



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

INVESTMENT PLAN

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

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CASTARA INN: NORTHSIDE MAIN ROAD, CASTARA TOBAGO

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View looking at The Ridge from Castara Beach, Tobago, West Indies.



The view looking from Castara Beach at the ridge for the development is situated in Castara, North West Coast Tobago, is fully owned by The Royal Palm Estates Limited. The company is registered in Port of Spain, Trinidad, Republic of Trinidad and Tobago under the registration number T4212(95).

The 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 assume responsibility for the development of a residential resort and management of the completed project and resort facility. Now have the opportunity to own your piece of land in paradise and build your dream holiday home.





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.

The development in Castara will meet your high-end needs and provide tourists with quality accommodation. We have upgraded our existing 4 apartments and villa of which are currently making bookings at Castara Inn, www.castarainn.com asking accommodation rates of between \$99 to \$250 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 are spectacular Caribbean sunsets and cool calming 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, snorkeling and scuba diving around the coral reefs, swim with the manta rays or just relax on the main beach or in your dream holiday home. The development has its own private beach and bay.



Taken by Mr Marlon 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 TO BUILD YOUR DREAM HOME

Very limited valuable land available, valued at \$USD 18.00 per square foot or \$TT 122.00 per square foot, lots of 10,000 square feet to 1 acre (43,560 square feet) approved blocks depending on location and availability.

Invest in Castara Bay, Tobago for land with 6.5% finance with a 10% deposit or we can negotiate a discount on the land, if you would like to buy the land outright.

Building your dream home: We can work with you on your design with our architect, engineer and builder on prefab with solar energy, or build with natural stone, bamboo or timber tree apartments. Currently our civil works are underway with the approved roads by the government.

Once the dream home is built and you would like to use your investment property as a staycation, the average occupancy is around 40% for hotels and guests houses at www.visittobago.gov.tt , Castara Beach is on average 50% due to the popularity of the area. This will increase due to the upgrades to the airport.

The government has upgraded the main airport at ANR Robinson, Crown Point, Tobago, there will be more direct flights from USA, Canada, Europe and China which is only 4 to 8 hours direct flight.

Please note there are no flights over Castara as the airport is on the south end of the island.



Investment in land - Castara, Tobago			
Land valued at \$USD 18.00 per square foot			
Land valued at \$TT 122.00 per square foot			
Interest rates at 6.5% per annum			
Investment land lots			
Sq. foot	USD \$18.00	TT \$122.00	
10000	\$180,000	\$1,220,000	
43560	\$784,080	\$5,314,320	
Deposit	USD 10%	TT 10%	
10000	\$18,000	\$122,000	
43560	\$78,408	\$531,432	
Sq. foot	Sq. metres		
10000	929.03		
43560	4046.85		



View in red outline of the existing development.



View overlooking Castara Bay from the property.

CASTARAINN BOOK YOUR ACCOMMODATION IN PARADISE

www.castarainn.com

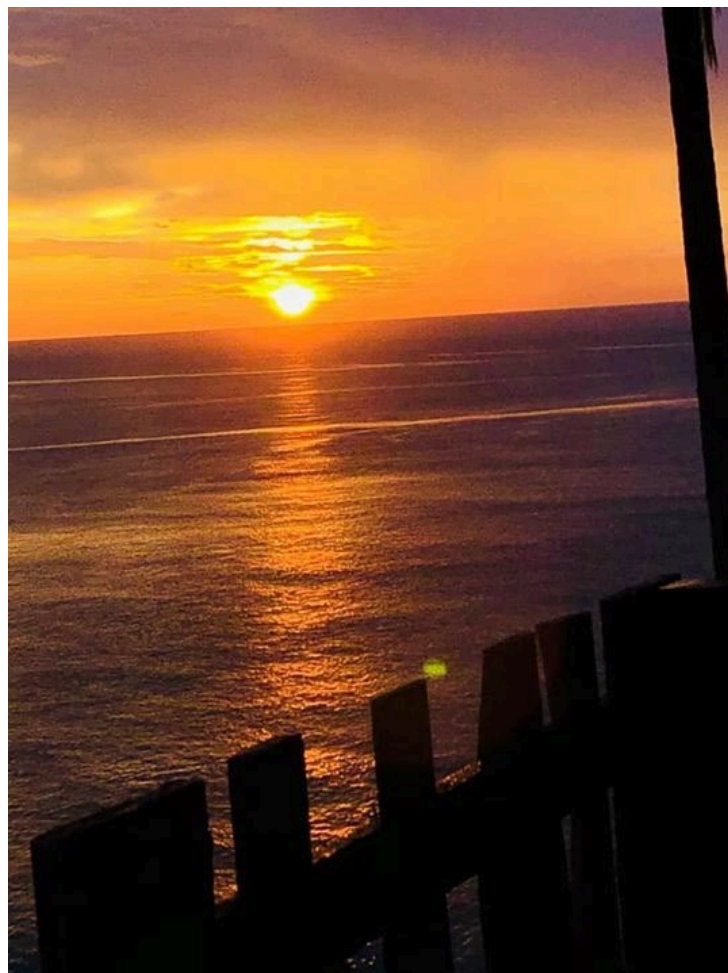


Castara Inn - www.castarainn.com		Occupancy (Weekly Return)			
USD	Rate \$250				
Villas - Self Contained	30%	40%	50%	60%	70%
2 Bedroom Villas	525	700	875	1050	1225
2 Bedroom Villas	525	700	875	1050	1225
Apartments - Self Contained					
Upper Deck	Rate \$125				
1 Bedroom Apartment	262.5	350	437.5	525	612.5
1 Bedroom Apartment	262.5	350	437.5	525	612.5
Lower Deck	Rate \$89				
1 Bedroom Apartment	186.9	249.2	311.5	373.8	436.1
1 Bedroom Apartment	186.9	249.2	311.5	373.8	436.1

Rent out your investment property, here are the returns we are getting from Castara Inn.



DEVELOPMENT PLAN



Timber tree villas design concepts.

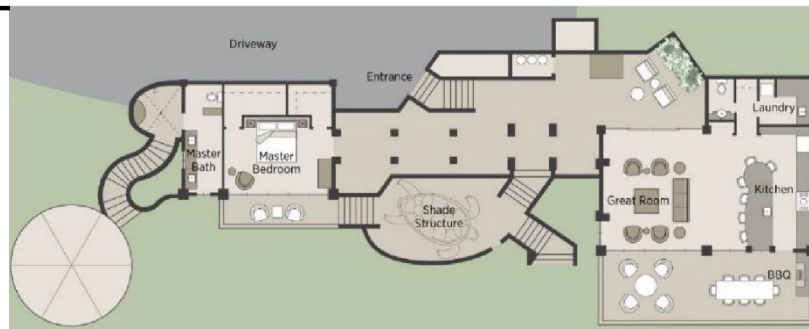






Concept designs using natural stone.





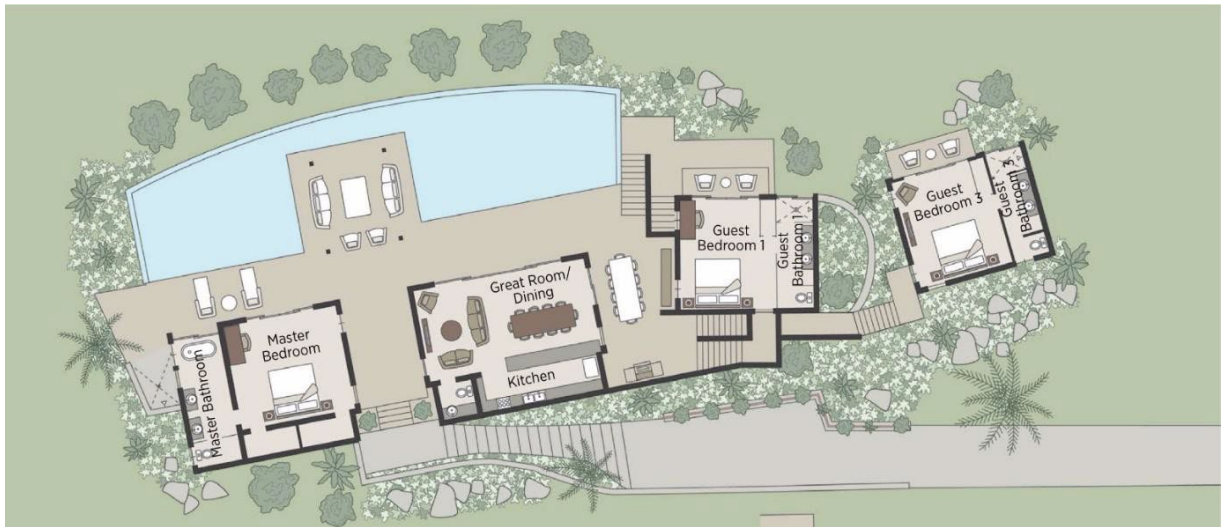
Upper level



Lower Level



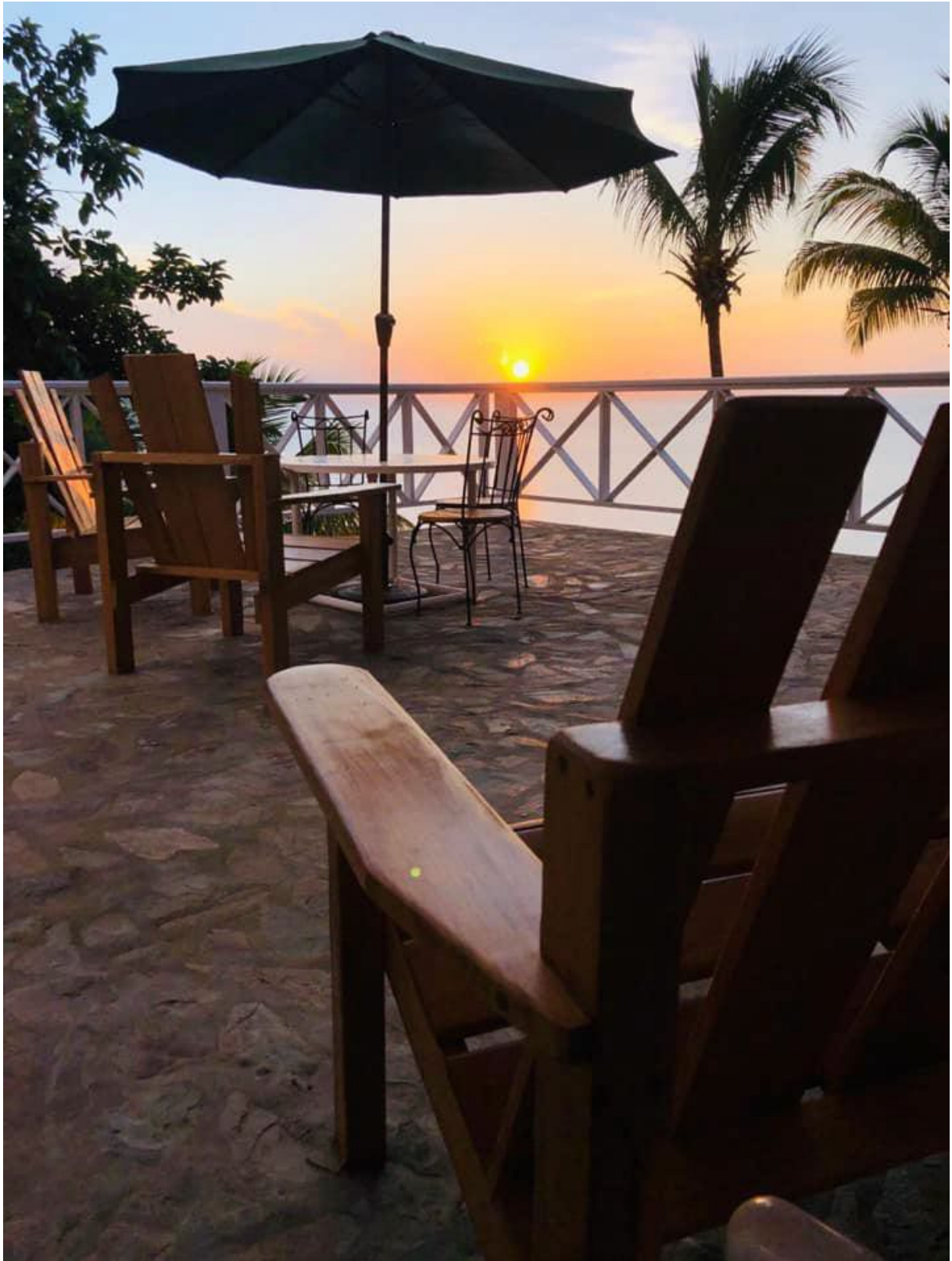








View from the ridge, beautiful clear blue water.



View from the deck at Castara Inn www.castarainn.com enjoy your stay in paradise.

Accommodation in Castara, Tobago.

Castara Inn, owned by The Royal Palm Estates Limited

www.castarainn.com

Award winning accommodation from booking.com, received positive reviews of 9.2 out of 10, feedback from the guests who stayed at Castara Inn, Tobago

4 Apartments and a villa with rates from USD \$99.00 to USD \$250.00 per night.



Other accommodation in Castara, Tobago

All accommodation is priced from USD \$90.00 per night to USD \$350.00 per night.

Castara Retreats.

www.castararetreats.com

The Naturalist Beach Resort.

www.naturalist-tobago.com

Carp Diem Villa.

www.castara.tobago.com

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





Local Fish markets at Castara Beach, freshly caught fish.



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 work.

Currently we are receiving bookings for our 4 apartments and villa of which we have bookings between \$USD 89 to \$USD 250 per night. Bookings have been made through booking.com, Airbnb.com, and castarainn.com

Your return on your investment, investment in 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.

Also consider the appreciation of the assets 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.

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 to help achieve this goal.

Please contact us to organise a site visit to discuss your investment opportunities, please note there is very limited availability land available due to the demand.

We can organize a video of the land and the views.



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Latest updates on our Facebook sites www.facebook.com/castarainn and
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YOUR NOTES