private Placement Annuities. These regulatory tax benefits have been in existence since the early 1900s and have proven effective for the upscale real estate investor.

All of the major insurance companies in the world offer annuity products, from CIGNA in the USA to Chubb in Canada to Prudential in the UK. From ownership of annuities by pension plans to individuals, the annuity is a well-known and proven program. The annuity program also provides the inherent benefit of asset protection. Due to the fact that the investor is the ultimate beneficial owner of an annuity, any lawsuit or divorce proceeding must be brought against the company providing the annuity and not against the investor.

Another taxation benefit is the avoidance of costly probate for your estate, as the annuity has a beneficiary that you have nominated. There are no delays or expensive legal proceedings or disclosures that probate dictates. If desired, your real estate investment will be placed "inside" your annuity, thereby providing income and estate taxation and asset protection benefits. The process is seamless.

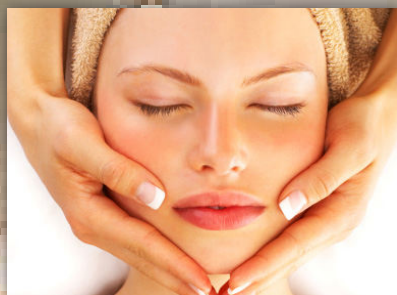
# PARADISE SPA

Guests at the Paradise Spa will experience a tranquil, restorative environment that will leave them feeling relaxed and renewed. Peaceful settings, organic products, and a selection of signature services serve as the Spa's foundation.

Components of the Spa offer luxurious, relaxing, and functional features creating a general sense of comfort and ease for all guests. The facilities will be a nurturing, relaxing oasis of tranquility for guests through detailed attention to textures, aromas, lighting, and sound. Customized and personalized spa treatments create an experience that touches all five senses with precision and care. Element offerings include massage, body, skin, mind, and spirit, as well as other health and wellness modalities.

Guests may enjoy:

- Separate men's and women's locker rooms and facilities, which usually have a steam room, sauna, whirlpool, cool-dip pool, and lounge
- Dry treatment rooms for massage and facials
- Wet treatment rooms for services such as body wraps and scrubs
- Hydrotherapy rooms for baths and hydromassage therapies
- Couples treatment rooms for massages, jacuzzi, steam and sauna
- Staffed fitness studio with exercise machines
- Manicure and pedicure services
- Exercise studio for classes, retail space, salon for hair and makeup.



# GRANDE TENNIS RETREAT

## **A Premier Private Club.**

The Grande Tennis Retreat offers guests and residents access to an intimate tennis sanctuary nestled among lush landscaping. With a variety of programs and packages to meet the needs and desires of all guests, the Retreat boasts a tennis concierge responsible for arranging matches among guests and creating an individually tailored program based upon the various activities offered.

From layout to landscaping, the Tennis Retreat will boast an array of options, including an assortment of tennis courts and water features. The Tennis Retreat may also have structures that offer protection from the elements.

A range of customized concierge tennis services offer cardio and strength-training sessions as well as social round-robins and instructional clinics for children, adults, and couples of all ages and abilities. Residents and guests may also participate in sponsored tournaments and the Retreat may periodically host a highly ranked on-staff tennis professional.





The Grande Organization LLC  
Seagram Building  
375 Park Avenue, Ste. 2607  
New York, NY 10152  
T: 212.634.7470  
F: 212.634.7474  
E: [info@the-grande-org.com](mailto:info@the-grande-org.com)  
[www.the-grande-org.com](http://www.the-grande-org.com)

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