ROYAL PALM ESTATES LIMITED, CASTARA BAY, TOBAGO, WEST INDIES.

BUSINESS PLAN

MANSFIELD CHAMBERS, 24 ABERCROMBY STREET, PORT OF SPAIN, TRINIDAD AND TOBAGO

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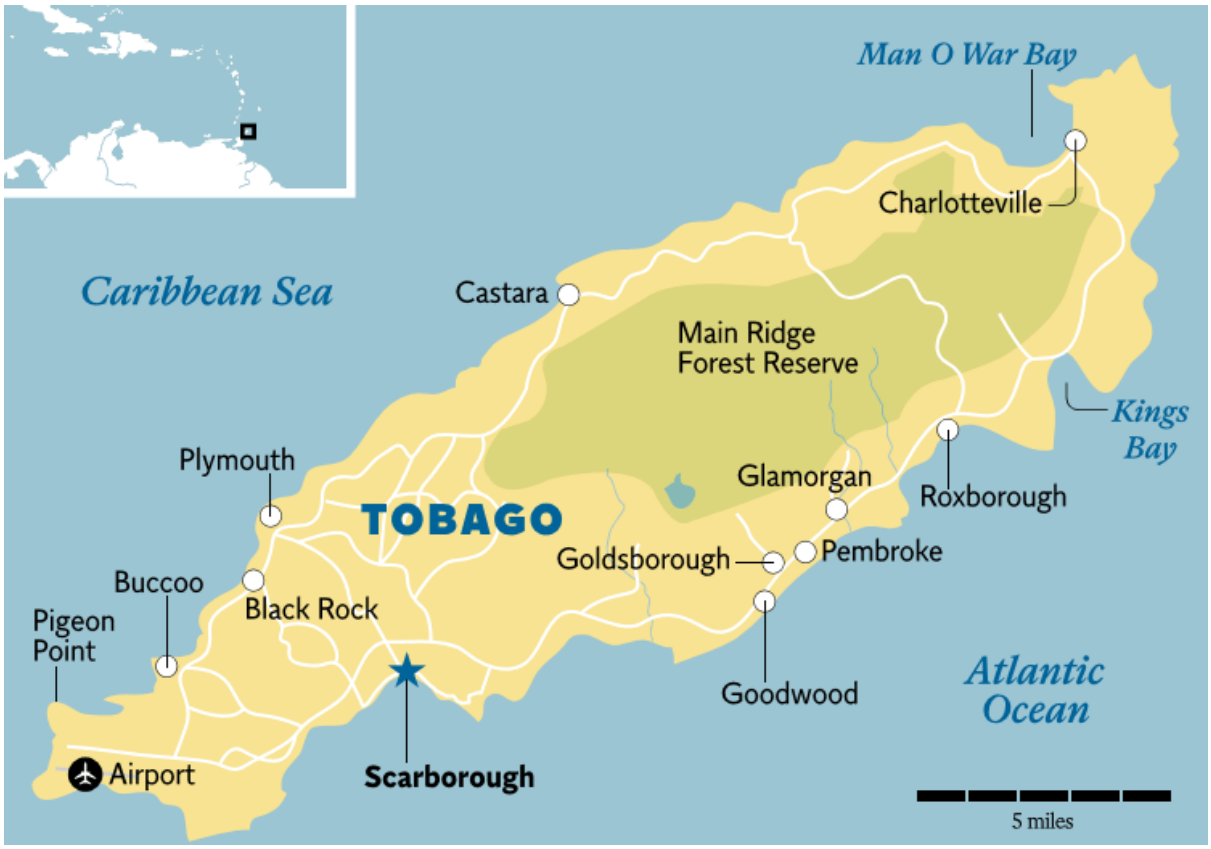
Prepared July 2019



View looking at The Ridge from Castara Beach.

The land sited for the development is situated in Castara, North West Coast Tobago, is fully owned by Royal Palm Estates Limited. The company is registered in Port of Spain, Trinidad, Republic of Trinidad and Tobago under the registration number T4212(95). Royal Palm Estates Limited owns approximately 49.23 acres of freehold land, and the concept design for the property. The entity was set-up to also assume responsibility for the development of a residential resort and management of the completed project and resort facility.




Man O War Bay
Charlotteville
Caribbean Sea
Castara
Main Ridge
Forest Reserve
Kings
Bay
Plymouth
TOBAGO
Glamorgan
Roxborough
Goldsborough
Pembroke
Buccoo
Black Rock
Pigeon
Point
Goodwood
Atlantic
Ocean
Airport
Scarborough
5 miles

BRIEF INTRODUCTION TO TOBAGO & CASTARA BAY.

Tobago is an autonomous island within the Republic of Trinidad and Tobago with a stable government, Tobago has a population of 65,000 within an area of 300 km square. The region is rich in oil and gas with tourism one of the country's main sources of income. There is a gas platform off the west coast of Tobago, of which Shell, BHP and BP have been in Castara looking for quality accommodation for contractors and their employees.

The development in Castara will meet their high end needs and tourists with quality accommodation. Currently we are upgrading our existing villas of which will be ready by late July 2019, asking accommodation rate of $150 to $400 USD per night.

The average temperature is 27°C or 80°F with humidity hovers around 75% all year round.

Tobago lies south of the Atlantic hurricane belt of which occasionally receives tropical storms. Average rainfall varies between 3,800 mm (150 inches) on the Main Ridge to less than 1,250 mm (49 inches) in the southwest. There are two seasons: a wet season between June and December, and a dry season between January and May.

Castara Bay is a 25 minute drive from the capital Scarborough and 40 minute drive from the ANR Robinson International Airport (TAB) at crown point, Tobago. The development backs into the oldest protected rainforest in the Western hemisphere and is biodiverse of which guides can call down rare and exotic birds from the canopies.

With the development on the west side of the island in Castara bay, there is beautiful sunsets and cool sea breezes.

Due to very limited availability of land, this project will be the only high end development in Castara Bay. Castara Bay offers crystal clear waters, friendly and vibrant village lifestyle, fishing, snorkelling and scuba diving around the coral reefs, swim with the manta rays or just relax on the main beach. The development has its own private beach.



Taken by Mr Brown from the view from the ridge, they always say there is a pot of gold at the end of the rainbow.

INVESTMENT FOR LAND AND VILLAS

Land valued up $23 USD per square foot, up to 10,000 square feet all approved lots, investment $230,000 USD depending on location and availability.

Investment for villas and land packages. (Choose between natural stone, bamboo or timber tree houses. We can work with you on your design with our architect, engineer and builder. Currently our civil works are underway with the approved roads by the government. Average occupancy is around 40% for hotels and guests houses at www.visittobago.gov.tt , Castara Beach is on average 55% due to the popularity of the area.

Investment prices are indicators depending on the location of the villa, availability and size of lot.

Please note the return is less 10% management and maintenance and utility costs.

One Bedroom Villa Valued at US $270,000					
Average return $200 per night, $250 high season, $150 Low season					
Occupancy	30%	40%	50%	60%	70%
Return P/A					
$USD	21900	29200	36500	43800	51100
Villa Loan calculated over years including interest repayments.					
Loan 7% int.	10	15	20	25	30
$USD 100,000	14358	11099	9559	8701	8179
$USD 150,000	21477	16589	14279	12922	12209
$USD 200,000	28596	22079	18999	17282	16237
$USD 250,000	35714	27569	23718	21573	20267

Two Bedroom Villa Valued at US $370,000					
Average return $275 per night, $300 high season, $250 Low season					
Occupancy	30%	40%	50%	60%	70%
Return P/A					
$USD	30112	40150	50188	60225	70262
Villa Loan calculated over years including interest repayments.					
Loan 7% int.	10	15	20	25	30
$USD 200,000	28596	22079	18999	17282	16237
$USD 250,000	35714	27569	23718	21573	20267
$USD 300,000	42833	33058	28438	25863	24296
$USD 350,000	49592	38548	33158	30154	28325

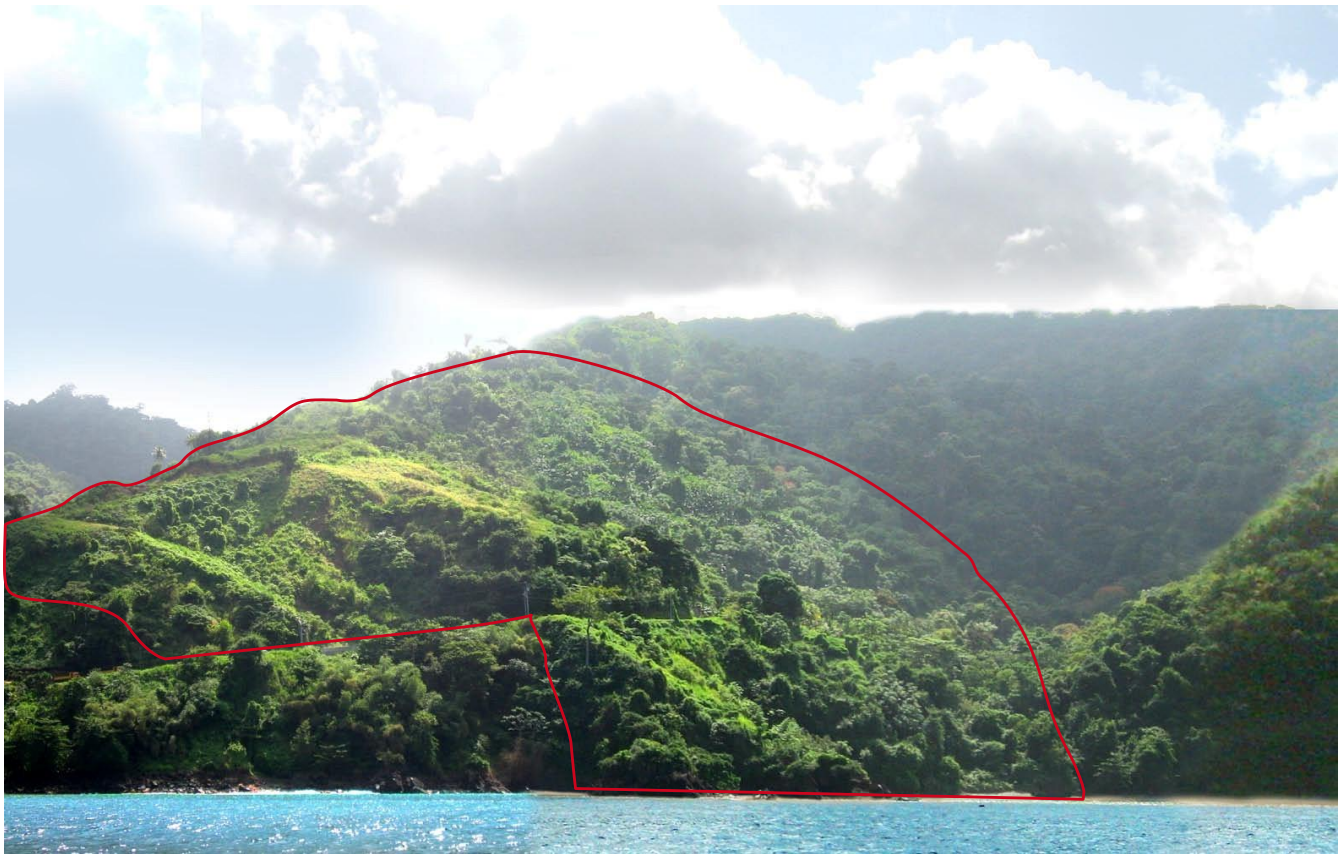
Three Bedroom Villa Valued at US $400,000					
Average return $450 per night, $500 high season, $400 Low season					
Occupancy	30%	40%	50%	60%	70%
Return P/A					
$USD	49275	65700	82125	98550	114975
Villa Loan calculated over years including interest repayments.					
Loan 7% int.	10	15	20	25	30
$USD 250,000	35714	27569	23718	21573	20267
$USD 300,000	42833	33058	28438	25863	24296
$USD 350,000	49592	38548	33158	30154	28325
$USD 400,000	57071	44038	34444	37877	32355

Four Bedroom Villa Valued at US $500,000					
Average return $750 per night, $800 high season, $700 Low season					
Occupancy	30%	40%	50%	60%	70%
Return P/A					
$USD	82125	109500	136875	164250	191625
Villa Loan calculated over years including interest repayments.					
Loan 7% int.	10	15	20	25	30
$USD 350,000	49592	38548	33158	30154	28325
$USD 400,000	57071	44038	37877	34444	32355
$USD 450,000	64190	49528	42597	38375	36384
$USD 500,000	71139	55179	47316	43025	40413



Another view from the ridge looking out at Castara Bay.

Topography of Ridge with the boundaries of the development in red.





Your own Private crystal-clear beach



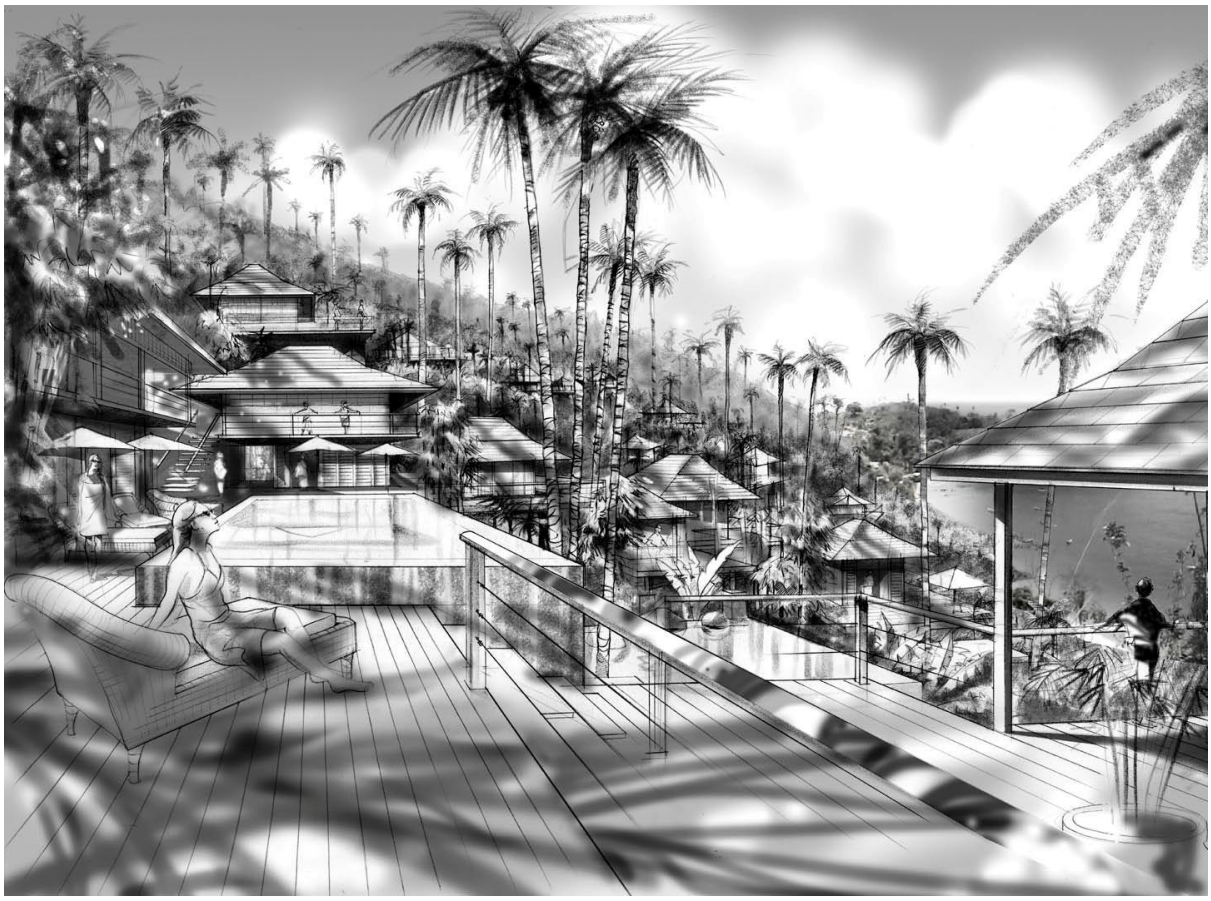
Another view looking at the ridge and Castara Bay, with the private beach.



Approved development with the road infrastructure, with all the roads cut.



Timber tree villas design concepts.









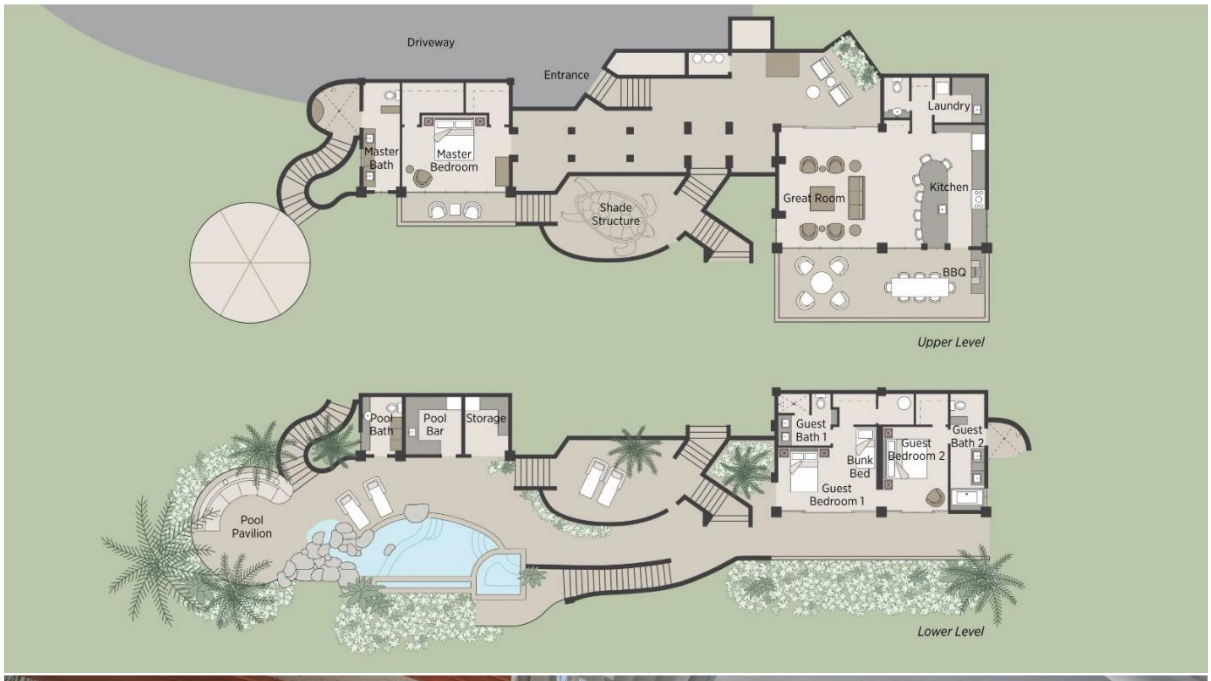




Concept designs using the natural stone.



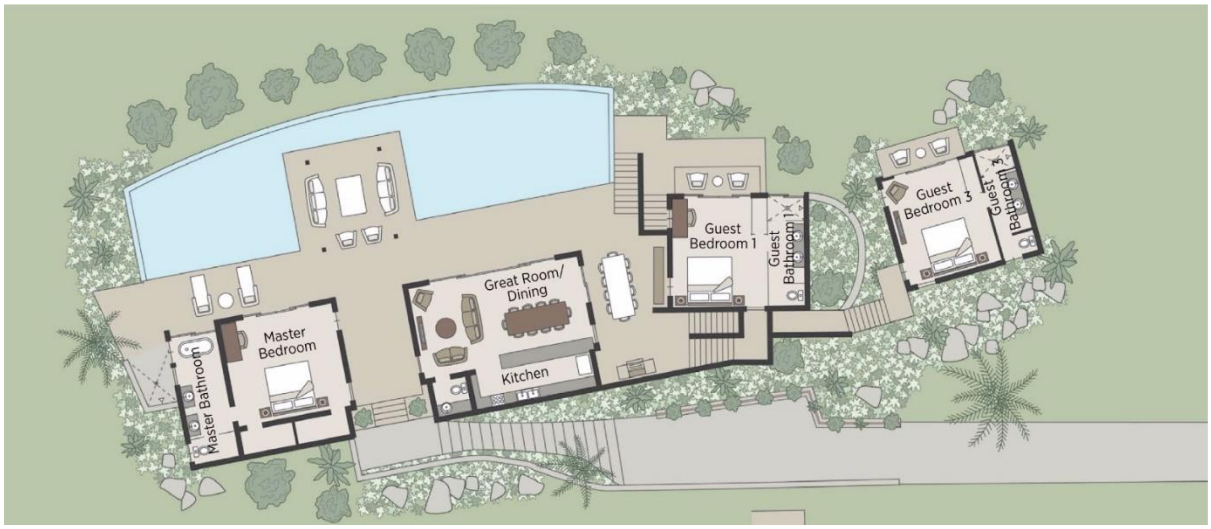



Driveway
Entrance
Laundry
Master Bath
Master Bedroom
Great Room
Kitchen
Shade Structure
BBQ
Upper Level
Pool Bath
Pool Bar
Storage
Guest Bath 1
Guest Bath 2
Guest Bedroom 2
Bunk Bed
Guest Bedroom 1
Pool Pavilion
Lower Level








Master Bedroom
Master Bathroom
Great Room/ Dining
Kitchen
Guest Bedroom 1
Guest Bathroom 1
Guest Bedroom 3
Guest Bathroom 3







View from the ridge, beautiful clear blue water.



Roads cut.



View from our existing villas, currently undergoing renovations to cater for the high end market.

Current accommodation in Castara Bay.

Castara Retreats.

www.castararetreats.com

Three star retreat.

https://www.castararetreats.com/accommodation/fisherman-s/

One bedroom: $USD 282 per night.

https://www.castararetreats.com/accommodation/treetops/

Two Bedrooms: USD $353 per night.

The Naturalist

http://www.naturalist-tobago.com/

Three star hotel

Standard double with air-conditioning and ocean view veranda, $USD 90 per night

A one bedroom apartment with air-conditioning and ocean view veranda, $USD 125 per night.

Three bedrooms ground level - wonderful view from the veranda and the bedrooms - opportunity to see the stingrays from your balcony, $USD 250 per night

Carpe Diem Villa Castara

http://www.castara.net/

Two bedroom apartment, $250 per night.

Activities in Castara Bay.



Sunset views.





Relaxing on the beach.





Beach fishing



Scuba diving with the Manta Rays



Bird watching and walking in the World's oldest protected rainforest in the western hemisphere.



Fantastic fishing





SUMMARY

Castara Bay is a thriving tourist area, with the development being the only high end planned project in the region. The development we foresee will take up to three to four years to develop in stages, our first is underway with all the approved civil works.

Currently we are renovating our villas which will be ready March 2019, of which we have interest in bookings at between $USD 300 to $500 a night.

Your return on your investment, investment into a two bedroom villa will take up to eight to ten months to construct with all the building approvals.

We will work with you on your preferred designs and vision, our vision is an eco friendly resort with solar powered villas and access to natural clean water coming straight out of the rainforest.

Your investment of a two bedroom villa including the land is valued at $USD $370,000 and if you borrowed $300,000 over 25 years with an interest rate of 7% with an average occupancy rate say 50% conservative, year return of $USD 50,188 less 10% management of USD $5018.80 a year and less utilities $2000 = $43169.20.

Occupancy income less management and utility costs = USD $43,169.20 less interest payments of $25,863 a year, net profit USD $17,306.20 a year.

Also consider the appreciation of the asset of the years as real estate in the region will increase due to the demand for the area and no other major development will be approved due to limited availability of real estate.

We are in talks with some very high profile sport celebrities like Mr Chris Gayle to promote the development locally and internationally and have his Triple Century 333 sports bar and restaurant located in the resort.

Our current marketing campaign to attract investors has been very strong both in the domestic and international market, using Facebook Messenger, Google Ad Words.

We will run campaigns to attract tourists to the resort development to achieve up to 70% occupancy rate and a bigger return on your investment and our sport celebrities will also help achieve this goal.

Please contact us to organise a site visit to discuss your investment opportunities, please note there are now limited availability due to the demand.



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YOUR NOTES