

Les Chateaux de Mamey Project

REQUIRED: Interim Development Financing

Funding Required: \$ 3 million

Use of Funds:	\$ 750,000	Lot #2 (8 acres)
	\$ 850,000	Lot #3 (10.5 acres)
	\$ 500,000	Primary Residence (Lot #4)
	\$ 700,000	Development costs
	\$ 200,000	Residence #2 (Lot #5)

Repayment Term: 12 - 60 Months

Source of repayment: Lot sales (25-30 lots @ average cost of \$300,000)

Collateral:	Appraised Value (Current)	(Segregated)	(Finished Lots)
Residence #1	\$1,300,000	\$1,500,000	\$2,000,000
Residence #2	\$ 255,000	\$ 555,000	\$ 750,000
Lot #1	\$ 500,000	\$1,000,000	\$2,000,000
Lot #2	\$ 800,000	\$1,600,000	\$2,800,000
Lot #3	\$1,000,000	\$2,000,000	\$3,500,000
	<u>\$3,855,000</u>	<u>\$6,655,000</u>	<u>\$11,050,000</u>

Loan to Equity Ratio	78%	45%	27%
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PROPERTY AMENITIES: Helipad, lake, tennis/basketball court, entertainment gazebo, controlled access and security camera system, waste water treatment plant, well-water, fiberoptics communications, T-1 access, satellite TV/Internet, solar/wind power system for community lighting.

DEVELOPER: The developer has been involved in Projects such as Nueva Andalucia and Puerto Jose Banus in Spain during the 1970s, later he was involved during the 1980s with projects like Palmas del Mar in Puerto Rico, and more recently providing utility systems to leading projects in Puerto Rico and the Dominican Republic. He is the current owner of Lot #1 as well as the existing residences to be included in the proposed Project.



Project Les Chateaux de Mamey

Apostol Farm
Sector Laberinto
Bo.Mamey I - Bo. Rio
Guaynabo 00969

Scale 1 Centimeter = 25 meters
Presentation draft 1
by C. Brokiewicz

