

SELL OUT AND BUY OUT PROJECTIONS

19-Jan-25

1. Sell out between now and demolition at open market prices - funds received at time of sale

A) Pre Construction Sales Program				
	Type	At current market prices/US\$	After agreement signed/US\$	After approvals/US\$
Cayman Reef	1 bed	\$ 763,000	\$ 1,068,200	\$ 1,602,300
	3 bed	\$ 1,428,000	\$ 1,999,200	\$ 2,998,800
Seagull	1 bed	\$ 914,400	\$ 1,295,400	\$ 1,905,000

Prices shown above are approx averages based upon recent sale and projected values. Actual prices will vary depending upon market and unit condition.

2. Sell out prices by assigning your unit on the open market - funds received at closing

B) During Construction Assignment Program			
	Existing Unit	New Unit List Price	
	Type	Type	Av List Price/US\$
Cayman Reef	1 bed	1 bed + den	\$ 2,449,783
	3 bed	3 bed	\$ 4,952,402
Seagull	1 bed	2 bed	\$ 3,140,276

Examples uses average Blue Zone unit prices

New unit type allocation between developments is based upon relative contribution of land by each strata's units not square footage of each unit

3. Sell unit using the Buyout Program - funds received at demolition

C) Time of Demolition Buyout Program				
	% of development units participating	<10%	10%-20%	20%-30%
	% of new unit list price payable	60.00%	55.00%	50%
Cayman Reef	1 bed	\$ 1,469,870	\$ 1,347,381	\$ 1,224,892
	3 bed	\$ 2,971,441	\$ 2,723,821	\$ 2,476,201
Seagull	1 bed	\$ 1,884,166	\$ 1,727,152	\$ 1,570,138

Buyout Program Notes

1. Buyout prices depend upon % of units participating
2. Buyout % applies to starting list prices.
3. Buyout program subject to final business plan
4. Exact starting list prices to be confirmed