



Tecoma Skans
Long Island, Bahamas

The place where dreams become reality



The Bahamas is a tropical paradise made up of over 700 islands spread over 10,000 square miles of ocean. They are an ecological oasis with 2,000 stunning cays. They have the clearest water on the planet with visibility extending to over 200 feet.

The islands also have the world's third largest barrier reef.

The Commonwealth of the Bahamas is one of the most politically stable countries in the world. The constitution is based on the Westminster Model: Her Majesty Queen Elizabeth II, The Executive Branch, The Legislative Branch, and Judicial Branch. The Bahamas is a member of the Commonwealth of Nations and recognizes Her Majesty Queen Elizabeth II as the Head of State. Her Majesty's representative in the Bahamas is the Governor-General.

A small number of islands such as New Providence, Great Exuma and Grand Bahama are established both as offshore banking centres and ultra luxury tourist destinations.

Property prices on these islands are some of the most expensive in the world. Bahamians enjoy the highest standard of living of any Caribbean country with GDP in excess of \$45,000 US.

There is no income tax, no capital gains tax and no inheritance tax.



The Bahamas...

Unquestionable luxury in a stunning location.



Home to one of the oldest dive operations in the Bahamas, Long Island has numerous dive sites, the best known is Dean's Blue Hole, the deepest recorded blue hole in the Bahamas (more than 600 feet). The western side of the island is home to long white sandy beaches, and with the Atlantic Ocean on the east, Long Island is a haven for fishing, sailing and yachting.

As a towering spine of ancient reef, 80-mile Long Island has two faces: the stunning cliffs and caves of the east coast that front the crashing Atlantic waves, and the soft, sandy beaches lined with Mangrove to the west.



Cape Santa Maria beach, close to Stella Maris, has been recognized by beach lovers and travel writers alike as one of the most beautiful beaches in the world. The island is also home to Columbus Point with its towering memorial to Christopher Columbus perched high on the hill at the island's northernmost tip. Visitors can experience some quite incredible views of the ocean from here.

You'll find sloping hills in the northeast, while low hillsides make up the southern portion of the island. It's the dramatically contrasting landscape that makes so many people say that Long Island is one of the most picturesque islands in the Bahamas.

Long Island is also a quiet island dotted with quaint, friendly villages and miles of uninterrupted beaches. Without doubt, Long Island is truly one of the most beautiful, breath taking tropical destinations in the world, and a perfect place to invest in pure luxury and relaxation.

Where else could you find yourself just a short walk away from both the Atlantic Ocean and the Caribbean Sea with the uniquely elevated position giving views of the dark blue of the Atlantic and the turquoise blue of the Caribbean?

The Bahamas

Just saying these two words and you are in one of the most sought after, luxury destinations in the world.

Marina

Tecoma Stans will be just a short walk from the planned world class marina.

Golf

Tecoma Stans will be adjacent to a Robert Trent Jones Jnr designed golf course, with spectacular views across the course from the development.

The Resort Properties

All of our properties will be built and furnished to the highest specification. Approximately 1,480 sq ft of interior and exterior luxury, with unrivalled views.



Computer generated image of the apartments exterior

Luxury at Tecoma Stans...

These stunning apartments are available with a high quality furniture package, or we can arrange for our interior designer to design to your specifications.

Specification

Luxury was at the top of the agenda when designing the interior of the apartments at Tecoma Stans. A classic contemporary styling was desirable, with high quality fixtures and fittings.

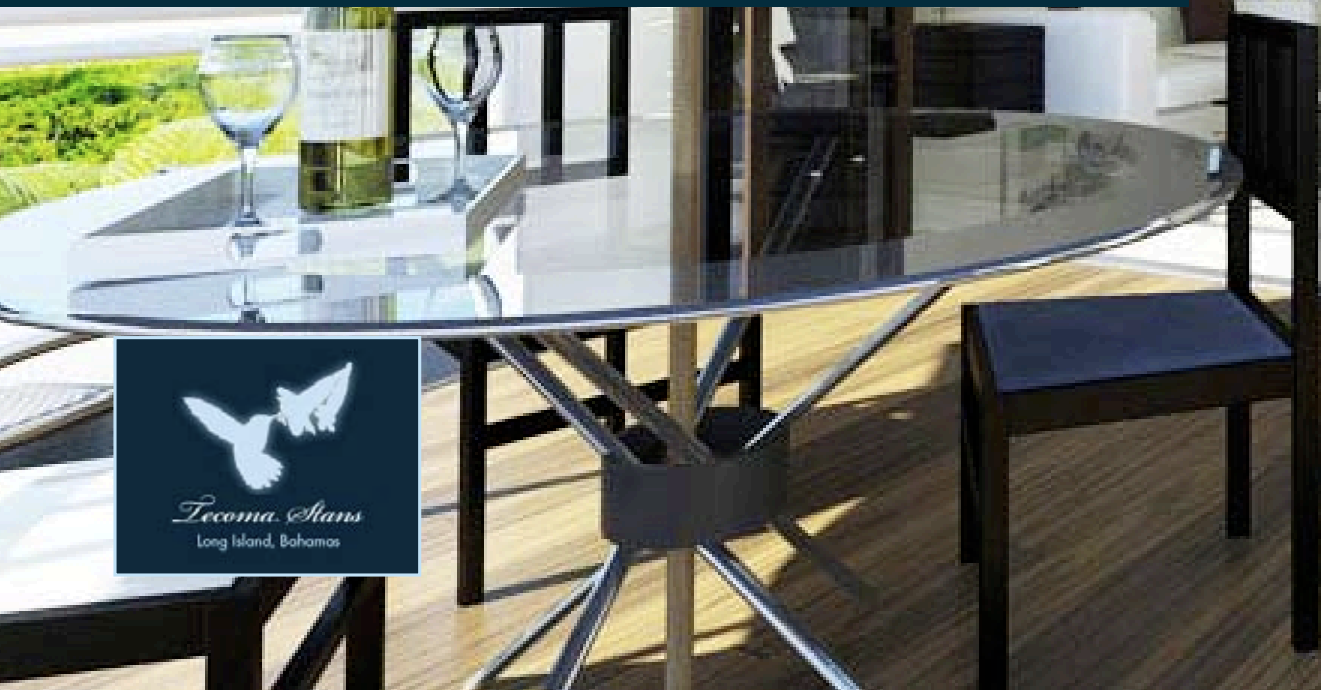
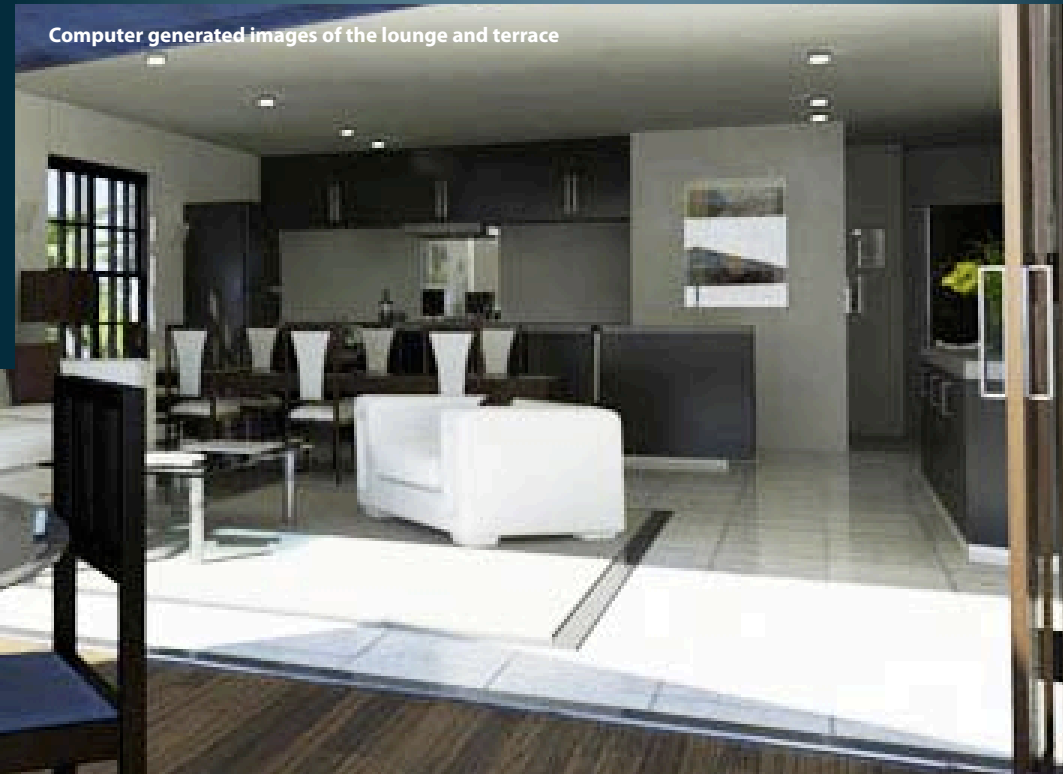
No expense spared

All apartments have 3 large bedrooms (the third bedroom can be used as an office) tiled floors throughout, Venetian blinds throughout, solid surface

counter tops, cooker range, dishwasher, washer & dryer, plasma TV, 2 full bathrooms fitted to the highest standards, together with a superb communal pool and relaxation area.



Computer generated images of the lounge and terrace



Luxury at Tecoma Stans...

With no expense spared in design and construction, enjoy open-plan living together with breathtaking views.

Specification.

Main living area view with granite topped breakfast bar in foreground, looking out to a wooden decked terrace with views to the Atlantic Ocean.

2/3 bed unit Area Size

Living Area - 28ft x 21ft approx.

Terrace - 14ft x 30ft approx.

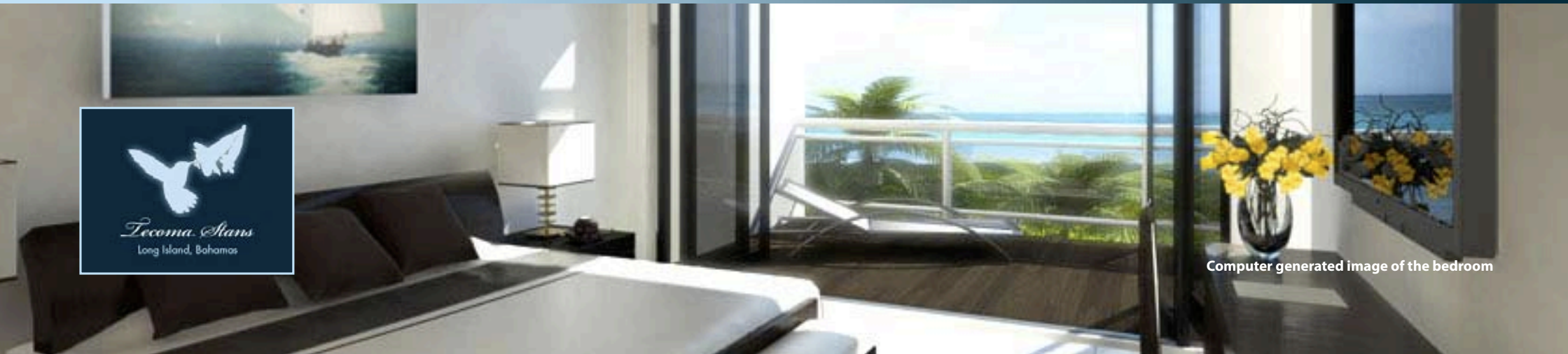
Master bedroom - 15ft x 14ft approx.

Bedroom 2 - 13ft x 10ft

Bedroom 3/Office - 12ft x 11ft

Furniture

Luxury leather sofas. Custom built cabinetry. Top quality lamps & lighting. 16x16" porcelain tile in lounge. 12x12" porcelain tile in bathrooms. Stainless steel appliances.



Computer generated image of the bedroom

Luxury at Tecoma Stans extends to the outdoor living space, including the private communal pool area with its comfortable sofas and relaxation areas. Stunning views of the ocean can be enjoyed from balconies and terraces around the apartments and pool.

Superb views

View from terrace over the garden and pool area looking out towards the Atlantic Ocean.

Surrounding the pool

Two large paved parking areas; large upper patio pool; lower sun deck patio; all set in landscaped gardens.

Pool side furniture

- Luxury sofas
- Deck chairs
- Tables and chairs
- Wooden terracing
- Sun parasols
- Gazebos

Computer generated image of the pool area



10 good reasons to choose Bahamas and Tecoma Stans



There are numerous examples of property in the Bahamas appreciating in value.

A house that sold for \$11 million on Paradise Island was recently being marketed for \$15 million-plus. Also two lots on Paradise Island sold for

what is believed to be the highest ever paid for an undeveloped single family residential property in New Providence, (\$21 million).

While these are extreme examples, the reality is that many people, from celebrities such as Nicholas Cage who

bought both a private island and a residence in New Providence, magician David Copperfield, country singers Faith Hill and Tim McGraw and singer Mariah Carey who all bought in the Bahamas, to people like you, simply want a second home in a fantastic location.



1 Stable market

The Bahamas never had a housing bubble so there was nothing to burst. Property here is often self funded and those who use local banks for funding will find them basically risk averse; willing to lend but prudent.

2 Stable government & economy

The Bahamas has the longest running democracy in the western hemisphere, a 250 year old democracy with elections every five years and a highly literate population.

3 Currency on a par with the US dollar

The currency has been on a par with the dollar since 1973.

4 More ocean

No other country in the world offers more oceanfront land.

5 Residency status

Most property purchasers qualify for Economic Permanent Residence status. Depending on your country of origin this benefit could offer further tax advantages.

6 Official welcome mat

The Bahamas welcome foreign ownership of second homes and make the purchase as stress free as possible with virtually no red tape.

7 Easy accessibility

Nassau, on New Providence Island, is served by hundreds of direct or connecting flights from all corners of the globe, including daily connections from all major cities on the US east coast. Also, Stella Maris airport (near to Tecoma Stans) has recently started taking flights from Fort Lauderdale in Florida, further enhancing access to Long Island.

8 Repatriation of funds

Proceeds from property sales can be converted to the original currency used for the purchase.

9 Tax advantages

There is no income tax, no capital gains tax and no inheritance tax in the Bahamas.

10 English language

English is the spoken language throughout the Bahamas with Spanish, Italian, French, Creole, German and Mandarin Chinese also spoken in most of the financial institutions.

and of course

...the superb weather!

The package for buyers at Tecoma Stans



Purchasing your property at Tecoma Stans has been made very easy. All of the apartments cost \$750,000 (USD) and with build completion anticipated in 2011, buyers have plenty of time in which to arrange their completion finance. You only have to take 3 simple steps in order to possess your own slice of Bahamian luxury:

Reservation

A \$2,000 (USD) reservation fee is required to secure an apartment. The reservation fee is deducted from the deposit due 30 days after your reservation is made. Reservations are taken on the basis of a 14-day cooling off period; thereafter the reservation fee is non-refundable.

Deposit

The initial 30% deposit is the only payment that needs to be made prior to the completion of your apartment. The deposit secures your specific choice and location of apartment and commits the developer to build your dream home.

Completion

The 70% balance of the cost of your apartment (\$525,000) is due at completion. At present, local banks are prepared to advance mortgage finance of 70% of the cost of property in the Bahamas (subject to status) - the developer expects this situation to continue during the build period. Therefore, if you require mortgage finance in order to purchase your apartment, you could discover that you only have the closing costs to settle, before getting the keys to your new home!

Closing Costs

All purchases of real estate in the Bahamas attract a 10% charge for Stamp Duty. Also, although legal fees are sometimes quite expensive in the Bahamas, in this case the developer has negotiated an arrangement with a long-standing Bahamian legal firm such that your legal fee will be held at only 2.5% of the purchase price in respect of your new apartment.

Making the most of your Tecoma Stans property

Although you may have selected your Tecoma Stans apartment so that you can relax and enjoy all that the Bahamas can offer to you and your family, you may also wish to earn some extra income from your property when you're not able to be there. The best way to achieve this would be to decide when your apartment will be unused and then to place any or all of these weeks into the developer's rental pool.

Weekly rentals are anticipated to range from \$3,000 (USD) in peak season, down to \$1,500 (USD) when demand is lower. Taking a very achievable average weekly rental of \$2,000 (USD), the following income stream could be generated if only 10 weeks were placed in the rental pool:

Average Occupancy	Gross Rental Income	25% Rental Management Fee	Rental Income Received
67%	\$13,400	\$3,350	\$10,050
75%	\$15,000	\$3,750	\$11,250

Extra income generated from the rental pool can be used to contribute towards the annual costs of property ownership, comprising the Bahamian annual property tax, property insurance, utility charges and the servicing and maintenance of all internal and external communal areas.



All information presented in this brochure is accurate to the very best knowledge of the Developers (Tecoma Stans Developments Limited) and Millionaire Investments (Elan Strategic Investments LLP) at the time of going to press (13.02.10). The Developer or Millionaire Investments cannot be held responsible for any errors or omissions pertaining to the information detailed in this brochure.

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The developer or Millionaire Investments reserves the right to change information relating to any part of the Tecoma Stans Development project at short notice.