



The Utopian Islands

Resort & Estates



Business Plan



The Utopian Islands, LLC

Which does business as

“The Utopian Islands”

“The Utopian Islands Resort and Estates” or “Utopian Islands” for short
A Florida USA LLC

DATE: 2025

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The Utopian Islands, LLC

d.b.a. "The Utopian Islands" or "The Utopian Islands Resort and Estates"
or "Utopian Islands" and "The Utopian Renaissance"
A Florida USA LLC

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EXECUTIVE SUMMARY



The Utopian Islands
Resort & Estates

Executive Summary

Corporate Overview

The Utopian Islands, LLC ("The Utopian Islands" or "The Utopian Islands" Resort and Estates) is a private island ultra-luxury, Polynesian-style resort real estate development project with state-of-the-art sustainable green energy, on almost 900 acres in the breathtaking Exuma archipelago in the Bahamas known as "Billionaire's Row." The resort encompasses five entire private islands, (1) a 554-acre private island, (2) a 254-acre island, (3) a 75-acre island, and (4 & 5) two adjacent small islands (less than a few acres in size). With crystal clear waters, lush landscaping and powder white beaches, this paradise provides an irresistible condo/hotel investment opportunity and ultimate escape destination for the discerning tastes of the rich and famous. **The Utopian Islands is seeking a total capital raise of \$2.5 Billion in funding for this overwhelmingly spectacular project.**

Enormous Opportunities in the Sexy Ultra-Luxury Resort Industry

The ultra-luxury real estate industry caters to the whims of wealthy clientele. Nothing says ultra-luxury and sexy more than private tropical islands with beachfront luxury bungalow estates, typically only found on the remote islands of the South Pacific. The Utopian Islands brings this dream destination to five neighboring private islands in the Caribbean, just hours from any American city. The private islands will offer such inspired decadence as: (1) the longest natural lazy river in the world (8+ miles of natural lazy river) that connects to private waterfall lagoons attached to the majority of estates; (2) state-of-the-art totally sustainable green technology, and (3) all the resort amenities one could desire including a world-class spa and sports facility, private airport, medical treatment facility, casino, shopping village, 15 gourmet restaurants, water sports and a super-yacht marina.



The Utopian Islands will sell 300 private beach bungalow estates located on the water's edge of the island at a starting price of \$5M per estate up to \$9M+. These breathtaking 3,500 square foot and 6,000 square foot Polynesian-styled estates will offer owners the best of both worlds: (1) an ultimate escape property and (2) a revenue-producing asset or company. Each estate will have the option to

be set up as a corporation. When owners are not using their estate, a 7-Star Hotel Management Company will rent out their estate just like a private villa or penthouse suite. This structure could allow estate owners to pay off their entire real estate investment in a term of less than 9 years while vacationing at no additional cost and creating a legacy, revenue-producing asset.

The Utopian Islands' executive team is ready to sign a binding Letter of Intent (LOI) to purchase these breathtaking tropical islands upon having proof of funds to show sellers. The islands are named Darby Island, Little Darby Island and Lignum Vitae Cay, with the two smaller islands yet to be named. The islands are located in the Exuma region of the Bahamas also known as the "Hamptons of the Bahamas." They are just a short 30-minute boat ride from the Exuma Land and Sea Park, 90 miles from Nassau and 20 miles from Great Exuma.

The Utopian Islands' Executive Team and Entrepreneurial Experts

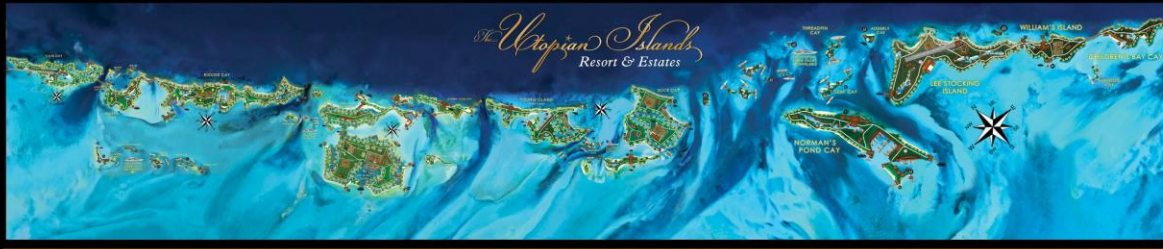
- Founder/President and CMO and with over 25+ years of executive, resort real estate development, ultra-luxury travel industry experience and successful entrepreneur. She has developed procured over \$400M in term sheets and closed deals
- CFO with more than 15 years of executive level experience, including as Director for one of the big-four accounting firms. He speaks multiple languages and understands the challenges entrepreneurs have with their financial projections
- CIO with 25+ years of executive experience designing, developing, and managing worldwide technology systems, with management over P&Ls in excess of \$500M+
- SVP of Resort Revenue with more than 25+ years of executive experience in the cruise and ultra-luxury travel industry. She ran all resort revenue for the largest luxury all-inclusive resort in the world – Sandals.
- COO and CEO of The Utopian Islands Marine with more than 25 years' experience in the shipping and maritime industry who has also developed a highly successful eco-friendly private island community in Norway. As a former Cruise Line Ship Captain, he ran all of the safety and security for Carnival Cruise line and as Area Director for over 12,000 ships for the largest shipping classification company in the world.



Capital Requirements and Financials

The Utopian Islands is seeking an initial \$500M to purchase its islands and to begin building and complete its construction project, including its Environmental Impact Assessment (EIA) report, surveying, architectural designs and development engineering. The Utopian Islands will immediately begin presales of the Bungalow Estates (of which we have clients ready to sign LOI's to purchase the estates). The Company's financial projections show a Year-4 opening of The Utopian Islands after its 48-60 month construction period is complete and all estates are sold

ISLANDS and RESORT MAP



SUMMARY OF THE UTOPIAN ISLANDS' ARCHIPELAGO AND RESORT SITE PLAN COSTS

| OVERVIEW OF ARCHIPELAGO & ISLAND GROUPS | COST OF GOODS SOLD (COGS) | | | | GROSS PROFIT MARGIN | | CAPITAL EXPENDITURES (CAP EX) | | | GROSS PROFIT MARGIN LESS CAP EX | | | |
|---|---------------------------|------------------|------------------------------|-------------------------------|---------------------|--|-------------------------------|-----------------|-------------------------------|---------------------------------|--------------------|----------------------------|-------------------|
| | TOTAL # OF ISLANDS | TOTAL # OF ACRES | TOTAL SQUARE FEET OF ISLANDS | TOTAL # OF ESTATES TO BE SOLD | % OF ISLANDS SOLD | TOTAL PROJECT COSTS | TOTAL PROJECT COSTS | COST OF ISLANDS | COST OF COMMON AREA BUILDINGS | | COST OF SOFT COSTS | TOTAL CAPITAL EXPENDITURES | |
| GROUP #1—THE DARBY ISLANDS' GROUP | 14 | 940 | 4,261,750 | 215 | 22% | \$789,225,000 | \$2,869,425,000 | \$2,080,200,000 | \$114,998,275 | \$1,365,227,200 | \$458,572,375 | \$1,940,797,850 | \$139,402,100 |
| GROUP #2—SAUDI ISLAND GROUP | 1 | 220 | 3,746,160 | 90 | 39% | \$382,575,000 | \$1,215,325,000 | \$832,450,000 | \$70,000,000 | \$120,750,000 | \$234,556,425 | \$485,306,425 | \$407,343,375 |
| GROUP #3—COPPERFIELD ISLANDS' GROUP | 11 | 464 | 20,223,972 | 112 | 20% | \$508,212,500 | \$1,447,437,500 | \$1,141,425,000 | \$247,040,000 | \$174,500,000 | \$349,718,563 | \$773,258,563 | \$368,166,438 |
| GROUP #4—THE FRY ISLANDS' GROUP | 7 | 702 | 4,138,200 | 145 | 14% | \$681,975,000 | \$2,243,925,000 | \$1,561,950,000 | \$176,050,000 | \$987,550,000 | \$359,049,875 | \$1,522,449,875 | \$39,300,125 |
| GROUP #5—BERTERELLI ISLANDS' GROUP | 14 | 1544 | 4,545,400 | 203 | 13% | \$871,500,000 | \$2,880,500,000 | \$2,008,500,000 | \$232,220,000 | \$1,110,580,000 | \$420,656,000 | \$1,763,456,000 | \$245,044,000 |
| TOTAL FOR RESORT ISLANDS ONLY | 47 | 3,870 | 38,915,682 | 765 | 22% | \$3,231,487,500 | \$10,854,212,500 | \$7,424,725,000 | \$844,308,275 | \$3,758,607,200 | \$1,822,553,438 | \$6,425,468,913 | \$1,199,256,008 |
| GROUP #6—SERVICE ISLANDS & UNIVERSITY LAND | 10 | 997 | 43,429,320 | 0 | 0 | SERVICE ISLANDS ONLY - NO ESTATE SALES OR INCOME SHOWN | | \$41,400,000 | \$1,385,050,000 | \$256,340,000 | \$1,682,790,000 | | (\$1,682,790,000) |
| TOTAL WITH RESORT ISLANDS AND SUPPORT ISLANDS | 57 | 4,867 | 82,345,002 | 765 | 22% | \$3,231,487,500 | \$10,854,212,500 | \$7,424,725,000 | \$885,708,275 | \$5,143,657,200 | \$2,078,893,438 | \$8,108,258,913 | (\$483,533,912) |

THE TOTALS ABOVE REPRESENT THE GROSS PROFIT MARGIN LESS ONLY THE CAPITAL EXPENDITURES - INCLUDING SERVICE AREAS AND THE UNIVERSITY (I.E. SHIPPING, TRAINING, STAFF HOUSING AND THE UTOPIAN AIRPORT). THUS, THIS TABLE'S FINDINGS STRONGLY SUGGEST THAT THE REVENUE CENTER OF THE SALE OF THE ESTATES ONLY (WHICH INCLUDES ONLY 20% OF THE ISLANDS' ACREAGE), WILL PAY FOR THE ENTIRE RESORT ISLANDS PROJECT, AND IS ONLY SHORT, \$500M TO INCLUDE ALL OF THE SUPPORT BUSINESSES AS WELL, WHICH MEANS: THE SALE OF ONLY 20% OF THE ASSETS (LAND), PAYS FOR 100% OF THE PROJECT'S LONG-TERM COSTS (LIABILITIES). THESE STRONG PROJECTIONS WILL BE REFLECTED IN THE TOTAL 10-YEAR CORPORATE FINANCIAL PROJECTIONS ATTACHED.

GROUP #1: THE DARBY ISLANDS GROUP

ISLAND SIZE & USAGE

| # OF ACRES PER ISLAND | SQUARE FEET PER ISLAND |
|----------------------------|------------------------|
| 1 BIG DARBY ISLAND | 554 24,132,240 |
| 2 LITTLE DARBY ISLAND | 254 11,044,240 |
| 3 LIGNUM VITAE CAY | 75 3,217,000 |
| 4 SALT CAY | 13 553,104 |
| 1 JOEY CAY | 7 304,920 |
| TOTAL ISLANDS ACREAGE | 903 37,351,504 |
| TOTAL ESTATE ACREAGES SOLD | 198 8,624,880 |
| TOTAL CORPORATE LAND | 705 30,726,624 |

ONLY 22% OF LAND IS BEING SOLD

TYPE OF ESTATE & DESCRIPTION

| # OF UNITS | LOTS PER ACRE | TOTAL SPLIT SQ FT OF ESTATE | ESTATE SIZE | CODE | PROPERTY | LOCATION | RETAIL PRICE | GROSS MARGIN | TOTAL PROFIT |
|------------|---------------|-----------------------------|-------------|---------|----------|----------|--------------|--------------|------------------------------|
| 38 | 0.78 | 1,241,440 | 3,500 S/F | \$2.3M | N/A | | \$7.9M | \$5.6M | 212,800,000 |
| 87 | 0.78 | 2,842,290 | 3,500 S/F | \$2.5M | +10% | | \$8.6M | \$6.1M | \$530,700,000 |
| 4 | 1.25 | 217,800 | 6,000 S/F | \$4.50M | N/A | | \$15.0M | \$11.5M | \$44,000,000 |
| 45 | 1.25 | 3,539,250 | 6,000 S/F | \$4.7M | +10% | | \$14.4M | 11.7M | 740,900,000 |
| 4 | 3.00 | 784,080 | 10,000 S/F | \$7.5M | +20% | | \$30.0M | \$22.5M | \$135,000,000 |
| 200 | | 8,424,880 | | | | | | | TOTAL PROFIT \$1,704,380,000 |

PLEASE NOTE: COSTS DO NOT INCLUDE COMMON AREA BUILDINGS, A 55M SURCHARGE WILL BE ADDED TO LOTS WITH PRIVATE DOCKS

AMENITIES & SERVICES

- GREAT HALL—LOBBY, CASINO, SHOPPING VILLAGE & MARINA
- WELLNESS CENTER—SPORTS COMPLEX, SPA, KIDS CENTER & MEDICAL CENTER WITH HOSPITAL & HELO-PAD
- EMPLOYEE VILLAGE—HOUSING FOR 1,200 STAFF MEMBERS
- OUTDOOR TROPICAL DINNER AMPHITHEATER—SEATING FOR 400+ SUITES
- THE CASTLE OF UTOPIA—3 HOUSES OF WORSHIP, BANK & THE ROYAL GUARD
- VILLAGE CENTER LITTLE DARBY—LITTLE DARBY SHOPS & CARES
- LAZY RIVER WITH WATERFALL BARS & LOUNGE CAVES
- CAPTAIN JOHNNY'S BEACH BAR & BEACH CLUB
- LITTLE DARBY SHOPPING VILLAGE
- UTOPIAN BUSINESS COMPLEX
- MARINA VILLAGE & DOCKS
- HOSPITALITY SERVICE STATIONS
- SERVICE DOCKS
- EXECUTIVE VILLAGE—EXECUTIVE HOUSING
- SUPER-YACHT MARINA WITH GATED SAFETY HARBOUR
- UTILITIES STATION & SECURITY STATION
- BRIDGE (POTENTIAL FOR AQUA-TUNNEL)
- WATER-SPORTS CENTER
- HIGH & DRY SERVICE CENTER
- GROCERY STORE, PHARMACY & LIQUOR/WINE STORE

2.9 MILES / 4.7 KILOMETERS

INDUSTRY OVERVIEW – THE PROBLEM & OPPORTUNITY



The Utopian Islands
Resort & Estates

Industry Overview - The Problems and Opportunities

The Utopian Islands addresses two distinct industries:

- The Ultra-Luxury Resort Vacation Market
- The Ultra-Luxury Second Home Real Estate Market

The Problems in the Ultra Luxury Industry

- **Problem #1:** Wealthy people seek private retreats where they can have the benefits of ownership
- **Problem #2:** Ultra High Net Worth consumers desire sexy, luxury estates such as bungalow style – like what is typically only found in the South Pacific but requires a long flight from any American or European market



Opportunities in the Ultra Luxury Resort Industry



Which resort do you think a billionaire would prefer?



- **Opportunity #1:** Condo-Hotel model provides the best of two worlds – ultra luxury treatment and private real estate ownership that functions as a revenue producing asset
- **Opportunity #2:** The ultra-luxury resort and real estate market is a stable market – the super-rich always take a vacation regardless of economic trends or crises, and see a secondary home as a secure investment
- **Opportunity #3:** Real estate investments in the Bahamas qualify the owner for Bahamian residency, which could dramatically reduce tax exposure for the owner

A Luxury Second Home on a Private Island versus a limited stay at a Resort

Luxury second homes offer the privacy that the ultra-wealthy seek. Moreover, luxury homes on private islands are assets that will appreciate and provide tax benefits to the owner. The downside to owning a single-unit, luxury second home, however, is the cost and lack of amenities that are offered with the home. For example, Faith Hill and Tim McGraw are owners of a private island (Goat Cay) just a few hundred yards away from The Utopian Islands' islands. It took them 9 years

to build their amazing resort. The enormous cost and time requirements were substantially more than the wealthiest clientele would be willing to make, and they still lack many of the amenities one might desire.

In contrast, mass-market luxury resorts and hotels require no upfront cost or time frame, but they have limited to no privacy and create a totally different vacation experience. The cost to build and maintain a resort or hotel is far more cost effective based upon the economy of scale. Resorts offer their guests numerous amenities; in particular, they offer such things as restaurants, bars and shopping villages. In the end, however, a resort or hotel stay is a total loss, in financial terms, to the vacationer after the visit is completed.



Celebrity Owning Exuma Real Estate

The Utopian Islands offers the best of both worlds in its private resort through the condo/hotel model, offering residents the benefits of ownership, coupled with a revenue-producing asset that is likely to appreciate. Its structure gives the owners enormous cost-savings in building the estate along with the convenience afforded by all of The Utopian Islands' amenities.

Why the Bahamas?

For what reasons is the Bahamas one of the premier destinations for the Ultra wealthy to vacation and own second homes? The first reason is the beauty of the region. The Bahamas has beautiful beaches,

turquoise clear water and tropical weather that you'll find in only certain parts of the world. The second reason is proximity. Instead of trekking many hours by plane to the Pacific or Indian oceans, the Bahamas is situated just a few hours by plane (or in some cases even boat) to the United States and Europe. Finally, the opportunity to establish residency in the Bahamas (which has a strong Parliamentary government, recently cleansed of official corruption), is an enticing reason to make the Bahamas your second home. Three articles in particular emphasize these powerful points:

Exuma: The Hamptons of Bahamas Real Estate

By Luxury-Homes-Bahamas.com

“The Bahamas has grown into private islands most in demand market and Exuma is the Hamptons of Bahamas real estate as there is no other island chain in the world that is called home by so many celebrities.

While we have written about celebrities owning property in Exuma in our article “Island for Sale-Get Your Private Island in Exuma” it was particularly interesting to note how Daniel Miller’s article “Hollywood’s Private Islands: Which Stars Own a Slice of Paradise?” published in the Huffington Post described Exumas popularity –

While Belize, Fiji, Greece and the northwestern and northeastern U.S. are home to their share of islands, the Bahamas – a collection of more than 3,000 islands – is the epicenter of the private-island world. And it’s the country’s 360-cay Exumas archipelago, which has exploded in popularity as flights to Exuma International Airport have increased, that has become a veritable Hamptons of the Bahamas.”

Ultra-Rich Americans Own an Average of 9 Homes — Here’s Where They Are

Published: Dec 5, 2016 8:59 a.m. ET Reporter Kari Paul with MarketWatc.com

“When you’re a billionaire, where do you keep your second home? What about your ninth?”

“The mega-rich of the U.S. are largely keeping their foreign properties in the Americas, according to a new study from AIG Private Client Group, a division of American International Group (AIG) that caters to “ultra-high net worth” clients. These clients, defined as those who pay an excess of \$250,000 in annual personal insurance premiums, amount to several hundreds of AIG Private Client Group’s customers, which includes 40% of the Forbes 400 wealthiest Americans. They own an average of nine homes abroad, with more than 50% of these located in the Americas. That includes 14% in Mexico, 13% in the Bahamas and 9% in the Caribbean. Some own properties in Europe as well, with 12% in England and 9% in France.

Where do the mega rich vacation?

Most own an average of nine homes overseas



Source

Jerry Hourihan, president of U.S. and Canada AIG Private Client Group, said this particular division emerged to focus on coverage issues unique to high-wealth individuals. “Over time we have seen more and more of a need for help with international homes and other things like art collections and cars people have acquired,” he said. “We were a little surprised at the extent of the need for these services.”

Hourihan said many of these wealthy U.S. individuals choose places like Mexico and the Caribbean due to their relative proximity to the U.S. and their climates. In addition to international homes, these wealthy clients also own, on average, 19 regular-use vehicles, \$1.7 million in insured jewelry, and \$19.6 million of insured fine art. AIG also insures yachts and other high-value assets. A number of luxury insurance companies are geared toward protecting the assets of the super wealthy, including Lloyd’s of London, which covered Kim Kardashian’s recently stolen jewels.

While AIG’s study focused on its own high net worth clients in the U.S., another global survey of mega-rich individuals showed most own an average of 2.7 residential properties per household. That report, from data firm Wealth-X and luxury real estate broker Sotheby’s International Realty, defined ultra-high net worth people as those who have at least \$30 million in assets. About 211,000 people in the world fall into that group, one research firm said. It found the U.S., UK, Switzerland and France were the most common locations for vacation homes of high-net-worth households internationally.”

The Wealthy Consumer's Desire for Multiple Homes

Miami (and N.Y.) are top U.S. choices for international buyers of super-luxury real estate

By Dora Puig – Miami Herald – April 5, 2015

“When the world’s wealthiest 1 percent looks for third, fourth or fifth homes, Miami and New York are the only U.S. cities with both the cosmopolitan lifestyle and the real estate to satisfy them. Offerings in the Los Angeles, Aspen, Houston, Chicago and San Francisco markets are rarely large or lavish enough for clientele seeking trophy properties with exceptional amenities and personal services.

My 24 years in luxury real estate sales have given me a global viewpoint, supported by extensive travel, an MBA and a business background. Understanding what wealthy international and domestic buyers do, and where they go, is the key to matching them with the right purchase decisions.

Miami affords the ultra-wealthy luxury along with the financial stability of living in the United States. These attributes give buyers, especially those from colder climates, a double incentive to purchase real estate here. They can enjoy a superior home with tropical surroundings, their kids can go to incredible private schools, and they can do their banking, as well as shopping, on par with the best in New York and Paris. Besides the weather and the beach, they enjoy the activities that draw many to South Florida — golf, tennis, yachting and big game fishing, to name a few. Another attractive facet is Miami’s arts scene, known for its hyper-global scale propelled by staple events and establishments, such as Art Basel, Pérez Art Museum Miami and the Adrienne Arsht Center for the Performing Arts. In addition, the absence of a state income tax also prompts U.S. citizens to establish legal residency here.

New Yorkers and others from the Northeast make up a large segment of Miami’s buyers, but anyone who thinks Latin Americans are about to be surpassed by any other group is mistaken. Buyers in the top 1 percent of the world’s wealth often put their money here because of volatile economies in their home countries. In addition, Miami is considered inexpensive compared to the options in Monaco, Cannes, Hong Kong and São Paulo.



Buyers at Fisher Island, a longtime haunt for the rich and famous, hail from Mexico, Venezuela, Brazil, Canada, Russia, Spain, France, UK, Turkey and Australia. Fisher Island is the best example of the world’s deepest wealth coming to Miami, attracting more young families and year-round residents because it is a haven of privacy and security. Only residents and invited guests can even set foot on the island, which has everything needed for everyday living, including a Pre-K-5 Montessori school.

At Palazzo del Sol, the first new construction on Fisher Island in nearly a decade, all floor plans have three to seven bedrooms. This positions it squarely in today’s market for luxury boutique buildings with expanded living space for families. In February, a Russian buyer paid \$3,602 per square foot for the building’s trophy penthouse. At \$35 million, the deal is more than 2.5 times the highest sale previously recorded in Fisher Island history.

During the last five years, South Florida developers have started offering larger luxury residences, like those at The Four Seasons, Palazzo del Sol, Faena House and Edition. With studio apartments nearly a thing of the past, these new buildings are designed with fewer residences per floor, direct private elevator entry and high ceilings.

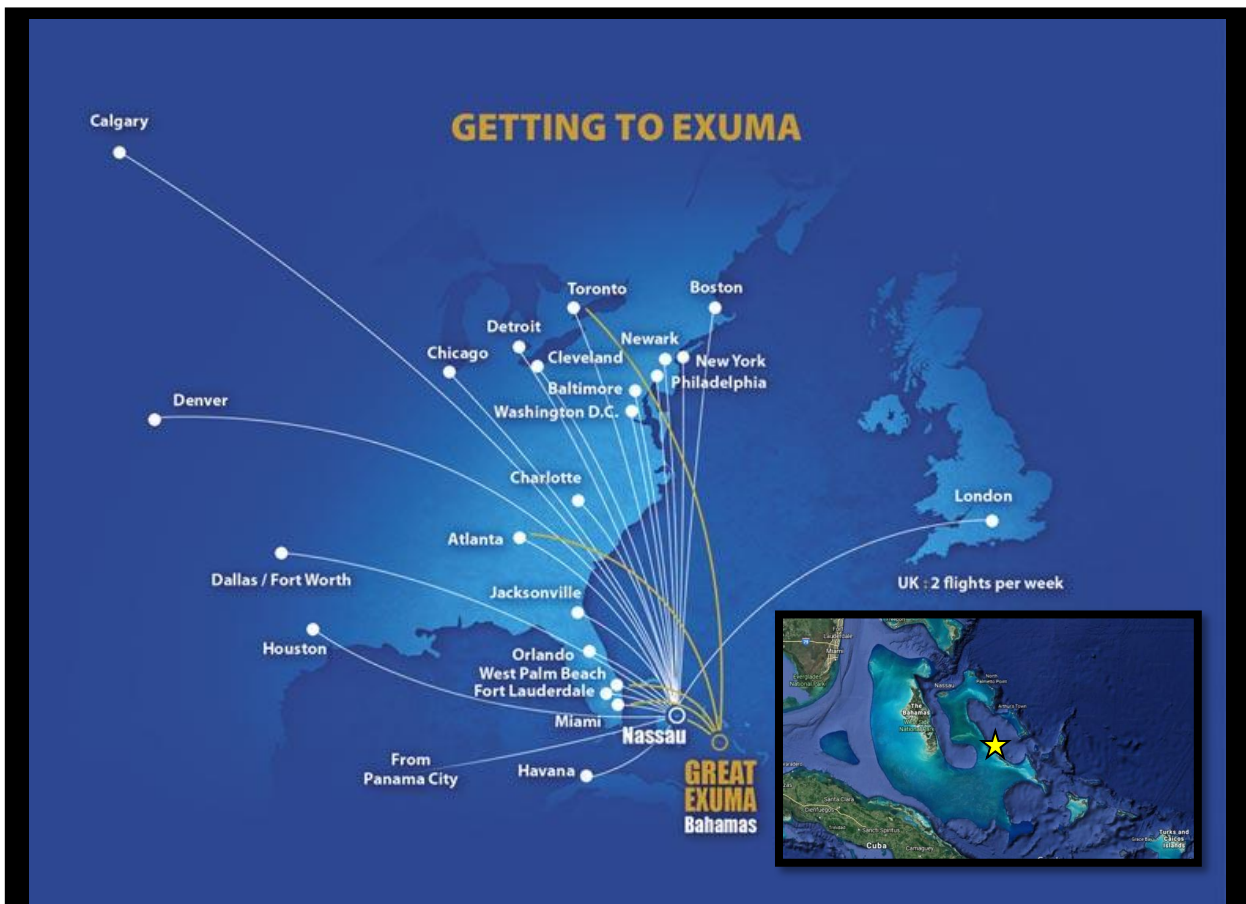
Buyers at Fisher Island, who are at the highest-end of this international and domestic demographic, seek cutting-edge design and architecture, high-end finishes, sophisticated lighting systems, and top-of-the-line European fixtures and appliances. Private outdoor living spaces are also in high demand, so Palazzo del Sol developers engaged Swiss landscape architect Enzo Enea to add cachet to the gardens and outdoor entertaining spaces for its three penthouses, in addition to the projects’ outdoor common areas such as the pool terrace, wood-wrapped cabanas and a central park.”

| Problems | Opportunities | Strategies |
|---|--|---|
| 1. Demand for a private island retreat and the availability of discretionary income for second homes is on the rise, while inventory is limited | Develop product and pricing with broad market appeal | The Utopian Islands' product line is totally targeted to the ultra-luxury market seeking the private island ownership experience |
| 2. The existing stock of luxury island single family products is used, expensive and requires massive time, money and effort to build Current Island housing reflects obsolete architecture and does not offer the optional amenities of a resort | Develop modern, accessible, and luxurious product at a cost-effective price while providing amenities only found at a resort | Target the Family Office communities, super-yacht owners and buyers with established interest in tropical island lifestyle. Utilize latest engineering, technology and design to produce a true island home with all the benefits of Green Technology and with the sexy Polynesian architectural design |
| 3. Ultra-rich want PRIVACY, PRIVACY, PRIVACY! | Most resorts set their prices to appeal to average vacationers – The Utopian Islands' market will be set higher, limiting the amount of people willing and able to visit | The Utopian Islands' resort is a PRIVATE resort and only owners of one of our estates, or someone with at least \$7K/night can stay at our resort. The only other option is that they have a yacht staying in our super-yacht marina. Moreover, each estate has 50 yards of PRIVATE beachfront on each side – allowing for ultimate privacy |
| 4. Inventory of options using the Condo/Hotel Model in the ultra-luxury space is limited | Develop community model to appeal to top 20% of market | Create value-driven community and housing that appeals to the top 20% percent of the luxury market |
| 5. Inventory of Total Green Ultra-Luxury homes is scare | Sustainable, green development of The Utopian Islands' ultra-luxury products and amenities | The Utopian Islands will have state-of-the-art Green Technology including: Solar, Wind, Sewer, reverse osmosis, as well as, many other options available to make The Utopian Islands' islands as self-sufficient as possible – even to the point of eventually having a “zero footprint.” |
| 6. Many ultra-luxury, tropical resorts and private island communities take a great deal of time to access due to their distance from markets. Time and convenience while travelling is essential for the ultra-wealthy market | Create a community with increased accessibility from major American and European feeder markets | The Utopian Islands has multiple options for coming to or leaving our islands that include our own private airport as part of the resort. Additionally, commercial air is available into multiple nearby Bahamian islands where a helicopter or island boat shuttle can bring them to the Resort. |

The Bahamas Offers Easy Access and a Great Value

The Bahamas' central location makes it a great place to buy a second home or retirement home. The Utopian Islands is in the Exuma Island chain and is roughly 100 miles south of Nassau. Travel to our islands is an easy 3-4-hour flight from the east or west coasts of the United States with numerous flight options and it is relatively convenient to Western European clientele.

Getting to The Bahamas – Some Cities with Direct Air Flights



Options to Getting to Solaradise's Islands

- Commercial Air to Great Exuma or Nassau – then Solaradise's Private Shuttle or Helicopter (daily boat and helicopter shuttle from Great Exuma's or Nassau's international airports)
- Private Plane into our Islands on Executive Airport
- Ship transfer from Ft. Lauderdale – on our own Ships

The Bahamas's Strong Rule of Law

The Bahamas is a member of the British Commonwealth.

| | |
|-----------------------|---|
| Legal System | Follows English law; navigating the real estate purchase process and negotiating contracts are relatively familiar to Americans and Europeans |
| Government | Parliamentary democracy |
| Head of State | Queen Elizabeth II is the head of state |
| Safety | High personal and property safety |
| Language | English |
| Education | Literacy rate is 96%. The British system of education is followed with students attending primary, secondary (high school) and tertiary schools (US junior college) |
| Post-Secondary | The University of the Bahamas has campuses around the country and offers 4-year degree programs. |

The Bahamas has very strong private property ownership rights and foreign buyer's ability to purchase real estate in the Bahamas is unrestricted, which means they have the same rights to own freehold property titles as in the US.

Bahamian Residency and Real Estate Investments

The Government of the Bahamas has established a host of financial incentives and strongly encourages foreign investment. The first is the Residency Requirement. Any foreigner seeking "Residency Status" can obtain expedited consideration (approximately 3 months) once they have invested at least \$1.5M in real estate purchases. This could offer tremendous tax benefits (as much as a 50% discount for some) in tax savings to estate owners.

This form of residency can be accomplished in various forms including an annual residence permit; permanent residence permits or a homeowner's card.

Note: This does not imply citizenship or entitle an applicant to a Bahamian Passport. Citizenship holds a different set of parameters and entails a more rigorous process with a lengthy amount of time spent in the Bahamas.





Favorable Tax Climate

Close ties between the US and Bahamian economies have promoted incentives to attract US investment and create major opportunities for tax-free investment. One consideration as people approach retirement age is maximizing their earnings. One way to do this is to minimize the amount of incomes taxes that are paid. By working outside of the United States, including high tax areas such as New York City and California, income can be sheltered. An advantage to owning a second home is that the interest paid on mortgages is deductible based upon the laws of the owners' nationality.



In addition, the Bahamian government has created an incentive for foreign investment by waiving the value added tax (VAT) tax for all building materials imported into the area for a period of 20 years. This could represent a saving of more than \$50M of tax-free imports for The Utopian Islands.

The Bahamas also offers a lower cost of living with amenities that are both better and more affordable. The cost of entertainment, meals and social activities are less than what they would be in other high-cost retirement areas.

Banking System and Stability

Many wealthy individuals seek favorable banking systems to protect investments and reduce tax liability while maintaining investment services and opportunities. The Dodd-Frank regulations have created complications for numerous foreign banks as the regulations dictate a level of implied accountability for foreign banks accepting US customers. This form of information sharing with the IRS has led to a decline in banking opportunities for US customers abroad as heavy fines may be imposed on foreign banks who fail in compliance with US Banking laws. The reality of frozen assets and the challenges inherent in petitioning the release of funds has affected foreign markets but the opportunities in the Bahamas still represent a favorable climate in

compliance with US regulations. These two economies are very closely related and foster an advantageous environment for development opportunities.

Banking with Privacy Protection - The Bahamian dollar (BSD Dollars) exchange rate is \$1 Bahamian Dollar = \$1 US and is the official exchange peg. It is stable.

More Enjoyment

A slower pace of life is one of the prime benefits of residing in the Bahamas. While the Bahamas is developed, it is not overly so in contrast to southern Florida or Hilton Head, South Carolina. The Bahamas offers the ability to get away and “disconnect” if one chooses to do so periodically. The slower lifestyle comes in part from living close to nature at The Utopian Islands and offers the ability to interact more with the environment and eat locally grown and caught food. Part of the relaxed atmosphere comes from the general amicability of the Bahamian people. Bahamians are some of the nicest and most welcoming people to foreigners.

The Bahamas' Weather

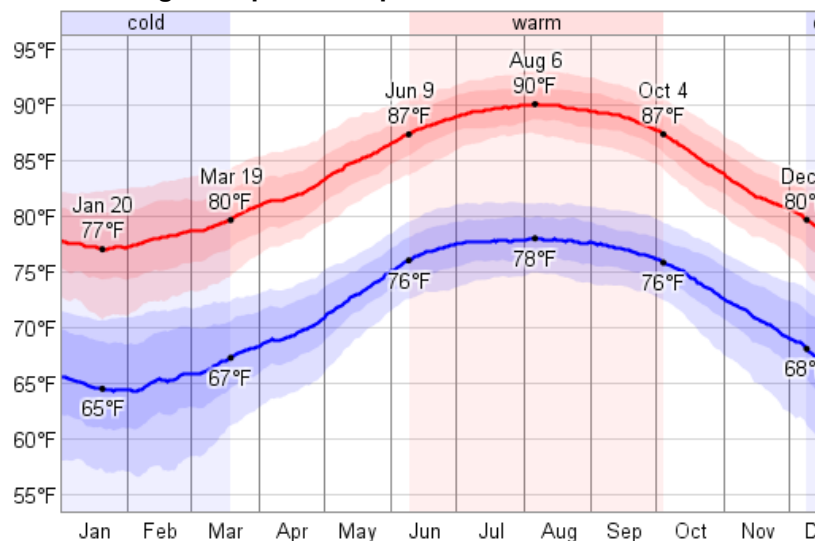
The Bahamas' mild weather means that residents or guests are comfortable year-round. The trade winds that blow almost continually throughout the Islands give them a warm, agreeable climate, which hardly varies year-round. This is weather that one can quickly get used to, with January lows averaging a comfortable 72 degrees Fahrenheit and summer highs at around 80–

90 degrees Fahrenheit, with a gentle dip at night of just 10-12 degrees. The result: A climate where you can have fun anytime of the day or night, and in any season. The climate in The Bahamas consists of just two seasons. Summer is from May through October when rainfall is higher and are ideal for a vacation too. The ocean is warm and mostly calm, and ideal time for snorkeling and swimming.



forecasts consistently say there is a 30% chance of rain almost every day, but do not be alarmed

Average Temperatures per Month in the Bahamas



Winter is from November to April and is pleasantly warm. Cold fronts sometimes bring strong winds from the north, a bit of rain, and lower temperatures and humidity, particularly from mid-January through February.

Rain mainly comes in short-lived, intense showers accompanied by strong winds, which are then followed by clear skies. Even paradise needs to cool off with a little rain now and then. May and June are the months with the most rain. During wetter months, the weather

as squalls and thundershowers pass through quickly, so the rain never has to ruin a traveler’s day in the Bahamas.

The official hurricane season runs from June to November, however, the probability of hurricanes striking the Bahamas in June, July and August is relatively low. The Utopian Islands have gone through all hurricanes from 1997 to 2010. They occurred in September/October, with one in early November. While hurricanes are a valid fear, The Utopian Islands will simply design, and address in its construction, buildings that can withstand winds of 250+ miles an hour and water surge levels. The Utopian Islands recognizes that hurricanes exist and will plan for them instead of fearing them. The bottom line to the weather in the Bahamas is that the sun shines about 340 days out of 365. One cannot expect the Bahamas climate to get any better than that!

The warm season in the Bahamas lasts from April 23 to October 3 with an average daily high temperature above 88°F. The hottest day of the year is September 6, with an average high of 89°F and low of 78°F. However, light ocean breezes moderate those temperatures and make it seem much more modest than the numbers would suggest. The cold season lasts from December 5 to February 10 with an average daily high temperature below 83°F. The coldest day of the year is January 14, with an average low of 69°F and high of 81°F.

| Amenity | The Bahamas | Other Caribbean Islands | Mexico |
|-----------------------------|-------------|-------------------------|--------|
| English Legal System | ✓ | ✓ | |
| Democracy | ✓ | ✓ | ✓ |
| Safety | ✓ | | |
| English Language Is Primary | ✓ | | |
| Literacy | ✓ | | ✓ |
| Strong Banking System | ✓ | ✓ | |
| Stable Currency | ✓ | ✓ | |
| Favorable Tax Climate | ✓ | | |
| Quality Health Care | ✓ | | |
| Diverse Landscape | ✓ | ✓ | |
| Environmental Protections | ✓ | ✓ | |

The Ultra-Luxury Real Estate Industry’s Problems

- 1) Ultra-Luxury real estate buyers want the flexibility of multiple home ownership but with all the economic benefits and amenity choices offered at a resort – the options to find both benefits together are very limited
- 2) Total Concierge Service is a must for this market. Private estates or single private islands do not normally offer these benefits – at least not at a reasonable cost
- 3) Unique Design of Properties –Traditional architectural designs in The Bahamas offer limited choices (the common architecture style is a colonial look and feel)
- 4) Without the condo/hotel model built into the resort or community, the private owners of an estate can’t rent out their unused days unless they hire a real estate agent (at a high price) or open up their property to the public using such mass market options as Airbnb. This is highly undesirable for many wealthy clients and is almost never done by any celebrities.
- 5) Most ultra-luxury resort properties offer only limited Green Technology

- 6) Most ultra-luxury resorts do not offer the benefits of ownership – no asset appreciation, no tax benefits and no revenue production.
- 7) Most ultra-luxury resorts are NOT private! Anyone can stay at the resort and less expensive, hotel room options are available, which makes the resort even less exclusive
- 8) Once someone stays at an ultra-luxury resort, the money they spent is totally lost
- 9) Most ultra-luxury resort properties offer only limited Green Technology

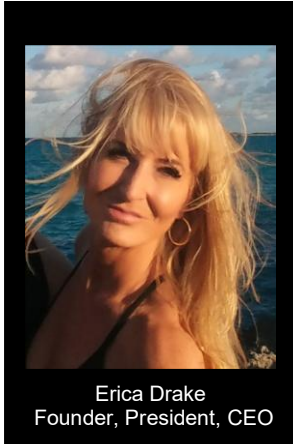
OUR PRODUCTS & SERVICES

BUNGALOW ESTATES
& PRIVATE RESORT
AND MARINA

The Utopian Islands
Resort & Estates



The Utopian Islands - Our Solution



Erica Drake
Founder, President, CEO

An Entrepreneur creates her Life-Long Dream Project - The Sexiest Islands in the World

Erica Drake has had an impressive career as a 3rd generation entrepreneur, 3rd generation real estate developer and 3rd generation ultra-luxury travel industry executive. Without exaggeration, Erica has been developing this resort in her head her whole life. As an entrepreneur, Erica developed the first 3 designed, funded built and sold three successful travel industry. This experience led her to begin consulting with and assisting entrepreneurs with their capital-raising quests. After almost a decade of consulting with entrepreneurs, Erica wrote an acclaimed 360-page textbook and started Maverick Entrepreneurs to assist entrepreneurs in building strong business models and raise capital for these businesses.

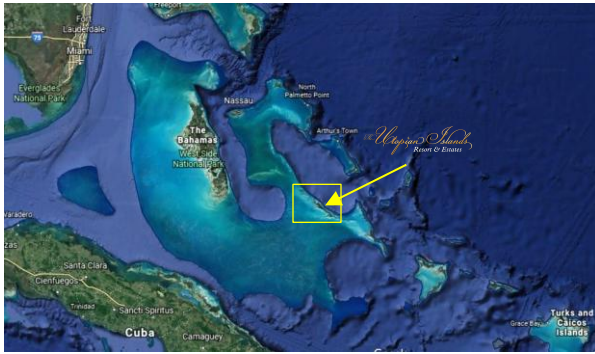
It was during her Proof of Concept for Maverick Entrepreneurs (“Maverick”), while working together with one of her entrepreneurial students, they fell in love. Erica decided to put Maverick on hold-on, and she suggested that they build her dream project together (that she had been designing in whole life). Unfortunately, the arduous journey to raise capital and their irreconcilable difference, ended the relationship and the business partnership. With a corporate shell divided, there was no hope of closing funding. Thus, with the majority of Shareholder’s approval, Erica purchased the assets of this company (that she had created and designed), and rebranded a new corporate shell, and inserting the old assets into the new. Thus, the creation of “The Utopian Islands, LLC”.



Erica Drake – Dubai, UAE March 2025

Erica initially began creating the business model and business plan for The Utopian Islands Resort and Estates 12 years ago when she first wrote the business plan draft for this extraordinary ultra-luxury resort. Having worked in the travel industry and for years, Erica built their world-class team of executives and began the process of researching, developing and putting a strategic financing structure together.

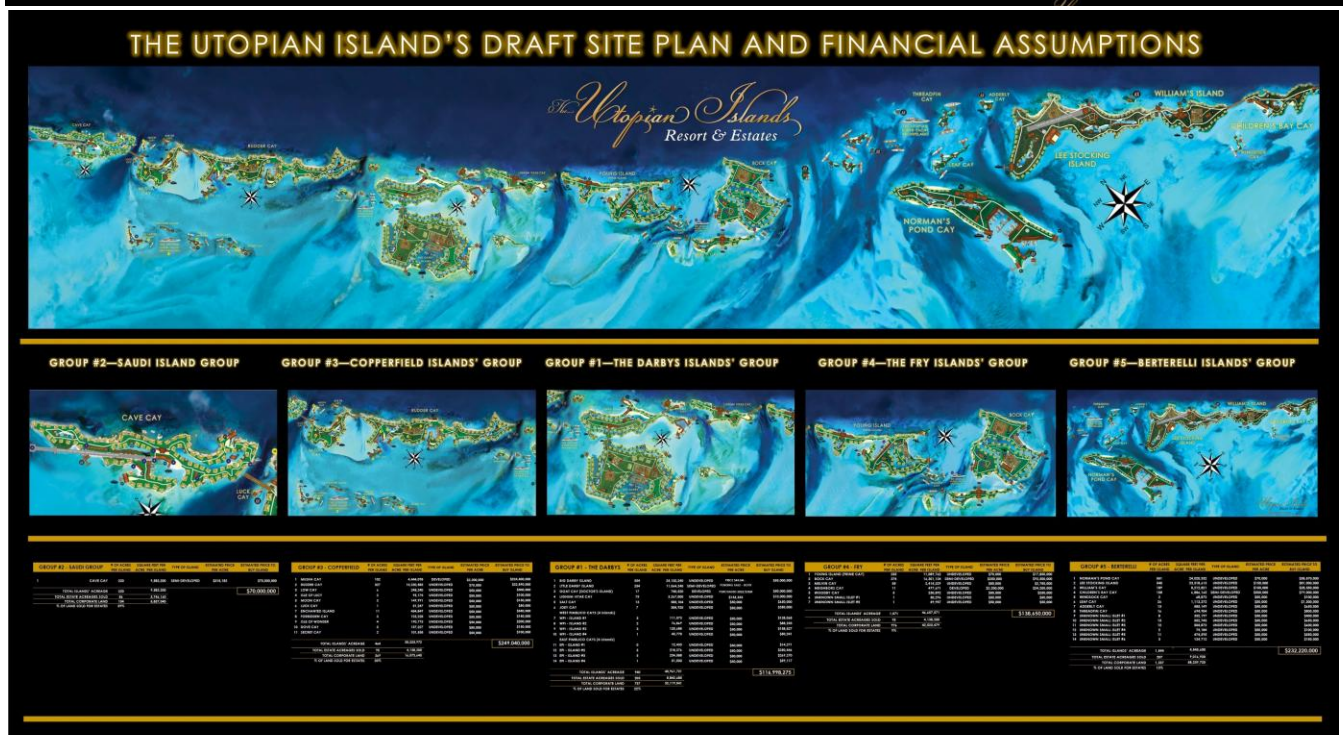
For the past 4 years, The Utopian Islands’ team of leaders have strategically put together all of the pieces necessary, including establishing a strong relationship with the Bahamian Government and identifying how The Utopian Islands can launch this major project in a cost-effective, cost-efficient path that achieves our goals, while being mutually beneficial to the Bahamian people.



A Dreamer's Resort – The Utopian Islands – “Inspired Decadence”

The Utopian Islands will bring together the Bahamas’ two greatest natural wonders: (1) its virtually untouched, lush islands with its wealth of natural exotic beauty, and (2) its breathtaking waters, sprinkled with the lure of the world’s greatest underwater treasures. These treasures create the ideal location to build a paradise that even the most discriminate tastes will find home.

The Utopian Islands’ Private Resort Map



The Utopian Islands – Broken Down into 9 Regions of Inspired Decadence

The Utopian Islands' five islands encompass almost 900 acres of breathtaking beauty where 300 private Bungalow Estates that are 3,500 square feet to 6,000 square feet in size, will be constructed. The Utopian Islands has taken every measure to offer the best of three worlds to its estate owners: (1) ultra-privacy, (2) all the amenities anyone could desire in an ultra-luxury tropical resort vacation, and (3) a revenue producing business. These nine regions are:



The Utopian Islands' 9 Regions

- | | |
|---|---|
| <p>I. The Utopian Islands' Great Hall Marina Village which includes:</p> <ul style="list-style-type: none"> ▪ The Great Hall – A signature 3 story-high breeze-way entrance that opens to a 50-foot-high waterfall that goes into its signature lazy river ▪ Its condo/hotel resort's Front Desk and Lobby ▪ World-class Casino ▪ Main Pool & Tiki Bar and Restaurant ▪ Shopping Village – with designer shops and a full-service grocery store and pharmacy for the estates ▪ Entrance to our 10 miles of Lazy River ▪ Super-Yacht Marina and Restaurant ▪ High & Dry (Boat Storage) and Marina Service | <p>II. The Utopian Islands' Wellness Center and Amphitheater which includes:</p> <ul style="list-style-type: none"> ▪ The Utopian Islands' Royal Spa with its hair and nail salon ▪ Sports Complex with tennis, indoor/outdoor gym and yoga, basketball court, 4 tennis courts and martial arts Dojo ▪ Medical Treatment Center for state-of-the-art medical treatments (i.e., stem cell treatments, Botox, etc.) ▪ Private Plastic Surgery Hospital ▪ Island Medical Needs Hospital with helipad ▪ Kids Club – with babysitting service ▪ Restaurant and infinity pool (overlooking the highest point on the islands – 87 feet panoramic view) |
|---|---|

| | |
|---|--|
| <p>III. The Utopian Islands' Employee Village</p> <ul style="list-style-type: none"> ▪ Private and secure housing village for more than 1,176 employees, ▪ 600 dorm-style (2 per room) rooms with kitchen and laundry facilities ▪ 576 Studio apartments (2 per studio) with kitchenettes and baths ▪ Employee Restaurant and Bar ▪ Employee Grocery Store and Uniform Cleaning ▪ 3 Employee Pools ▪ Common Area for employee use ▪ Human Resources Department | <p>IV. North-West Big Darby</p> <ul style="list-style-type: none"> ▪ Private Bungalow Estates ▪ 2 Waterfront Restaurants with docks ▪ 2-Lazy River Swim-up Bars ▪ Service Building for housekeeping and maintenance |
| <p>V. North-East Big Darby</p> <ul style="list-style-type: none"> ▪ The Utopian Islands' Castle – Our famed Castle will be made into a gourmet restaurant called “Sir Baxter’s” after its infamous prior owner ▪ Private Bungalow Estates ▪ 2 Waterfront Restaurants with docks ▪ Service Building | <p>VI. South Big Darby</p> <ul style="list-style-type: none"> ▪ Private Bungalow Estates ▪ 2 Waterfront Restaurants with docks ▪ A Lazy River Swim-up Bar ▪ Service Building for housekeeping and maintenance |
| <p>VII. North Little Darby</p> <ul style="list-style-type: none"> ▪ The Utopian Islands' Executive Airport – with Bahamian Customs and hanger for private jets ▪ Helicopter Pad for transport between islands (i.e., Nassau, Great Exuma, etc.) ▪ Private Bungalow Estates ▪ 2 Waterfront/Beachfront Restaurants with docks and one with special events space ▪ A Lazy River Swim-up Bar & Service Building | <p>VIII. South Little Darby</p> <ul style="list-style-type: none"> ▪ Private Bungalow Estates ▪ 2 Waterfront Restaurants with docks ▪ Smaller Marina and Dock ▪ Service Building for housekeeping and maintenance ▪ Transport Dock from Little Darby to Lignum Vitae Cay |
| <p>IX. Lignum Vitae Cay (LVC)</p> <ul style="list-style-type: none"> ▪ Private Bungalow Estates ▪ 2 Waterfront Restaurants with docks ▪ Smaller Marina and Dock ▪ Service Building for housekeeping and maintenance ▪ Conferences/Event Building | |

The Great Hall Marina Village

At the heart of The Utopian Islands Resort and Estates is a major super-yacht marina with a shopping village, boardwalk, and its signature Great Hall region. This area will create an unbelievable “wow” factor and immediately seduce all its owners and guests. Passing through the entrance from the water into the marina, islanders will see 2-story high statues that will guard the island’s entrance to its 150-slip marina and Great Hall area. The Utopian Islands’ marina will be able to accommodate the best and largest super-yachts and provide all the maintenance services and fuel they may need.

The quaint village boardwalk will become a focal point of the resort, with its shopping, restaurants and multitude of entertainment possibilities. The Great Hall Marina Village is the largest common area on the island, providing a casino, the main Tiki-hut bar and restaurant, guest services and many other amenities. A striking 50-foot-high waterfall will complement the background of the Great Hall and shower the lazy river enthusiasts below as they travel around the island in their floating rafts. Guest check-in to the resort will be managed in the Guest Services Lobby of the Great Hall and will provide best-in-class services as owners and guests are welcomed to The Utopian Islands and shown to their spectacular estates.



The Utopian Islands' casino will be outsourced to a large gaming company who will encourage their "whales" to visit the islands. The Utopian Islands has direct access to many of these gaming companies.

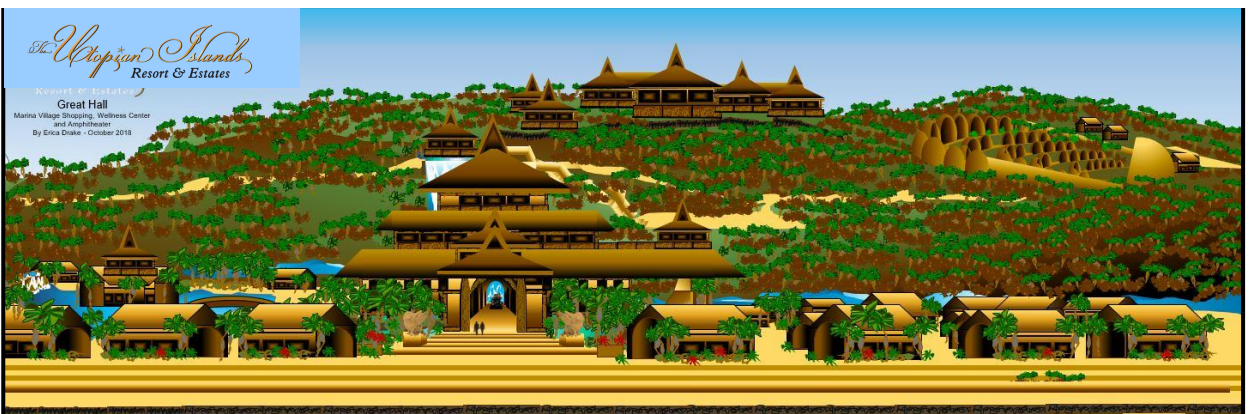
Adjacent to the Great Hall are numerous pools, waterfalls, fountains and the entrance to its lazy river. The Utopian Islands' main pool will have a swim-up Tiki Hut restaurant/bar and dance club. This energetic bar atmosphere will create an amusing ambiance as vacationers lay out by the pool deck, sit at the swim-up bar and dance to tropical live island music. Security operations will manage processing all owners and guests onto the island and account for every individual always located at the resort. Unless the person is an estate owner, or guest of an estate (via the condo/hotel model) or staying at our marina, all others will be restricted to the marina area only. The Utopian Islands' islands will NOT to be open to the public!

Unless they are staying at the resort, no one will be given access to the shopping boardwalk, Great Hall and other locations on the islands. Privacy and seclusion are of utmost importance, especially given the issues of paparazzi and the security needs of its owners and special guests. Moreover, boaters will be restricted from peering into the estates from the water line or sky. Should any issues arise, The Utopian Islands' security will remove them immediately.



| Construction Costs by Region | | Total # of Acres | Total Area with Common Area (Square Feet) | Building Costs per Square Foot | Total Building Costs | Est. # of Staff Needed Daily |
|------------------------------|--|------------------|---|--------------------------------|----------------------|------------------------------|
| I | Great Hall & Marina Region | | 315,952 | Before 50% Contingency | | |
| | 1 Main Great Hall Building | | | | | |
| A | Breezeway Entrance to Great Hall (open to ceiling of Great Hall) - including janitorial, gardening and other | | 10,000 | \$500 | \$5,000,000 | 10 |
| B | Bathrooms - Floor 1 | | 1,040 | \$500 | \$520,000 | 0 |
| C | Solaris Corporate Offices - Floor 1 | | 1,040 | \$500 | \$520,000 | 3 |
| D | Elevators | | 608 | \$500 | \$304,000 | 0 |
| E | Casino - Floor 1 | | 3,680 | \$500 | \$1,840,000 | 20 |
| F | Casino - Floor 2 | | 2,760 | \$500 | \$1,380,000 | 0 |
| G | Condo-Hotel Lobby - Floor 1 | | 3,680 | \$500 | \$1,840,000 | 3 |
| H | Entrance - Drive Through Breezeway | | 2,400 | \$500 | \$1,200,000 | 2 |
| I | 2nd Floor Corporate Offices | | 6,784 | \$500 | \$3,392,000 | 4 |
| J | 3rd Floor - Restaurant/Bar/Events Space | | 10,464 | \$500 | \$5,232,000 | 10 |
| K | Bellman Storage Room | | 64 | \$500 | \$32,000 | 2 |
| | Sub-Total | | 42,520 | | \$21,260,000 | |
| 1 | Plus 10% Design Changes - Contingency | | 46,772 | | \$23,386,000 | 54 |
| | 2 Solaris Shopping Village | | | | | |
| 2A | Shop A | | 1,000 | \$500 | \$500,000 | 2 |
| 2B | Shop B | | 1,000 | \$500 | \$500,000 | 2 |
| 2C | Shop C | | 1,000 | \$500 | \$500,000 | 3 |
| 2D | Shop D | | 1,000 | \$500 | \$500,000 | 2 |
| 2E | Shop E | | 1,000 | \$500 | \$500,000 | 2 |
| 2F | Shop F | | 1,500 | \$500 | \$750,000 | 2 |
| 2G | Shop G | | 1,500 | \$500 | \$750,000 | 3 |
| 2H | Shop H | | 2,000 | \$500 | \$1,000,000 | 2 |
| 2I | Shop I | | 2,000 | \$500 | \$1,000,000 | 2 |
| 2J | Shop J | | 1,400 | \$500 | \$700,000 | 6 |
| 2K | Shop K | | 2,400 | \$500 | \$1,200,000 | 12 |
| 2L | Shop L | | 2,352 | \$500 | \$1,176,000 | 13 |
| 2M | Shop M | | 800 | \$500 | \$400,000 | 12 |
| 2N | Shop N | | 4,320 | \$500 | \$2,160,000 | 6 |
| 2O | Shop O | | 2,024 | \$500 | \$1,012,000 | 10 |
| | Total Shopping Village Building Area | | 25,296 | | \$12,648,000 | |
| 2 | Plus 10% Design Changes - Contingency | | 27,826 | | \$13,912,800 | 79 |

| | | | | |
|---|----------------|----------------|----------------------|------------|
| 3 Marina High & Dry | 24,960 | \$500 | \$12,480,000 | 6 |
| 4 Mail Pool Tiki Bar & Restaurant | 3,600 | \$500 | \$1,800,000 | 10 |
| 5 Entrance Pavillion & Bar | 7,680 | \$500 | \$3,840,000 | 8 |
| 6 Security & Customs | 880 | \$500 | \$440,000 | 8 |
| 7 Marina Bar & Restaurant | 3,600 | \$500 | \$1,800,000 | 10 |
| Sub-Total Area | 40,720 | | \$20,360,000 | |
| 3 thru 7 Plus 10% Design Changes - Contingency | 44,792 | | \$22,396,000 | 42 |
| Total Building Area of Great Hall and Marina Region | 119,390 | \$500 | \$59,694,800 | 175 |
| Total Area less above Areas = Common Area | 196,562 | \$300 | \$64,030,800 | |
| Plus 10% Design Changes - Contingency | 216,219 | | \$70,433,880 | |
| Super-Yacht Marina (Docks, 150 Slips and Gas Area) | \$200,000/Slip | 150 | \$30,000,000 | |
| Plus 10% Design Changes - Contingency | | n/a | \$33,000,000 | |
| Estimated Total Cost of Region | 7.70 | 335,608 | \$163,128,680 | 175 |



| VI South Big Darby Region | | Before 50% Contingency | | |
|--|--------|-------------------------------|---------------------|-----------|
| 1 Restaurant #1 with Dock | 8,000 | \$500 | \$4,000,000 | 10 |
| 2 Restaurant #2 with Dock | 8,000 | \$500 | \$4,000,000 | 10 |
| 3 Service Building - Housekeeping/Laundry & Maintenance | 10,000 | \$250 | \$2,500,000 | 12 |
| 4 Swim-up Island Bar - Lazy River | 3,000 | \$500 | \$1,500,000 | 3 |
| 5 Utility Building and Dock | 5,000 | \$500 | \$2,500,000 | 2 |
| 6 Executive Village (32 units of 1 Bedroom Villas (1,000 sq/ft) and Central Building | 45,000 | \$300 | \$13,500,000 | |
| Sub-Total | | 79,000 | \$28,000,000 | 37 |
| Plus 10% Design Changes - Contingency | | 86,900 | \$30,800,000 | 37 |

| | | | |
|---------------------------------------|---------------|---------------------|-----------|
| Estimated Total Cost of Region | 86,900 | \$30,800,000 | 37 |
|---------------------------------------|---------------|---------------------|-----------|

| VII North Little Darby Region | | Before 50% Contingency | | |
|---|--------|-------------------------------|---------------------|-----------|
| 1 Restaurant #1 with Dock | 8,000 | \$500 | \$4,000,000 | 10 |
| 2 Restaurant #2 with Dock with Special Events Pavillion | 20,000 | \$500 | \$10,000,000 | 10 |
| 3 Service Building - Housekeeping/Laundry & Maintenance | 10,000 | \$250 | \$2,500,000 | 12 |
| 4 Utility Building and Shipping Dock | 5,000 | \$300 | \$1,500,000 | 2 |
| 5 Airport and Runway & Helo Pad | 10,000 | \$500 | \$5,000,000 | |
| Sub-Total | | 53,000 | \$23,000,000 | 34 |
| Plus 10% Design Changes - Contingency | | 58,300 | \$25,300,000 | 34 |

| | | | |
|---------------------------------------|---------------|---------------------|-----------|
| Estimated Total Cost of Region | 58,300 | \$25,300,000 | 34 |
|---------------------------------------|---------------|---------------------|-----------|

| VIII South Little Darby Region | | Before 50% Contingency | | |
|---|--------|-------------------------------|---------------------|-----------|
| 1 Restaurant #1 with Dock | 8,000 | \$500 | \$4,000,000 | 10 |
| 2 Restaurant #2 with Dock | 8,000 | \$500 | \$4,000,000 | 10 |
| 3 Service Building - Housekeeping/Laundry & Maintenance | 10,000 | \$250 | \$2,500,000 | 12 |
| 4 Marina Building and Docks | 3,000 | \$300 | \$900,000 | 3 |
| 5 Utility Building and Shipping Dock | 5,000 | \$300 | \$1,500,000 | 2 |
| Sub-Total | | 34,000 | \$12,900,000 | 37 |
| Plus 10% Design Changes - Contingency | | 37,400 | \$14,190,000 | 37 |

| | | | |
|---------------------------------------|---------------|---------------------|-----------|
| Estimated Total Cost of Region | 37,400 | \$14,190,000 | 37 |
|---------------------------------------|---------------|---------------------|-----------|

| IX Lignum Vitae Cay | | Before 50% Contingency | | |
|---|---------------|-------------------------------|---------------------|-----------|
| 1 Restaurant #1 with Dock | 8,000 | \$500 | \$4,000,000 | 10 |
| 2 Restaurant #2 with Dock | 8,000 | \$500 | \$4,000,000 | 10 |
| 3 Service Building - Housekeeping/Laundry & Maintenance | 10,000 | \$250 | \$2,500,000 | 12 |
| 4 Marina Building and Docks | 3,000 | \$300 | \$900,000 | 3 |
| 5 Utility Building and Dock | 5,000 | \$300 | \$1,500,000 | 2 |
| 6 Conference/Special Events Building | 20,000 | \$500 | \$10,000,000 | |
| Sub-Total | 54,000 | | \$22,900,000 | 37 |
| Plus 10% Design Changes - Contingency | 59,400 | | \$25,190,000 | 37 |
| Estimated Total Cost of Region | | 59,400 | \$25,190,000 | 37 |

Dredging Calculations

| | | |
|--|-----------------------------|--|
| Darby Island | Marina | $(2,000\text{ft length} * 1000\text{ft width} * 25\text{ft depth}) / 27 = 1,851,851 * \$8\text{ft}^3 = \$14.8\text{M}$ |
| | North end | $(1200 * 300 * 15) / 27 = 200\text{k} * 8 = \1.6M |
| | South End | $(1200 * 200 * 15) / 27 = 133\text{k} * 8 = \1.06M |
| | Access Channel | $(3000 * 100 * 25) / 27 = 278\text{k} * 8 = \2.2M |
| | | Total Dredging Costs = \$19.66M |
| Little Darby | South End | $(600 * 800 * 15) / 27 = 266\text{k} * 8 = \2.13m |
| | Middle Pond | $(1000 * 300 * 6.5) / 27 = 72\text{K} * 8 = \580K |
| | South End Large Pond | $(750 * 300 * 15) / 27 = 125\text{K} * 8 = \1.1M |
| | North Small Pond | $(200 * 100 * 15) / 27 = 11\text{K} * 8 = \90K |
| | | Total Dredging Costs = \$3.9M |
| LVC | None | |
| Total Combined Costs = \$27.46M | | |

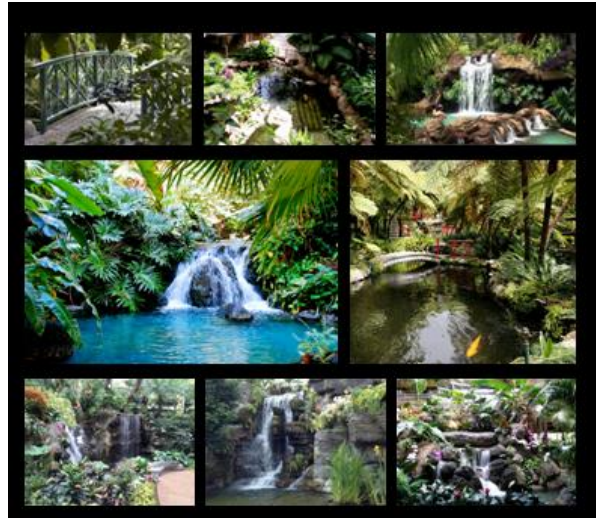
| Big Darby Island | # of Acres | | Total Square Footage Developed |
|----------------------------------|-------------------|--------|---------------------------------------|
| 1 Acre = 43,560 sq. ft. | | | |
| Big Darby Acreage | 554.00 | 43,560 | 24,132,240.00 |
| Bungalow Estate Development | | | 665,000 |
| Common Area Regional Development | | | 2,642,908 |
| Lazy River | | | 600,000 |
| Total Developed Space on Darby | | | 3,907,908 |
| Divided by Total Island sqft | | | 16.19% |

| Little Darby Island | # of Acres | | Total Square Footage Developed |
|----------------------------------|-------------------|--------|---------------------------------------|
| 1 Acre = 43,560 sq. ft. | | | |
| Big Darby Acreage | 254.00 | 43,560 | 11,064,240.00 |
| Bungalow Estate Development | | | 450,000 |
| Common Area Regional Development | | | 95,700 |
| Lazy River | | | 450,000 |
| Total Developed Space on Darby | | | 995,700 |
| Divided by Total Island sqft | | | 9.00% |

| Lignum Vitae Cay | # of Acres | | Total Square Footage Developed |
|----------------------------------|-------------------|--------|---------------------------------------|
| 1 Acre = 43,560 sq. ft. | | | |
| Big Darby Acreage | 75.00 | 43,560 | 3,267,000.00 |
| Bungalow Estate Development | | | 285,000 |
| Common Area Regional Development | | | 59,400 |
| Lazy River | | | 75,000 |
| Total Developed Space on Darby | | | 419,400 |
| Divided by Total Island sqft | | | 12.84% |

The Utopian Islands' Signature Lazy River- 8+ Miles of Topical Floating Paradise

One of the major attractions to The Utopian Islands will likely be its 10+ miles of Lazy River that will circumnavigate each island's perimeter and pass by each of our Bungalow Estates. The Lazy River will offer numerous float-up wet bars, restaurants and pass by the Great Hall, casino and all major commerce points. The Utopian Islands' Lazy River will be accessible by each estate owner's personal wading pool located on their estate. The total 2+-hour floating adventure through The Utopian Islands' lush and tropical landscaping will become one of The Utopian Islands' most sought-after activities. The river will offer its patrons many opportunities to exit and enjoy the other amenities of the island before re-entering and floating back to their estates' back door. Bathrooms and stopping points will be available throughout the river, and owners can always call for rides back to their estates at any time should they desire to shorten their total floating adventure.



The Utopian Islands' Lazy River will be salt water based and freshly cycled continuously with the ocean water while filtering out any small sea life. Pumps will produce the current while camera systems allow monitoring of these areas and a control system will limit the energy resources in the evenings. Tiki lamps and underwater lighting will make for a magical experience when floating at nighttime.

The Utopian Islands' Lazy River will be salt water based and freshly cycled continuously with the ocean water while filtering out any small sea life. Pumps will produce the current while camera systems allow monitoring of these areas and a control system will limit the energy resources in the evenings. Tiki lamps and underwater lighting will make for a magical experience when floating at nighttime.

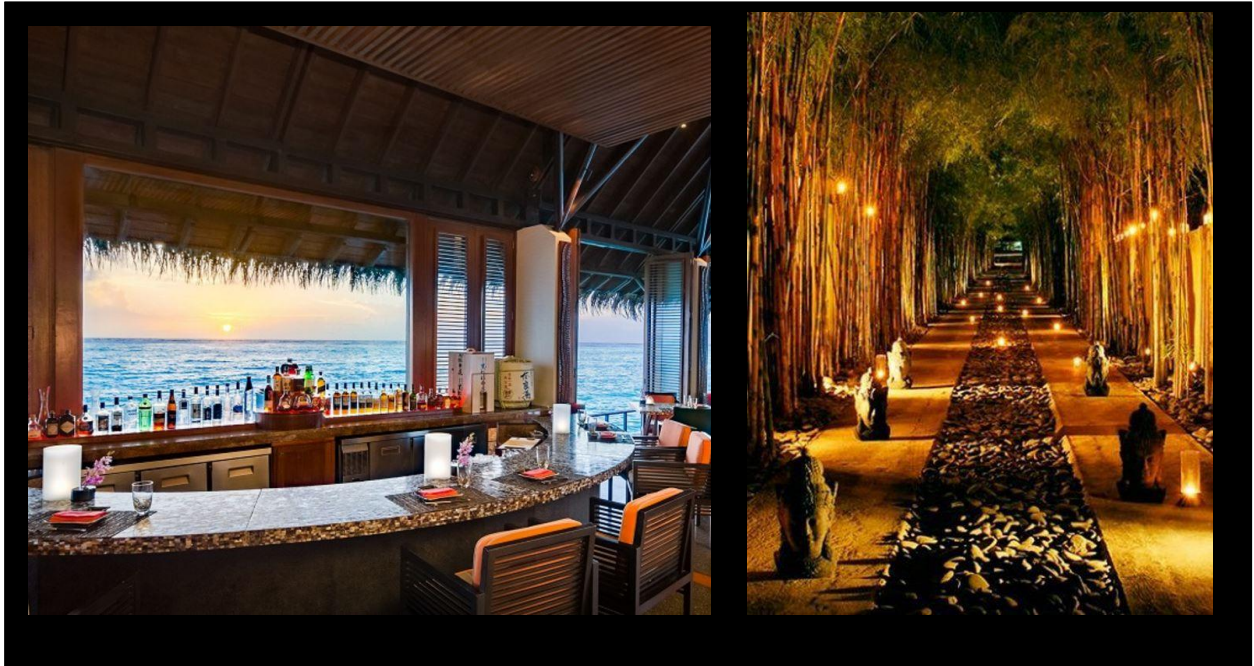
Super-Yacht Marina and the General Public's Access to The Utopian Islands

As guests arrive at The Utopian Islands they will be directed to the resort's greeting and check-in area located in the Great Hall. The gated areas around the marina will require guests to enter through security and customs to the Great Hall and register their parties. This will include a passport review, guest photos and a review of pet inoculations. Guests arriving by plane or helicopter will be ushered to the Great Hall's elegant lobby and check-in desk before granted access to the estates. Preauthorization will be required to utilize the airport and helipads.

Color-coded resort bracelets will indicate the level of guest and staff access, while restricting movement outside the marina, casino and shopping village areas. This simple method of using Smart-bracelets (with GPS tracking that doubles as their The Utopian Islands Credit Card) will allow The Utopian Islands to monitor the movement of all of its inhabitants and ensure the best-in-class service and security.



Wellness Center, Sports Complex, Spa, Medical Center, Hospital & Amphitheater



Another major area of the resort is the Wellness Center and Sports Complex, which includes the Royal Spa, medical treatment and hospital facility, the Maverick Entrepreneur Training facility and the Amphitheater. This location is situated at the highest elevation on Big Darby Island and includes tennis and basketball courts, an indoor and outdoor gym, a kid's pool, hair and nail salon, private meeting and event spaces and a helipad.



The Amphitheater will draw opportunities for major musical and theatrical performances, award ceremonies and many other events with a covered stage and dinner seating for 300-500 guests. The seating is designed to have removable tabletops and a flip-up canopy to provide shade and shelter for its audience. An adjacent chef's kitchen will provide gourmet food service during events and allow unique culinary entertainment and catering. Eight studio apartments will also be available for performers and entertaining guests on the island.



Seductive Tiki Bars and world-class shopping and a martial arts Dojo are just a few of the total resort's amenities and activities.



| Construction Costs by Region | | Total # of Acres | Total Area with Common Area (Square Feet) | Building Costs per Square Foot | Total Building Costs | Est. # of Staff Needed Daily |
|------------------------------|--|------------------|---|--------------------------------|----------------------|------------------------------|
| II | Wellness Center Region (Royal Spa, Medical Treatment Center & Hospital, Sports Complex and Amphitheater | | 464,400 | Before 50% Contingency | | |
| 1 | Royal Spa | 4,880 | \$500 | \$2,440,000 | 10 | |
| 2 | Hair and Nail Salon | 1,920 | \$500 | \$960,000 | 6 | |
| 3 | Medical Treatment Center | 5,136 | \$500 | \$2,568,000 | 10 | |
| 4 | Medical Center (Hospital) | 20,000 | \$500 | \$10,000,000 | 10 | |
| 5 | Martial Arts Dojo | 2,400 | \$500 | \$1,200,000 | 2 | |
| 6 | Ladies/Men's Locker Rooms & Saunas | 3,120 | \$500 | \$1,560,000 | 2 | |
| 7 | Gym and Yogo Studio | 6,160 | \$500 | \$3,080,000 | 4 | |
| 8 | Tennis and Basket Ball | 15,432 | \$500 | \$7,716,000 | 2 | |
| 9 | Kids Club | 1,440 | \$500 | \$720,000 | 6 | |
| 10 | Wellness Center Restaurant, Bar and Infinity Pool | 5,000 | \$500 | \$2,500,000 | 10 | |
| 11 | Maverick Entrepreneurs Training Facility | 6,720 | \$500 | \$3,360,000 | 4 | |
| 12 | Wellness Center Entrance & Lobby of Spa/Med Facility | 2,600 | \$500 | \$1,300,000 | 2 | |
| 13 | Garden #1 | 27,520 | \$300 | \$8,256,000 | 1 | |
| 14 | Garden #2 | 16,280 | \$300 | \$4,884,000 | 1 | |
| 15 | Garden #3 | 24,700 | \$300 | \$7,410,000 | 1 | |
| 16 | Garden #4 | 35,760 | \$300 | \$10,728,000 | 1 | |
| 17 | Amphitheater Chef Kitchen and Main Prep Kitchen | 15,000 | \$500 | \$7,500,000 | 3 | |
| 18 | Amphitheater - Stage Building | 34,320 | \$500 | \$17,160,000 | 3 | |
| 19 | Amphitheater - Bathrooms | 2,200 | \$500 | \$1,100,000 | 1 | |
| 20 | Amphitheaters - Seating Area | 54,000 | \$500 | \$27,000,000 | 1 | |
| 21 | Amphitheater's Crew Quarters | 8,000 | \$300 | \$2,400,000 | 1 | |
| 22 | Breezeways | 15,232 | \$300 | \$4,569,600 | 0 | |
| | Sub-Total | 307,820 | | \$128,411,600 | 81 | |
| | Plus 10% Design Changes - Contingency | 338,602 | | \$141,252,760 | 81 | |
| | Total Area less above Areas = Common Area | 156,580 | \$300 | \$46,974,000 | | |
| | Plus 10% Design Changes - Contingency | 172,238 | | \$51,671,400 | | |
| | Estimated Total Cost of Region | 11.73 | 510,840 | \$192,924,160 | 81 | |

Building Locations Numbered Below



The Utopian Islands' Staff and Executive Housing

The Utopian Islands will be outsourcing almost all of its revenue centers (i.e., a resort management company, outsourced casino, etc.). As part of these outsourced contracts, The Utopian Islands will need to provide housing for its entire staff while they are working on the islands. Staff needs are based upon a daily basis and using multiple shifts (i.e., rotating between Shift A – 4 Days on-island (10-hour days) and Shift B – 3 Days on island (12-hour days)).

Depending on the rank of their job responsibilities, The Utopian Islands staff will be assigned to a dorm-style room or studio apartment. All dorm-style accommodations will be “hot-bunks” – in other words, the staff member trades their bed with another staff member when they are off island. All uniforms will be laundered at the village, so that as staff members start their shifts, they pick up their uniforms and drop them off to be laundered again after their 3-day or 4-day shift is complete. All staff members will be assigned a GPS tracking bracelet that must be always worn while on the island. The Utopian Islands' security will be able to track and monitor (keeping a log of where the staff member is always). For security and management purposes, this tracking device will allow The Utopian Islands to manage every staff member efficiently and effectively.





| Construction Costs by Region | | Total # of Acres | Total Area with Common Area (Square Feet) | Building Costs per Square Foot | Total Building Costs | Est. # of Staff Needed Daily |
|------------------------------|--|------------------|---|--------------------------------|----------------------|------------------------------|
| III | Employee Village Region | | 252,824 | Before 50% Contingency | | |
| | 2 Buildings - Employee Dorm Building (3 Floors - 50 rooms-2 per room) - including Employee | 600 | | | | 15 |
| | 1 Restaurant (Cafeteria Style) | | 112,320 | \$250 | \$28,080,000 | |
| | 2 Studio Apartments (36 x 8 Apt. x 2 People) = | 576 | 115,200 | \$250 | \$28,800,000 | 2 |
| | 3 Management Building | | 1,040 | \$250 | \$260,000 | 3 |
| | 4 Employee Bar | | 2,128 | \$250 | \$532,000 | 3 |
| | 5 Grocery Store and Uniform Laundry Facility | | 4,800 | \$250 | \$1,200,000 | 10 |
| | 6 Laundry/Pool Buildings #1 | | 1,456 | \$250 | \$364,000 | 1 |
| | 7 Laundry/Pool Buildings #2 | | 1,456 | \$250 | \$364,000 | 1 |
| | Sub-Total | | 238,400 | | \$59,600,000 | 35 |
| | Plus 10% Design Changes - Contingency | | 262,240 | | \$65,560,000 | 35 |
| | Total Area less above Areas = Common Area | | 14,424 | \$150 | \$2,163,600 | |
| | Plus 10% Design Changes - Contingency | | 15,866 | | \$2,379,900 | |

Building Locations are Numbered Below



The Utopian Islands' Private Bungalow Estates & Condo/Hotel



Our Beachfront Bungalow Estates come in two sizes and multiple layout options that can be sold as one unit: (1) a 3,500 square foot estate with 3 bedrooms, 3 full baths (with luxury master bathroom), 2 half baths, and (2) a 6,000 square foot estate with 5 bedrooms and 5 full baths and 2 half baths.

Each bungalow estate features a gourmet kitchen, outdoor dining room, an outdoor waterfall shower, sunken tubs, private lagoon pool with waterfall, infinity pool with waterfall into a beachfront Jacuzzi, outdoor kitchen, barbecue and bar, tree-top bar and lounge and executive office with elevator. Most of our Beachfront Bungalow Estates link directly to our 10 miles of lazy river and have approximately 1/2 acre of waterfront property with total privacy from any neighbors and a locked entrance and private driveway.

Smart Estates: Additionally, each bungalow estate will be a smart home and have access to all the resort's amenities from anywhere in their estate. This disruptive technology will allow guests to order anything they want delivered to their estate immediately, including groceries, private chefs, etc.

Restaurants, Bars & Entertainment



Island Seafood & Gourmet Restaurants
 Guests and owners will have their choice of numerous gourmet restaurants.



Beachfront Tiki Bar and Restaurants
 Take full advantage to the million-dollar views with our waterfront dining.



The Bahamas Cuisine Café
 Enjoy the local cuisine and delicacies, using fresh caught seafood and island receipts.



Beach Bar & Live Entertainment
 Listen to live musicians perform with the Caribbean Sea as your backdrop.



Japanese Restaurant and Sushi Bar
 Experience fresh sushi like you've never had before.



The Utopian Islands' Swim-up and Hut Bars on our Signature Lazy River
 Relax by the pool and enjoy a refreshing drink.

Specialty Services Available



Airport/Helipad
 Aviation services will access the islands via the airport and helipad to shuttle passengers and belongings.



Real Estate Sales Office
 The Utopian Islands will have an office dedicated to the sale of its estates. This office will also help residents manage their estates.



Resort Hospital & Pharmacy
 U.S. trained staff will provide excellent care. Elective surgery, such as plastic surgery, will be offered to guest by world-renowned surgeons.



Electric ATV, Scooter & Dune Buggy Rental
 Enhance your fun by renting a vehicle to explore the island or recreation vehicles for adventuring.

The Utopian Islands
 Resort & Estates
 Outsourced,
 White-Labeled
 Private Bank

Banking
 A local bank will be conveniently located. International banks will be selected to begin operations.



Estate Concierge Services
 A concierge will be available to book dinner reservations, tours and arrange other private services including catering.

Resort Amenities, Town Center & Shops



Super-Yacht Marina & Shops
Purchase supplies for boating and water activities along with fitness friendly apparel.



Dive Shop
Whether you are a novice at snorkeling or an experienced scuba diver, purchase your supplies and book excursions at our dive shop.



World-Class Casino
The Utopian Islands' casino will cater the desires of "Whales" - like something you'd see in a James Bond movie.



Marine High & Dry and Service Center
Water and dry dock storage are available for residents and visitors at our full-service marina.



Royal Spa
Our spa provides the best treatments and services to pamper even the most discriminating clients.



The Utopian Islands' Super-Yacht Club
Participate in social events and regattas at our exclusive yacht club.



Gym & Health
Enjoy yourself with cardio, weights and yoga classes including tennis, basketball and martial arts Dojo.



Shuttle to Islands
Explore the outer islands through chartered hourly and day trips. Shuttle to Great Exuma and Nassau will be available.



8+ Miles of Lazy River
Longest lazy river in the world boasting access to resort amenities and unlimited relaxation



Water sports, Pools & Beach
Lazy river pools, swim-up patios and a sandy beach with volleyball are just a few of the ways to have fun.



The Utopian Islands' Marina Village
All dining, marina, shopping and real estate services are centrally located.



Running/Bike Trails
Our 10+ miles of trail around the islands will offer a variety of terrain.



Gift/Clothing Designer Shops
Common British and U.S. goods, along with locally produced goods, can be purchased.




Groceries and Household Products
U.S. and British food and household products will be available when you want all the comforts of home.

Using the Condo/Hotel Model – Creating a Revenue Producing Asset

Contrasting Timeshare Products to Condo-Hotel Investments

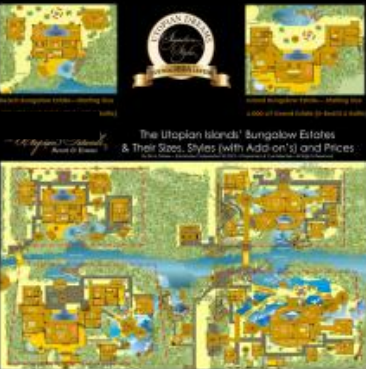
The Utopian Islands is NOT using a Timeshare Model! Selling and buying **Condo-Hotel investment opportunities are very different from a Timeshare product**. Condo-hotel products are in fact a bona fide real estate investment opportunity, while timeshare products are not. With a timeshare product, the consumer is persuaded to purchase 1-2 weeks' ownership in a property. They only own that week but can trade with others within the same timeshare program. However, timeshares are purchased not as an "investment" but rather a means to buy a discounted vacation (or pre-budget annual vacation).

Contrasting the timeshare business model with the condo-hotel model, the consumer owns the entire real estate property (the condo or estate) and is making an annual income from the rented days when the owner is not utilizing the property. When the owner is not using the property, a resort management company rents out the estate just like it is a normal hotel or resort room. The renter does not know that someone other than The Utopian Islands owns the estate. Therefore, condo/hotel products are far more desirable and will quickly pay for themselves.



Estate Sales' Value Proposition

- The math (value) sells the deal
- Addresses the ultra-wealthy target market's need for:
 - Exclusivity, and
 - Privacy
- Condo-Hotel Option makes the estate revenue-producing asset to the owner
- Benefits of real estate ownership in the Bahamas
 - Tax benefits
 - Residency options



The Utopian Islands' Bungalow Estates & Their Sizes, Styles (with Addition's) and Prices

THE ULTIMATE VALUE PROPOSITION (THE MATH SELLS THE DEAL)

THE ULTIMATE REVENUE-PRODUCING REAL ESTATE ASSET WITH ENORMOUS BENEFITS

EXAMPLE OF OUR GRAND ESTATE CORPORATION

OUR GRAND ESTATE
CUSTOM-DESIGNED ULTRA-LUXURY ESTATE

| | | |
|---------------------------|-----------------------|--------------|
| COST TO BUILD | 6,000 S/F X \$750/S/F | \$4,500,000 |
| OUR RETAIL COST OF ESTATE | | \$13,500,000 |

ANNUAL INCOME TO ESTATE OWNER

| | |
|--|-------------|
| IF ESTATE IS RENTED OUT 300 NIGHTS A YEAR (2 MONTHS A YEAR USED BY OWNER) | 300 |
| RENTAL OCCUPANCY LEVEL OF ONLY 60% (VERY LOW) | 180 |
| RENTAL RATE OF \$10K PER NIGHT (VERY LOW) | \$1,800,000 |

| | | |
|--|-------------|-------------|
| GROSS OWNER'S REVENUE = 60% OF RENTAL RATE | \$1,080,000 | \$1,080,000 |
|--|-------------|-------------|

ANNUAL EXPENSES TO ESTATE OWNER

| | |
|---|-----------|
| ESTATE'S MONTHLY RESORT FEE (\$12K/MONTH) | \$144,000 |
| PRIVATE ESTATE MANAGERS & SERVICE STAFF | |
| ESTATE MANAGING COUPLE (2 PEOPLE WHO LIVE TOGETHER) | \$80,000 |
| TWO HOUSE-KEEPING STAFF | \$50,000 |
| GARDENER/POOL STAFF | \$30,000 |
| Note: The Staffing costs represent half of the cost (as these staff members will service two estates) | \$304,000 |

| | |
|--|-----------|
| ANNUAL NET INCOME TO ESTATE OWNERS EXPENSES | \$776,000 |
| YEARS TO REPLACE COST OF ESTATE FROM ITS ANNUAL INCOME | 17 years |

NOTE: EXAMPLE DOES NOT SHOW INSURANCE OR ANNUAL TAXES ON ESTATE

Selling our Estates - The Utopian Islands' Investment Opportunity & Sales Pitch

The main **Selling Points** for The Utopian Islands' Bungalow Estates using a Condo-Hotel Model are:

- (1) Privacy and Exclusivity
- (2) **Pay off their mortgage (if applicable)** in 9-14 years or less with revenue generated from the rental income
- (3) **Create an annual revenue stream for the owners** if they choose not to pay their mortgage or can buy the property outright without financing.
- (4) **Allow the owners to effectively take vacation for free**
- (5) **Provides tax deductions and benefits**

The Complete Sales Package

The opportunity for selling The Utopian Islands' estates will be simplified by its totally prepared real estate packages that cover everything from (1) pre-negotiated mortgages, (2) insurance for the estates, and (3) set-up and management of the Bahamian corporations for the estate owners. The Utopian Islands' Bungalow Estate packages will include all real estate closing documents, banking and insurance relationships predefined and pooled into a comprehensive estate solution. The Utopian Islands will collaborate with a major bank to issue the mortgages and streamline the process significantly. As insurance requirements are defined for estate owners and the levels of coverage and protection for the assets are determined, The Utopian Islands' Risk Controls team will prepackage the coverages and assign the value to the asset.

The result will be a simplified and comprehensive sales package incorporating all the required materials and legal documentation to establish clientele at The Utopian Islands Resort and Estates.

Converting from Private Estate To Condo Hotel – How it Works

As guests arrive at The Utopian Islands they will be directed to the resort's greeting and check-in area located in the Great Hall. The gated areas around the marina will require marina guests to enter the Great Hall and register their parties with security. This will include a passport review, guest photos and a review of pet inoculations. Guests arriving by plane or helicopter will be ushered to the Great Hall check-in desk before granting access to the estates. Preauthorization will be required to utilize the airport and helipads.

As a private island resort, access to the islands will be restricted to estate owners or guests, staff and those staying at our marina. Boaters will be prohibited from beaching their vessels for security reasons and will be required

to use the marinas for all access to and from the islands. The exception to this rule is estate owners who own docks provided by The Utopian Islands.

Colored resort bracelets will indicate the level of guest access and restrict movement outside the marina, casino and village areas. Guests without reservations will be welcomed to enjoy the marina, casino and village areas but will not have access to other areas of the resort.



Above: Atlantis Resort in Paradise Island (Nassau) Bahamas. Contrary to Solaradise, Atlantis offers its guests limited privacy and is known by the islanders as “Disney World of the Bahamas”

A Private Resort Versus Public Resort

The Utopian Islands has strategically positioned itself to benefit from the privacy and exclusivity of a private resort for numerous reasons, which will greatly appeal to ultra-wealthy clientele. As the ultra-wealthy seek seclusion from the masses and prefer to socialize with individuals in similar wealth brackets, The Utopian Islands will attract a strong owner and guest list of individuals sharing many commonalities of wealth, status and power. Celebrity guests will also prefer not to have paparazzi concerns but rather the peace of mind to move freely and not concern themselves with their privacy being invaded.

All estates will be similarly priced at approximately \$6,000 per night. Discounted rooms, or a general hotel with less expensive accommodations will not be offered. Adding a hotel would

create competition for the rental of the bungalow estates and could result in the economic level of guests declining. If guests are given the option to experience The Utopian Islands' resorts at a less expensive price, some will take the cheaper option. A traditional hotel would introduce these characteristics and possibly diminish the total appeal to The Utopian Islands' high-end customers.

Statistically, the gated luxury communities afford the privilege of additional levels of market stability over public resorts. Economic fluctuations affect the wealthy less dramatically. Adding a hotel to The Utopian Islands would create a totally different set of issues including occupancy levels and density levels. These characteristics go against everything The Utopian Islands seeks to obtain in privacy for its owners and guests.

7-Star Resort & Condo/Hotel - A Profit Center for Owners and The Utopian Islands

A 7-Star resort management firm will manage all buildings and all estates on the resort property on a day-to-day basis. This highly experienced resort management team set new standards for ultra-luxury resorts. Also, resort management will provide a big revenue center (the Condo/Hotel model). This resort management team may be a team hired from such well-known flagged hotels as Ritz Carlton or Four Seasons – but marketed totally under The Utopian Islands' own brand. The presence of the resort and the flow of new consumers will create a market for all the ancillary business units such as retail shopping, spa services and marina and other water services.

The structure of the condo/hotel will be divided into a revenue split scenario with 60% of the rental income going to the owner and 40% to The Utopian Islands (of which 20% will go to the resort management company). All estates will be put into a pool for rental when they are not used by the owners. This pool of inventory will be priced based on location and size. Maintenance of the estates, housekeeping and other costs will be charged back to the estate owner and taken out of their portion of the 60% income.

The Utopian Islands - An Eco-friendly Resort

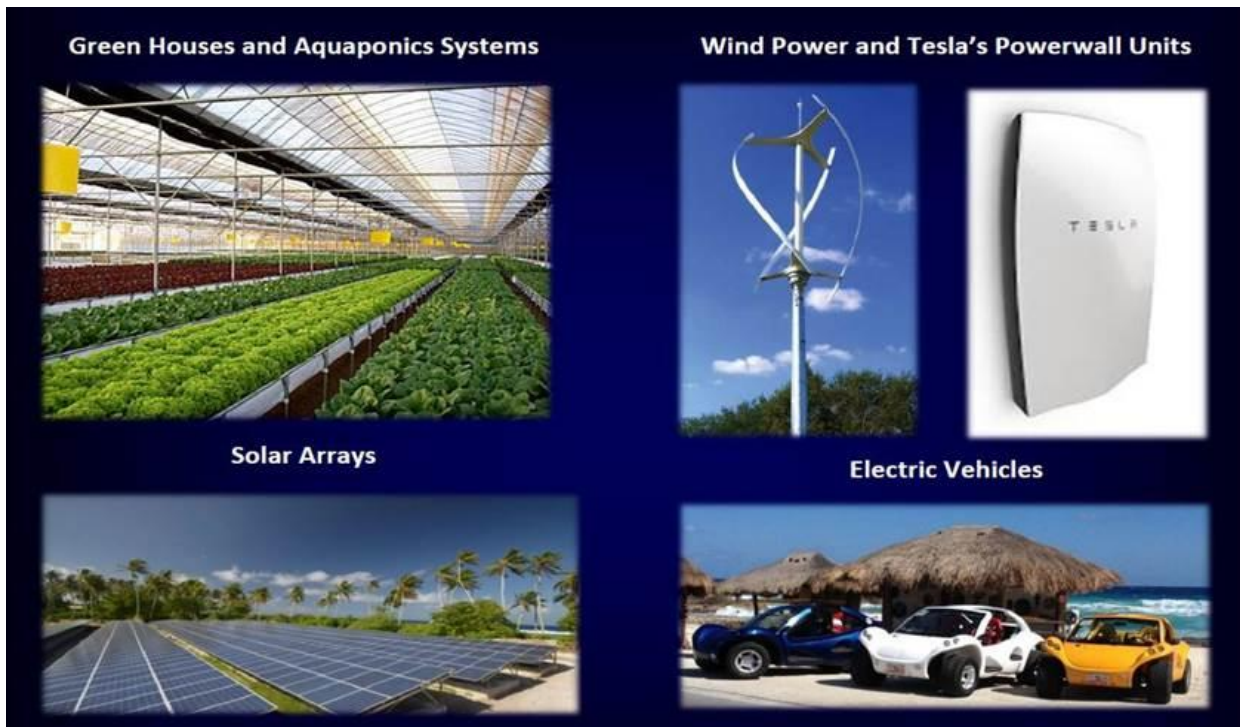
The building process will be environmentally responsible and resource-efficient throughout the entire project's life cycle of design, construction and maintenance. Advances in technology have improved the efficiency of solar power systems, wind turbines, water catchment and reverse osmosis systems. Characteristics of the island will include the following to ensure a reduced impact to the environment:

- Solar and wind generated power will be used throughout the resort
- Each estate will be self-sufficient with water, power and sewer
- All vehicles will be powered electrically on the island
- Hydroponic farming will be used
- We will efficiently use energy, water, and other resources
- Protecting occupant health and improving employee productivity will be outcomes of this
- We will reduce waste, pollution and environmental degradation through responsible activities and active recycling.



Key relationships and collaboration are underway to develop the infrastructure for the resort. Green technology experts at World of Walas are extremely excited by the opportunity to create a

flagship resort based on the most innovative technologies available and highlight the designs to create an Earth-friendly solution that can be showcased to some of the world's most elite and powerful.



World of Walas is composed of leading experts in their field and are highly sought after by major corporations, as well as the United Nations, in their development and implementation of infrastructure and sustainable technologies. While engaging in all aspects of urban development, they are committed to the values and principles defined in the Earth Charter and Earth Charter Cities Manifesto.

Sustainable Development Goals

The following 17 goals for Sustainable Development listed below are The Utopian Islands' guiding principles and we are contributing our resort to this global initiative.

- No Poverty
- Zero Hunger
- Good Health and Well-being
- Quality Education
- Gender Equality
- Clean Water and Sanitation
- Affordable and Clean Energy
- Decent Work and Economic Growth
- Industry, Innovation and Infrastructure
- Reduced Inequality
- Sustainable Cities and Communities
- Responsible Consumption and Production
- Climate Action
- Life Below Water
- Life on Land
- Peace and Justice Strong Institutions
- Partnerships to achieve the Goal

Health, wealth and positive economic growth are key components of our support for the families and locals employed through The Utopian Islands. Additionally, education, business development and business opportunities will be available to staff and guests of The Utopian Islands through the coaching and training of Maverick Entrepreneurs. (See <https://www.MaverickEntrepreneurs.com>).

Maverick Entrepreneurs will provide best in class training to entrepreneurs around the world so they can visit and promote their deals to The Utopian Islands guests and owners (as desired). All of The Utopian Islands' staff will be offered this training as a benefit of their employment.

Clean energy, responsible consumption and sustainable communities are the foundations of The Utopian Islands. Innovative technology will be utilized throughout the resort. Smart homes and control systems will be incorporated to monitor and control consumption while also providing management opportunities to identify any problematic equipment immediately so repairs can be made while maintaining the satisfaction of our guests. The Utopian Islands' lush landscaping and a tropical environment will provide rich and abundant ecosystems for plant and animal life on its islands.



Each Bungalow will be a Separate Corporation for Tax Benefits to its Owners

The Utopian Islands' Bungalow Estates becomes a revenue-producing asset that can pay itself off in as few as nine years (with just 10% down), and The Utopian Islands will set each Bungalow up as a Bahamian corporation and will assist in managing it for its owners to make their visits a tax-deductible event.

The Utopian Islands' Credit Card – A Simple Solution that Makes Money

The Utopian Islands will provide estate owners and guests with a Signature the Utopian Islands Credit Card for spending, access and marketing analytics. The use of the card will reduce the barriers to transactions while also simplifying the management of currency on the island. The Utopian Islands' estates will be structured as corporations thereby allowing the credit card to act as a profit and loss statement for its estate owners. All rental income and expenses will be applied to the estate owner's account and will greatly simplify reporting and accounting with everything in one place. A significant benefit of the Utopian Islands card will be to capture an additional percentage point from every transaction on every card and return a profit to The Utopian Islands. This could result in a significant ancillary revenue stream in addition to what is currently in The Utopian Islands' financials.

Moreover, no cash will be used on the islands. The Utopian Islands will set up each estate with its own private The Utopian Islands Debit/Visa Card. To make accounting easy for estate owners, whenever they are on the island, all purchases and credits (from the condo/hotel rental income) will be charged or credited to this credit card - creating an easy accounting system and Profit & Loss Statement for each estate owner's corporation.



The Utopian Islands' Waterproof Wristbands with GPS Tracking for Security and Ease



A The Utopian Islands waterproof wristband will be issued to all guests and will authorize purchases to their accounts, grant access through turnstiles and give the ability to identify the locations of all guests within the resort. Resort staff will have similar bands for compiling resort analytics and performance metrics, which will allow improvements in resource management, faster response times and constant increase in the overall efficiency of the resort.

This feature also adds a level of security as movements and times can be forensically analyzed to resolve complaints, thefts, break-ins or any other event requiring investigation.

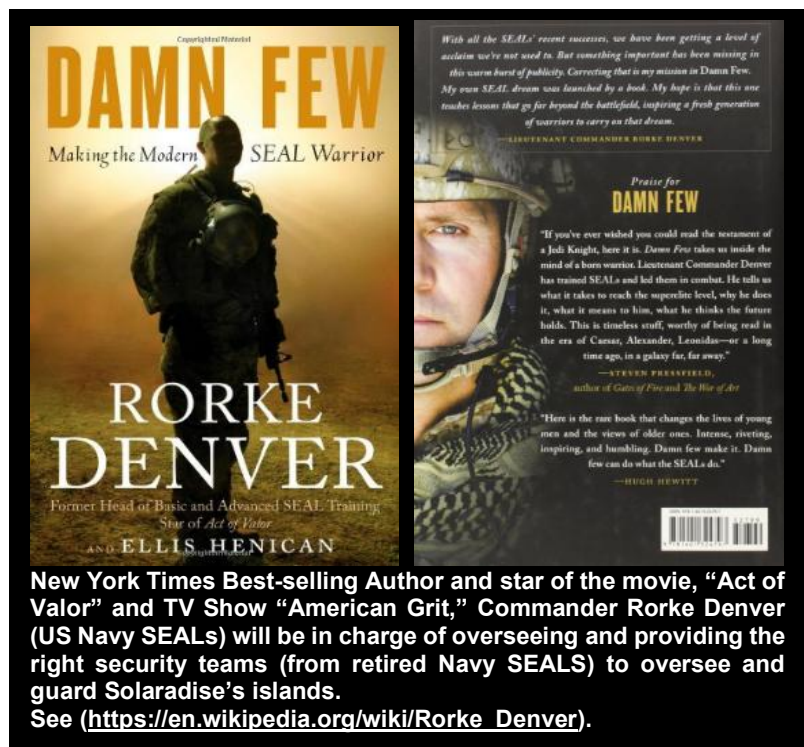
Moreover, The Utopian Islands will be able to track where all owner/guest traffic and staff traffic is always. If management sees that an area has a high customer traffic concentration, staff can be repositioned immediately to accommodate this traffic. This will add to the level of service provided to the island owners and guests. Analytics of this traffic will be used by The Utopian Islands management to provide the best-in-class service to all of its guests.

Security on The Utopian Islands' Islands

With VIP owners and guest regularly visiting and living on our islands, The Utopian Islands will have extensive security needs. Owners and guests on the islands will know that every measure has been addressed to deal with their ultimate safety and security.

The Utopian Islands will bring in the best-of-the-best to handle these needs. Erica Drake's cousin is retired Navy SEAL Commander Rorke Denver (www.RorkeDenver.com) and he will be hired to develop our Security teams divisions. Including commanding SEAL teams for more than ten years, Denver was the former commanding officer at Coronado, California's SEAL training facility and oversaw the training of all SEALs during that time. He will be overseeing the design and implementation of The Utopian Islands' security.

Commander Denver will assess the security needs of The Utopian Islands' islands and bring in a team of retired Navy SEALs to implement and manage all of The Utopian Islands' security needs. These security measures will include state-of-the-art security technology, an armory and



security teams to protect The Utopian Islands’ islands. With VIP’s regularly on the island, every measure of security and safety will be addressed and managed.

While The Utopian Islands’ islands are private islands, the “Police Force” of these remote islands will be its own responsibility to manage and maintain. Bahamian authorities will be brought in only in the case of extenuating circumstances.

Dealing with the Threat of Hurricanes

There is no question that hurricanes will threaten The Utopian Islands’ islands. The safety and security of The Utopian Islands’ owners, guests and staff will be of the utmost importance. The Utopian Islands has taken protective measures to deal with four major issues: (1) safety of its guests; (2) provisions for storms; (3) wind threats, and (4) water surge threats. To combat these issues, The Utopian Islands will have an extensive hurricane preparation plan, including evacuation from the islands, the safety of those that stay on the island during storms and the preparations to protect the assets of the company and its bungalow estate owners and guests.

All construction on the islands will address both wind and water surge levels. All bungalow estates and common buildings will be built on stilts (as needed), with an elevation of at least 25 feet above sea level or more (depending on the location and recommendation of hurricane experts). Moreover, all construction will be built to withstand winds of over 250 miles an hour (Miami Dade standards or better) and address water surge issues. A comprehensive preparation plan will ensure that The Utopian Islands’ islands will be totally prepared for any emergency. Moreover, every estate and building will be properly insured through Lloyds of London.

| 7-Star Hotel/Resort Management Services | | | |
|--|--|---|---|
| Estate Rented | Average Daily Rate | Revenue Split with the Owners for Condo/Hotel Financial Model 60% for Owner/ 40% Management 300 estates x only 300 nights per year x \$7000/night rate, plus resort fee of \$100/person (with an average of 4 people per estate), times a 60% Occupancy Rate = Gross Revenue | The Utopian Islands’ Gross Revenue (Resort Management 60% Occupancy) |
| | Nightly Average Daily Rate (ADR) Price Charged to Consumer | Total Revenue to Owner per Year/Unit | The Utopian Islands’ Profits 60% occupancy |
| Average | \$7,000/night | \$295,200,000 | \$181,440,000 |

Our Revenue Centers



Note: See Financial Projections for Ancillary Revenue Centers not accounted for in this chart



ASSUMPTIONS: PRICING ASSUMPTIONS (REVENUE CENTERS ASSUMPTIONS) - PAGE 1

| | REVENUE CENTER BY UNIT ASSUMPTION | REVENUE PER UNIT COST | COGS PER UNIT COST | GROSS MARGIN PER UNIT COST | ASSUMPTION DESCRIPTION |
|---|---|-----------------------|--------------------|----------------------------|--|
| 1 | PRIVATE CUSTOM-DESIGNED ESTATE—BEACH ESTATE | \$9M | 33% | \$6M | The unit price for each Bungalow Estate will be priced based on location on the islands and its views. The smaller estates will have a starting price of \$5M, with an average price point expected to be much higher. Construction costs are based upon - Cost x a Multiple of 3. |
| 2 | PRIVATE CUSTOM-DESIGNED ESTATE—GRAND ESTATE | \$15M | 33% | \$10M | The unit price for each Bungalow Estate will be priced based on location on the islands and its views. The larger estates—Grand Estates will have a starting price of \$9.0M. Construction costs are based upon Cost x a multiple of 3. |
| 3 | PRIVATE ESTATE ADD-ON'S (50% OF ESTATES) | \$8M | 25% | \$6M | Using our unique modular designs, our Add-on's include such things as: (1) additional bedrooms, (2) grotto bar, (3) elevators, etc. We have estimated that 1/2 of the estates (or 250 of the 500 estates) will elect to purchase add-on's at an average price of \$7M. Construction costs are based upon Cost x multiple of 4. |
| 4 | SUPER-YACHT MARINA | \$50,625 | 10% | \$45,563 | Assumption is based on the Marina having 150 slips at a minimum of \$45/ft. with an average boat length estimated to be 50 feet in length, times 30 days/month at an average occupancy rate of 75%. |
| 5 | MONTHLY RESORT FEES TO ESTATE OWNERS | \$10,000 | 10% | \$9,000 | This revenue center is based on all estates being assessed a \$10K/month UI Resort Fee over our 500 estates. This fee will pay for Landscaping of the Resort, Security, Emergency Services, Inter-Island transport ferries, Support Services and other ancillary services provided to the estate owners at an additional cost to the Estate Owner. |
| 6 | CONDO-HOTEL RENTAL INCOME | \$54,000 | 10% | \$48,600 | Rental royalties are calculated based on an average per night rate of \$7.5K/night with 500 Rentals bungalows times 300 rental days a year, at 60% occupancy with a 40% royalty paid to Utopian Islands for its sales and services efforts, and then divided the amount by 12 months in a year. |
| 7 | FOOD & BEVERAGE OUTLETS | \$750 | 10% | \$625 | Based on 500 couples spending \$250/day x 30 days in a month, while expecting a 25% profit margin to the restaurant or bar, whereby UI receives 20% of the royalty or profits from the restaurant or bars. |



ASSUMPTIONS: PRICING ASSUMPTIONS (REVENUE CENTERS ASSUMPTIONS) - PAGE 2

| | REVENUE CENTER BY UNIT ASSUMPTION | REVENUE PER UNIT COST | COGS PER UNIT COST | GROSS MARGIN PER UNIT COST | ASSUMPTION DESCRIPTION |
|----|---|-----------------------|--------------------|----------------------------|---|
| 8 | Major Retail Outlets | \$2,500 | 10% | \$2,250 | Based upon anticipated spending of roughly \$2,500/month per couple. |
| 9 | Casino | \$3.6M | 10% | \$3.24M | An average casino makes between 15-20% profit. Based upon \$4M being gambled per day = \$4M x 30 days = \$120M/month at a profit of 15% = \$18M x 20% royalty to UI = \$3.6M - taking a conservative approach, UI used the amount of \$3.6M as its estimated monthly royalty. Remember, our islands are islands full of "whales." The average daily gambling amount for the Hard Rock Casino in Tampa is between \$20M-90M/day, with 90% of the money gambled by just 100 whales - therefore, The Utopian Islands should have revenue that resemble these numbers, but with a smaller amount of gamblers who are primarily all whales.! |
| 10 | Entertainment and Leisure Outlets | \$1,125 | 10% | \$1,013 | Based on 500 couples spending \$250/day times 30 days/month at 60% occupancy with a 25% profit margin. These outlets include: Fishing, Diving and Suba, Sailing, Submarine Dives, Jet-Ski's, Shopping, as well as many other outlets |
| 11 | World Club Membership | \$10K | 10% | \$9K | In order to be able to rent a Bungalow Estate from UI, the person must be a member of UI's World Club (similar to an exclusive country club). UI World Club Membership will be sold for \$10K/year and will require a total background check for security purposes. Membership is a requirement to visit UI and ensures the safety and security of the islands, guests and owners. The ability to screen guests and identify potential threats or liabilities will greatly benefit operations and ensure fewer incidents. Please note this fee will be increased annually as long as our Resort's occupancy remains high. |
| 12 | Super-Yacht Club Membership | \$10K | 10% | \$9K | Similar to UI World Club, its Yacht Club Membership will also be sold for \$10K/year. Membership is a requirement to visit UI Marinas and ensures the safety and security of the islands, guests and owners. The ability to screen guests and identify potential threats or liabilities will greatly benefit operations and ensure fewer incidents. Please note this fee will be increased annually as long as our Marina remains full |
| 13 | Monthly Utilities from Sustainable Energy or Bungalow Estates | \$2.5K | 10% | \$2.25k | All SUSTAINABLE ENERGY utilities and services will be provided to the Estates will be covered by this monthly fee and will be deducted from rental revenues. These services are estimated to valued at \$2,500/month. |

Stages of Development of the Resort and Estates



The Utopian Islands
Resort & Estates

Stages of Development of the Resort and Estates

Overview of Stage #1 and Stage #2 – Acquire the Islands and Horizontal Construction

Stage #1 of The Utopian Islands' business plan involves the following steps:

- (1) Capitalize The Utopian Islands (complete financing)
- (2) Purchase the Islands
 - Conduct full feasibility studies including EIA report and Master Development Plan
 - Secure all the Bahamian government approvals for resort, marina and casino development
 - Hire planners, engineers and architects
 - Establish partnership with real estate development company
- (3) Begin engineering of roads, lazy river and clearing of land
- (4) Cut deal with Mega-yacht owners to use their yachts for pre-sales
- (5) Begin pre-sales of bungalows in the US and at Marina
- (6) Establish partnership with hotel management company
- (7) Establish partnership with marina management company
- (8) Establish partnership with casino management company
- (9) Establish partnership with major restaurateurs
- (10) Begin construction of the Marina
- (11) Begin construction of employee village using prefabricated housing



The Utopian Islands' Nine (9) Regions and Their Locations



See Detailed Regional Explanation and the building requirements in “Section 3 – “Our Solution”

Overview of Stage #3 & Stage #4 – Pre-Construction & Vertical Construction

- (1) **Begin Bungalow Construction/Condo-Hotel**
- (2) **Begin dredging operations**
- (3) **Begin construction on Lazy River**
- (4) **Contract with Resort Management Team**
- (5) **Begin Great Hall Marina Village** - it will be composed of locally owned stores, shops and restaurants that offer the residents of The Utopian Islands the comforts of home, with the taste of The Bahamas.
- (6) **Marina & High and Dry** – The Utopian Islands will have a 150-slip super-yacht marina, complete with wet and dry slips, marina store, dive shops, and service station.
- (7) **Begin Wellness Center and Amphitheater construction**
- (8) **Local Employee Village Completion** (Employee Housing)
- (9) **Airport and Executive Helipads** – The airport will have an elegant main building, hanger for a few planes, fuel and customs office. The helipads will include a small building and service station.

The Architectural Design of The Utopian Islands – Polynesian Style mixed with an Asian Influence

Erica Drake, one of The Utopian Islands' co-founders, has worked in the ultra-luxury travel industry for more than 20 years. In her extensive experience five things always sell:

- **Waterfalls**
- **Palapas (Tiki-hut style thatched roof buildings)**
- **Lazy rivers**
- **Tiki-lamp (fire lighting), and**
- **Lots of lush tropical landscapes**

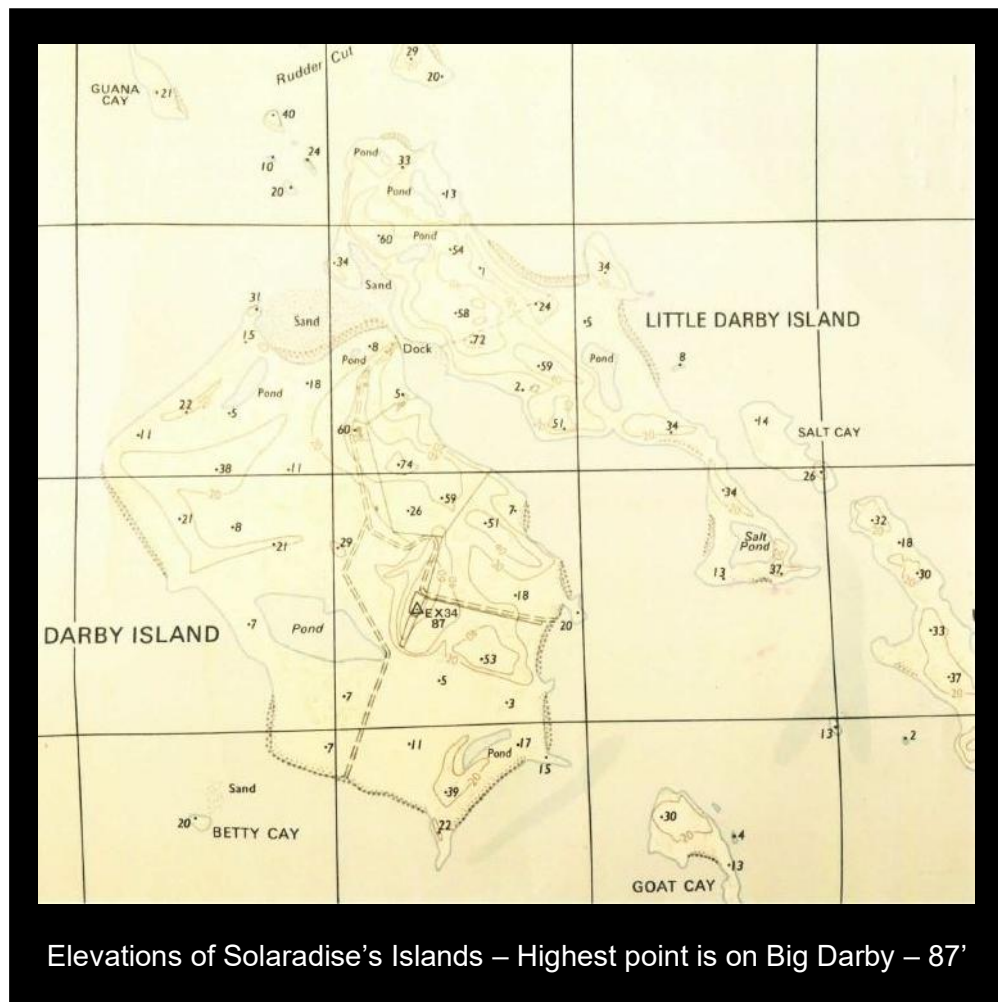
With that said, The Utopian Islands will seek to hire renowned ultra-luxury architects, such as architects like Jean-Michel Gathy (known for designing such breathtaking resorts as the One & Only Maldives resort, as well as their new China resort and many other astonishing resorts around the world).

The look and design of The Utopian Islands' architecture will be predominantly Polynesian style architecture, with a touch of Asian influence. All designs and color schemes will be neutral colors

(whites, dark wood, thatched roofs and ceramic tile and marble). "Simple Elegance" with lush landscaping, waterfalls and fire accenting the design of each building, will define the style. All buildings on The Utopian Islands will conform to this design. Every detail will be addressed – including vaulted ceilings, open breezeways and sand roads. Owners and guest will feel like they have just arrived on an upscale version of "Gilligan's Island".



Renowned Ultra-Luxury Resort Architect and Designer Jean-Michel Gathy



Utopian Islands' Architectural Design and Overall "Look"



Polynesian Styled Island elegance with an Asian influence - Waterfalls, palapas, natural limestone caves, elegant tiki lamps and lush tropical landscaping are just the beginning of this dreamy paradise.



A Simple Tropical Elegance, or as we call it
"Inspired Decadence"



Selecting the Best Contracting Teams for The Utopian Islands' Project and Construction Timeline

The development of the islands, the dependence on the construction teams' craftsmanship, efficiency and the ability to meet and exceed timelines will be areas of major consideration and scrutiny. With a group of engineers on The Utopian Islands' Executive team, thorough consideration will be given to the construction companies that will be bidding and performing contracting tasks. As Requests for Proposals (RFP's) will be issued to at least 10 different contractors (primarily from the Bahamas and US), The Utopian Islands will perform an internal vetting process to identify significant work performance history, financial health, areas of expertise, the size of the labor force, pending contractual commitments, transportation and mobility, insurance coverages and the ability to come in on time.

Ideally, several companies will be assigned to regions of the islands to perform construction activities and to make major progress simultaneously within narrow windows of time. Experts in areas of concrete, excavation, framing, plumbing, electrical, dredging, marina construction, woodcarving, pools, landscaping, green technology, smart home design and installation, and many more will all participate in phases to accomplish the resort development.

The logistics of materials and construction supplies will support their timeframes and abilities to execute. Additional laborers will be on hand to support and aid the operations of the contracting companies while prepping and staging upcoming construction areas beforehand.

Utopian Island's Bungalow Estates Revenue & Construction Costs for the Resort & Bungalows

| Property Development Revenue | | | | | | | |
|--|----------------|------------------|------------------|---|-------------------------|------------------------------------|-----------------------------------|
| Profits (Revenue) | | | | | | | |
| Residential Sales | | | | | | | |
| | \$ per sq. ft. | # of Units | AC sq. ft. | Total AC sq. ft. | Total Sales | Price/Unit | |
| Darby Bungalows - 70 x 3500sq. ft. | \$1,714 | 70 | 3,500 | 245,000 | \$420,000,000 | \$6,000,000 | |
| Darby Bungalows - 70 x 6000 sq. ft. | \$1,667 | 70 | 6,000 | 420,000 | \$700,000,000 | \$10,000,000 | |
| Little Darby Bungalows - 60 x 3500sq. ft. | \$1,571 | 60 | 3,500 | 210,000 | \$330,000,000 | \$5,500,000 | |
| Little Darby Bungalows - 40 x 6000 sq. ft. | \$1,583 | 40 | 6,000 | 240,000 | \$380,000,000 | \$9,500,000 | |
| LVC Bungalows - 30 x 3500sq. ft. | \$1,286 | 30 | 3,500 | 105,000 | \$135,000,000 | \$4,500,000 | |
| LVC Bungalows - 30 x 6000 sq. ft. | \$1,333 | 30 | 6,000 | 180,000 | \$240,000,000 | \$8,000,000 | |
| Upsell Add-on's to Bungalow Estates (i.e., extra bedrooms) | \$1,467 | 100 | 2,250 | 225,000 | \$330,000,000 | \$3,300,000 | |
| Gross Sales | | 400 | | 1,625,000 | \$2,535,000,000 | | |
| Land Expenses | | | | | | | |
| Acquisition Costs | | | | | | | |
| | | | | | Costs | | |
| Land Acquisition Darby Island | | | | | \$60,000,000 | | |
| Land Acquisition Little Darby Island | | | | | \$60,000,000 | | |
| Land Acquisition LVC Island | | | | | \$12,000,000 | | |
| Total Land Acquisition | | | | | \$132,000,000 | | |
| Construction Costs | | | | | | | |
| | # of Buildings | Building sq. ft. | Total sq. ft. | Construction Costs per sq. ft. ¹ | Total Construction Cost | Gross Revenue % attributable to AC | Employees Needed Daily for Region |
| Bungalow Estates Construction Costs | | | | | | | |
| Total AC Construction Costs for Bungalows | 300 | 1,625,000 | 1,625,000 | \$500 | \$812,500,000 | 32.05% | |
| Estate Furnishings | 300 | | | \$200,000 | \$60,000,000 | | |
| Resort Furnishings and Artwork | 300 | | | | \$30,000,000 | | |
| Sub-Total | | | | | \$902,500,000 | | |
| Common Area Construction Costs | | | | | | | |
| | | | | | Total Construction Cost | | Employees Needed Daily for Region |
| Region #1 Great Hall - Marina and High & Dry | | | 335,608 | | \$163,128,680 | | 175 |
| Region #2 Wellness Center - Royal Spa - Medical Center & Amphitheater | | | 510,840 | | \$192,924,160 | | 81 |
| Region #3 Employee Village | | | 278,106 | | \$67,939,960 | | 35 |
| Region #4 North West - Big Darby | | | 40,700 | | \$16,500,000 | | 37 |
| Region #5 North East Big Darby | | | 69,300 | | \$27,500,000 | | 37 |
| Region #6 South Big Darby | | | 86,900 | | \$30,800,000 | | 37 |
| Region #7 North Little Darby | | | 58,300 | | \$25,300,000 | | 34 |
| Region #8 South Little Darby | | | 37,400 | | \$14,190,000 | | 37 |
| Region #9 Lignum Vitae Caye | | | 59,400 | | \$25,190,000 | | 37 |
| Pools Big Darby Pools & Waterfalls | 281 | | | \$30,000 | \$8,430,000 | | |
| Little Darby Pools & Waterfalls | 200 | | | \$30,000 | \$6,000,000 | | |
| LVC Pools & Waterfalls | 120 | | | \$30,000 | \$3,600,000 | | |
| Lazy River Big Darby Lazy River | | 5.6 miles | 30,000 | \$1,000 | \$30,000,000 | | |
| Little Darby Lazy River | | 2.6 miles | 14,000 | \$1,000 | \$14,000,000 | | |
| LVC Lazy River | | 1.8 miles | 10,000 | \$1,000 | \$10,000,000 | | |
| Bridges Draw Bridge between Darby & Little Darby (100 ft) | | | 100 feet | | \$3,000,000 | | |
| Bridges over Lazy River | 150 | | | \$10,000 | \$1,500,000 | | |
| Sub-Total | | | 1,530,555 | | \$640,002,800 | | 510 |

Chart Continued on next page

| Soft Construction Costs | | | |
|---|-------|--------------------------------|----------------------|
| Contingency | | | \$100,000,000 |
| Demolition | | | \$2,000,000 |
| Road/Site Works | | | \$3,000,000 |
| Other Construction - Dredging | | | \$40,000,000 |
| Landscaping | | Roughly \$100K/acre- 875 acres | \$90,000,000 |
| Miscellaneous Shipping ¹ | | | \$3,000,000 |
| Environmental Impact Assessment (EIA) - All islands | | | \$700,000 |
| Construction Equipment | | | \$12,000,000 |
| Builder's Risk | | | \$1,000,000 |
| Building Permits | | | \$5,000,000 |
| Impact and Utilities Fees | | | \$500,000 |
| Engineering | 2.00% | | \$50,700,000 |
| Quantity Surveyor | 0.40% | | \$10,140,000 |
| Architect | 2.00% | | \$50,700,000 |
| Legal | 0.50% | | \$12,675,000 |
| Sales Agent Fee/Referral Fee | 1.50% | | \$38,025,000 |
| Sub-Total | | | \$419,440,000 |

| Sustainable Utilities (Power, Water, Telecommunications, Sewer & Garbage) | | | |
|--|--|--|---------------------|
| Power | | | \$30,000,000 |
| Water | | | \$25,000,000 |
| Telecommunications | | | \$5,000,000 |
| Sewer | | | \$3,000,000 |
| Garbage | | | \$2,000,000 |
| Sub-Total | | | \$65,000,000 |

| Sustainable Utilities (Power, Water, Telecommunications, Sewer & Garbage) | | | |
|--|--|--|---------------------|
| Power | | | \$30,000,000 |
| Water | | | \$25,000,000 |
| Telecommunications | | | \$5,000,000 |
| Sewer | | | \$3,000,000 |
| Garbage | | | \$2,000,000 |
| Sub-Total | | | \$65,000,000 |

| Shipping Operation Costs | | | |
|--|----|-------|----------------------|
| Ships, Boats, Barges and Equipment | | | \$ 45,000,000 |
| Insurance | | | \$ 1,000,000 |
| Shipping Docks on Islands | | | \$ 30,000,000 |
| Transport Costs Goods, Fuel & Crew for Estate Development | \$ | 100.0 | 1,400,000 |
| Transport Costs for Goods, Fuel & Crew Great Hall and Marina | \$ | 100.0 | 439,811 |
| Transport Costs for Goods, Fuel & Crew for Wellness Center Areas | \$ | 100.0 | 510,840 |
| Transport Costs for Goods, Fuel & Crew for Employee Village | \$ | 100.0 | 278,160 |
| Transport Costs for Goods, Fuel & Crew for Various Regions | \$ | 100.0 | 354,200 |
| Sales Brokers Fees | | | \$ 850,000 |
| Licensing, Registration, Permits, Inspections, etc. | | | \$ 5,000,000 |
| Sub-Total | | | \$380,151,100 |

| | |
|---|------------------------|
| Total Construction (Development Costs) inclusive of Shipping | \$2,407,093,900 |
| Total Construction Costs including Islands Purchased | \$2,539,093,900 |

| | |
|---|----------------------|
| Total Revenue less Construction, Shipping & Island Costs | (\$4,093,900) |
| Gross Profit Margin on Construction/Shipping/Island | -0.16% |



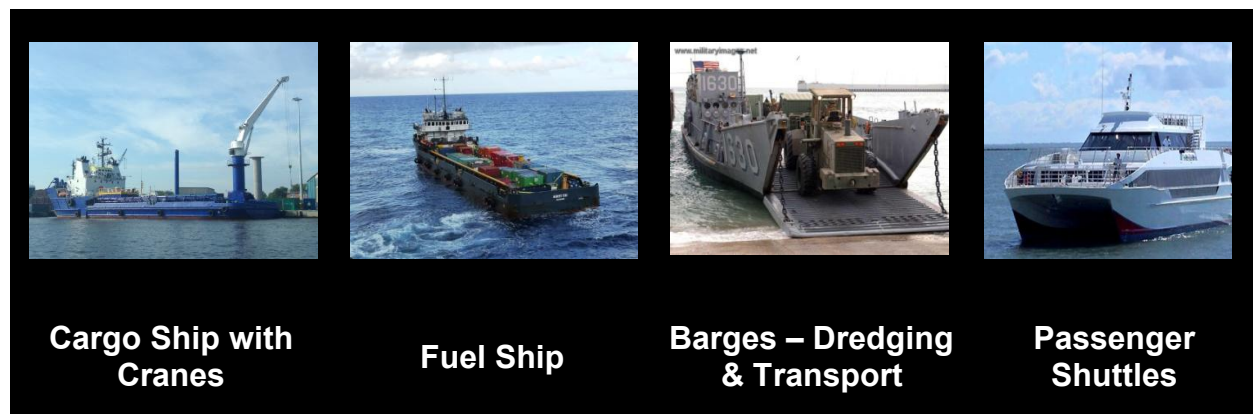
Average Costs for used ships \$750K-\$4M. Not including a Captain and Crew, fuel costs are estimated to be approximately \$7,500 each way from SE Florida to Solaradise's Islands (325 miles)

operation.

Moreover, these ships will allow The Utopian Islands to have its staff travel back and forth to the US from the island extremely cost-effectively. Most ships that The Utopian Islands has seen have guest cabins that sleep up to 16-20 passengers (outside of the captain and crew). These ship cabins will be refurbished and a few of these cabins will be elegantly furnished, in case The Utopian Islands has a guest that needs to travel via ship for some reason.

Once The Utopian Islands has completed its construction, this subsidiary shipping company will either be sold or managed at a profit.

Basic Overview of Shipping Needs for The Utopian Islands



Cargo Ship with Cranes

Fuel Ship

Barges – Dredging & Transport

Passenger Shuttles

The Utopian Islands' Staging and Warehousing Solution

A warehouse will be leased in the US to support the staging and delivery operations of construction materials and supplies. A space of roughly 25,000 square feet, located in Southeast, Florida (Port Canaveral area) will allow construction materials to be received, sorted and

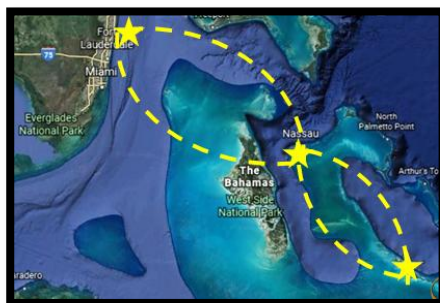
assigned. Shipping manifests will be developed and containers filled and staged for delivery to port.

The embarkation port located in between Port Canaveral and West Palm Beach area of Florida will be used to transfer materials onto the shipping supply vessels. The distance is roughly 325 miles to Exuma and estimates indicate that traveling at 10 knots, the ship will take nearly 30 hours to arrive. The fuel estimates indicate that roughly 90 gallons of diesel will be consumed per hour for 30 hours totaling 2,700 gallons of fuel per trip each way. Currently diesel costs are about \$2.80/gallon so a round trip expedition would cost roughly \$15,000 to deliver major amounts of construction equipment, materials and supplies. The Utopian Islands will hire its own shipping crews through marine sourcing company.

Passenger Cruise Ship to be Used as a Hotel & Transport for Construction Crews

The Utopian Islands will purchase a used cruise ship to act as a hotel during the 3+ years of construction. This ship will transport workers to and from Nassau and SE Florida to the islands. While at the island, the ship will act as hotel for all of the construction works and teams.

Cruise Ship to be Used as Hotel & Transport for Construction Crew during Building Period – Cost ≈ \$15M



There will be two alternating teams (A & B). For example: Team A of workers will be on-island working 10 hours a day, 6 days a week for 4 weeks, then they return home and have 4 weeks off). Team B will then be brought in for the for the next four-week rotation. Once Construction is complete, The Utopian Islands can sell the ship at a slightly discounted price or utilize this asset as needed for a second island resort (depending on expansion plans).

The Utopian Islands' Insurance Coverages and Risk Controls

Insurance and Safety Overview

The Utopian Islands will face unique risks from a safety and insurance perspective. The goal of the Executive Team, including their full-time Risk Manager and internal and external legal counsels will first and foremost is the safety of its estate owners, guest and staff. The Utopian Islands will have dedicated response teams to ensure the health, safety and security of everyone. In addition to safety, the team will focus on the unique risks of a tropical island resort. The laws and insurance regulations of the Bahamas are very different from the United States, so The Utopian Islands' team will be using a local Insurance Broker with a global network of experienced insurance specialists to be tailored to the laws and regulations of the Bahamian government.



Hurricane & Storm Insurance

The greatest exposure will be from hurricanes and tropical storms, including flooding from storm surge. The Executive Team and Risk Manager will work to create a large structured property coverage program. This will ensure these exposures/costs are mitigated by insurance, cover costs while the

island is being repaired after a storm and make sure the island will be operational after a natural disaster. The funding for the insurance will be assessed from each bungalow owner's resort fees, and most likely each bungalow owner will have a wind/hail or hurricane deductible. We will not know the cost of the insurance or the size of any deductible until we go out to market and see what the excess and surplus market is offering. However, we can infer that purchasing coverage for catastrophic events will be expensive for such a large project.

The Executive Team is dedicated to using state of the art technology to ensure the safety of visitors from hurricanes/tropical storms in regards to all the buildings, bungalows and a fallout shelter on the island. This technology used in construction will exceed or meet all of the Bahamian government laws and building regulations.

Executive Coverage - Management Liability Insurance – (“Key Man”)

The first insurance The Utopian Islands will purchase, and continue to maintain, is coverage for The Utopian Islands as an Entity and its Executive Team. These coverages will protect the entity and each executive from governance, finance, benefits, and management lawsuits or claims made against them based on their decisions while working for The Utopian Islands. These coverages will include Directors and Officers (D&O) Liability, Employment Practices Liability (EPL), Fiduciary Liability, Crime, Kidnap & Ransom and Key Personnel Insurance.





Transportation Insurance

The goal of this coverage is to protect The Utopian Islands, its Executive Team and employees before construction begins once funded. This will ensure the company and its employees are provided with coverage (benefits) if injured while traveling to the island. This coverage will also be expanded and change when the island opens to the public to provide coverage for, including but not limited to, visitors while using transportation provided by The Utopian Islands, Seaman/Longshoreman, recreational

vessels or vehicles rented or owned by The Utopian Islands including aircraft, coverage for materials/goods and freight.

Construction and Engineering Insurance

A variety of coverages will be needed to protect The Utopian Islands' employees, materials and itself from any liabilities while the island is being constructed. These will include, but not be limited to: coverage for injuries to construction workers/employees based on the Bahamian Health and Safety Work Act, General Liability, Umbrella Coverage, Business Interruption, Construction Defects, Crime, Fire, Storm Damage, Pollution, Inland Marine, Personal Effects Floater, etc...

Operational Liability Insurance

This largest and most complex insurance need will be to cover The Utopian Islands for its day-to-day operations and exposure. The island/resort will have Bars/Liquor Liability, Restaurants, Shops, Fitness center, Spa, Marinas, Casino, Rental Services, Crime/Theft, Aviation and Professional/Errors & Omissions (E&O) Insurance. The Executive Team will also have a response team for Medical Services, Doctor/Paramedics, Fire Fighters and a form of Law Enforcement as the island is remote. The policies needed to cover these exposures will have to be tailored to the specific and unique risks of the island to cover Bodily Injury, Property Damage, Advertising and Personal Injury (PI) Protection.

Overview of Stage #5 (Years 4-6) – Construction Is Complete – Resort begins Operations

The Utopian Islands will be courting interesting investment strategies throughout its entire development process (the five years), however, by the time the development is fully constructed, The Utopian Islands will actively review and analyze all exit strategies, including and most likely, from international investment firms looking to purchase or expand a profitable and sexy company like The Utopian Islands.

STAGES OF DEVELOPMENT (SODs)



Paradise with a Noble Purpose and a Magical Power



YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6 YEAR 7 YEAR 8 YEAR 9 YEAR 10

THE UTOPIAN ISLANDS

- ISLANDS & HORIZONTAL DEVELOPMENT
- SALE OF OUR 500 CUSTOM-DESIGNED BUNGALOW ESTATES
- CONSTRUCTION OF RESORT & SUPPORT SERVICES
- INAUGURAL OF THE RESORT WITH 2-WEEK CELEBRATION & RESORT OPERATION BEGIN

THE ROYAL GUARD OF UTOPIA

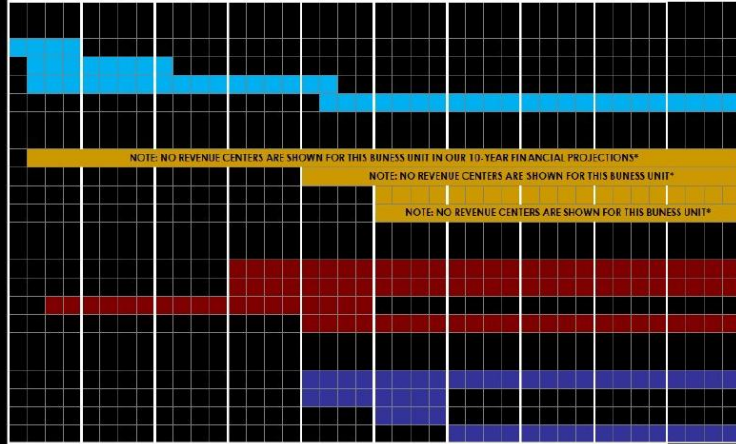
- THE ROYAL BANK OF UTOPIA
- THE ROYAL FUND OF UTOPIA & THE ROYAL REAL ESTATE TRUST
- THE ROYAL LEAGUE OF UTOPIA
- THE ROYAL CHARITY OF UTOPIA

THE UNIVERSITY OF MAVERICK

- MAVERICK ENTREPRENEURS IS REVISED AND RE-LAUNCHED GLOBALLY
- THE CAPITALBRIDGE IS REVISED AND RE-LAUNCHED GLOBALLY
- CONSTRUCTION OF THE UNIVERSITY OF MAVERICKS & COLOSSEUM
- LAUNCH OF THE UNIVERSITY OF MAVERICK TRAINING FOR TRAINERS

THE GLOBAL SOLUTION OLYMPICS

- LAUNCH OF THE GLOBAL SOLUTION OLYMPICS
- GLOBAL ENTREPRENEURS BEGIN TO CREATE THEIR GLOBAL SOLUTIONS
- YEAR 1 OF THE GLOBAL SOLUTION OLYMPICS
- ANNUAL GLOBAL SOLUTION OLYMPICS



COMPETITIVE ANALYSIS



The Utopian Islands
Resort & Estates

Competitive Analysis

Overview of the Competition

The Utopian Islands' target market is the rich and famous who are seeking a second-home or luxury vacation home. The economic crisis of 2008-2009 has rebounded and there is an active market for this type of product. In some ways, The Utopian Islands is positioned to enjoy a first-mover advantage in The Bahamas – and virtually the entire world - given the uniqueness of our island products.



The Utopian Islands' average Bungalow Estate rental will be priced at \$6,000/night for a 3,500 square foot beachfront and \$8,000/night for a 6,000 square foot 5-bedroom beachfront estate. These prices are extremely competitive in today's ultra-luxury resort market. Moreover, the sale price of The Utopian Islands' Bungalow Estates: (1) 3-Br/3-Bath -3,500 s/f at \$4.5M and (2) 5-Br/5-Bath 6,000 s/f at \$8M, will be extremely competitive to anything in the market place, and when one adds in the revenue producing structure of the Condo/Hotel model, The Utopian Islands knows its products are substantially a better value!

The services available at The Utopian Islands also ensure that when the buyers come to stay at their property that they will have all the decadence one could desire on a private island, as well as all of the comforts of home. While most think that hiding away on private Island sounds like an extremely attractive option for a three-week vacation – especially, when you are in the throes of work and family scheduling demand - most people get “island fever” after only a few days or a week. Suddenly, the island can seem very isolated. The Utopian Islands will mitigate this island fever by offering the feeling of being on a private island while also having the option for socializing and entertainment. There will be a balance between the variety of mental and physical activities, including boating and diving excursions, sightseeing, sports such as swimming, basketball and tennis with numerous additional opportunities for entertainment, dining and social outings.



Equally important is that once vacationers or retirees arrive at the international airport in Great Exuma, Bahamas, they will only have a short 20-minute boat ride to their home at The Utopian Islands, or they can be picked up by The Utopian Islands private helicopter or even fly their private jet directly to The Utopian Islands.

The Utopian Islands' residents also will have access to a water shuttle. This shuttle will operate twice a day and will take approximately 20 minutes to get residents to Great Exuma, where they can find golf, shopping, and other activities. The shuttle will be in the Great Hall Marina Village and managed by resort operations, increasing the reliability of the service, in contrast to less efficient water shuttles offered by local companies.

Market Overview

Housing sales slowed in the Bahamas after the 2008 financial crisis. By 2013, however, the market began to rebound, according to John Christie, the managing broker of H.G. Christie, a local affiliate of Christie’s International Real Estate. “Since then, it’s been up and down, but it’s slowly getting better and better,” Mr. Christie said. Buyers who took to the sidelines before the presidential election in the United States have since returned, he and other agents have said.

The luxury market, which saw a 20 percent correction, on average, from its peak, following the financial crisis — has been especially strong within the gated communities, agents said. In Old Fort Bay, where luxury homes typically start at around \$2 million or more, both sales volume and prices have risen 10 to 15 percent from a year ago, Mr. Sawyer said.

Competitors Comparison Chart

| Location | The Bahamas Exuma | The Bahamas Nassau | Cost Rica | Florida |
|--|------------------------|-----------------------|----------------------------|-------------------------------------|
| Resort Name | THE UTOPIAN ISLANDS | ATLANTIS | CROC’S CASINO RESORT | VILLAGIO ESTATES TIERRA VERDE |
| Privacy | ✓ | | | |
| Waterfront/Beach | ✓ | ✓ | | ✓ |
| Health club | ✓ | ✓ | | ✓ |
| Lazy River | ✓ | ✓ | | |
| Private estates | ✓ | | | |
| Luxury Hotel | ✓ | ✓ | | |
| Spa | ✓ | ✓ | ✓ | ✓ |
| Fitness Center | ✓ | ✓ | ✓ | ✓ |
| Restaurants | ✓ | ✓ | ✓ | |
| Swimming Pools | ✓ | ✓ | ✓ | ✓ |
| Bar | ✓ | ✓ | ✓ | |
| Scuba | ✓ | ✓ | | |
| Fishing | ✓ | ✓ | | |
| Tropical Dinner Amphitheater | ✓ | | | |
| Retail Stores | ✓ | ✓ | ✓ | ✓ |
| Private Beach | ✓ | ✓ | | |
| Import Grocery Store | ✓ | ✓ | | |
| Maverick Executive Business Center & Conference Facilities | ✓ | | | |
| Local Shops | ✓ | ✓ | | ✓ |
| Hair and Nail Salon | ✓ | ✓ | ✓ | ✓ |
| Real Estate Office for Resort | ✓ | ✓ | | |
| Excursion Office | ✓ | ✓ | | |
| Helipad and Air Strip | ✓ | | | |
| Marina Dry Slips | ✓ | ✓ | | |
| Wet Slips | ✓ | ✓ | | |
| Marine Service Center | ✓ | | | |
| Boat Club | ✓ | | | |
| Shuttle to Mainland | ✓ | | | |
| Housing for Employees | ✓ | ✓ | | |

The Bahamas is the next diamond in the rough. While Mexico and Costa Rica have enjoyed prominence as retirement and second-home destinations, much of their success has been due to pricing geared at the upper-middle class market – not the ultra-luxury market. The Bahamas is poised to take off as a value conscious market that seeks ultra-luxury and privacy but with all the amenities one could desire. Moreover, The Bahamas has no income, inheritance, capital gains or corporate taxes – a huge selling point to the ultra-wealthy market!

Rental Rate per Night to Penthouse Suites at the Best Hotels

| <u>NYC Hotels</u> | <u>California Hotel</u> | <u>Miami Hotels</u> | <u>Las Vegas Hotels</u> |
|--|---|---|--|
| Suite Retreat - Breakfast Included \$1,304 per night 1,200 square-foot | Four Seasons Los Angeles at Beverly Hills Grand Luxury Suite \$1,185.00 per night 750 sq. ft. (70 m2) | Four Season Hotel Premier One-Bedroom Suit \$6,500 per night 2,190 sq. ft. (203 m2) | Caesars Palace The Nobu Penthouse \$5,269 per night 2,200 - 4,350 sq ft |
| The Peninsula hotel The Peninsula Suite \$24,000 per night 3,300 sq. ft / 307 sq m | Montage hotel Grand Garden Terrace Suite \$3,035 per night 1,400-square | Acqualina Resort and Spa on the Beach Deluxe Three Bedroom Oceanfront Suite \$ 3,325.00 per night 2375 SQF | Mandarin Oriental Mandarin Suite \$15,000 per night non-refundable of \$8,000 per night 3,100sqf |
| The Ritz-Carlton, New York, Central Park Premier Park Suite, Club lounge access \$4,500 per night 1,980 sq ft 184 m | The Ritz-Carlton, Los Angeles Club lounge access, Executive Suite \$2,500 per night 2,920 sq ft / 271 m2 | The Ritz-Carlton Coconut Grove, Miami \$1,999.00 per night 2540sqft/229sqm | MGM Grand Penthouse city view suite \$1095 per night 1,250 sq ft |

Exuma (Bahamas) Comparable Real Estate Sales from last 10 Years

Who are The Utopian Islands' biggest Competitors in the Ultra-Luxury Resort Market?

| | Island | Total Cost | Acerage | Cost/Acre | Resources | Year Sold |
|------|------------------------|-------------------|------------|---------------|--|----------------------------|
| 1 | Hog Key | 17,000,000 | 681 | 24,963 | Airstrip, Lg 6 Bd House, 4 Buildings, Staff Quarters | Distressed Sale at Auction |
| 2 | Bell Island | 100,000,000 | 315 | 285,714 | Numerous structures and infrastructure, dock, valued \$10M | Sold in 2009 |
| 3 | Bond's Cay | 20,000,000 | 550 | 36,364 | Raw land | Sold in 2007 |
| 4 | Bottle Cay | 1,200,000 | 10 | 120,000 | Run down home, beach all the way around island | Sold in 2012 |
| 5 | Goat Cay | 850,000 | 22 | 38,706 | Undeveloped with a modest beach | Sold in 2013 |
| 6 | Flamingo Cay | 4,555,511 | 232 | 19,635 | Undeveloped with 3 sandy beach | |
| 7 | Portion of Leonard Cay | 3,300,000 | 75 | 44,000 | Undevelop raw land | Sold in 2009 |
| 8 | Leaf Cay | 3,200,000 | 30 | 106,666 | Undevelop raw land | Sold in 2010 |
| 9 | Children's Bay Cay | 23,767,883 | 167 | 142,323 | Two Homes, Helipad, Docks, Generators and Water systems | |
| 10 | White Bay Cay | 6,400,000 | 25 | 256,000 | Undevelop raw land | Sold in 2009 |
| **** | Darby Island | 45,000,000 | 554 | 81,227 | Undevelop raw land with an old Castle | |

An Example of New York City Real Estate Prices

| Address | Price | Status | Sqft | PPSF | Bedrooms | Baths | Description | Created At |
|----------------------|--------------|--------------------------|--------|-----------------|----------|-------|----------------------------------|------------|
| 39 West 10th Street | \$19,000,000 | In Contract | 4,280 | \$4,439 | 6 | 5.5 | 24.5' wide gutted for renovation | 14-Mar-15 |
| 47 West 9th Street | \$26,000,000 | Active | 9,200 | \$2,826 | 6 | 9 | 28' wide & renovated | 14-Mar-15 |
| 139 West 11th Street | \$25,000,000 | In Contract | 6,979 | \$3,582 | 5 | 5+ | 22' wide & new | 10-Mar-15 |
| 141 West 11th Street | \$26,500,000 | Active | 7,357 | \$3,602 | 5 | 5 | 22' wide & new | 15-Feb-15 |
| 8 Saint Luke's Place | \$17,500,000 | Active | 5,000 | \$3,500 | 2 | 3 | 19' wide & renovated | 14-Apr-15 |
| 58 Bank Street | \$18,000,000 | In Contract / Off-Market | 4,200 | \$4,285 | 5 | 4.5 | 20' wide & renovated | 1-Apr-15 |
| 16 East 10th Street | \$38,500,000 | Active | 10,482 | \$3,672 | 5 | 11 | 25' wide & renovated | 10-Apr-15 |
| | | | | AVG PPSF | | | \$3,701 | |

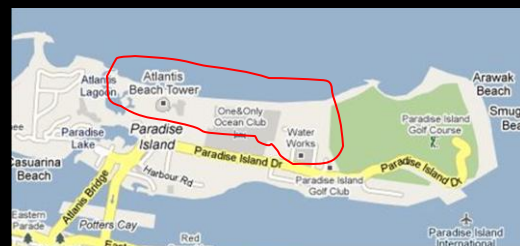
| Address | Price | Status | Sqft | PPSF | Bedrooms | Baths | Description | Closed At |
|----------------------|--------------|--------|--------|-----------------|----------|-------|----------------------|-----------|
| 763 Greenwich St | \$17,000,000 | Sold | 5518 | \$3,081 | 5 | 5 | 21' wide & renovated | 3-Mar-15 |
| 278 West 11th Street | \$26,500,000 | Sold | 6500 | \$4,077 | 4 | 7 | 25' wide & renovated | 2-Apr-15 |
| 79 Horatio Street | \$21,000,000 | Sold | 6,010 | \$3,494 | 6 | 8 | 25' wide & renovated | 14-Dec-14 |
| 755 Greenwich Street | \$29,900,000 | Sold | 10,200 | \$2,931 | 7 | 5 | 40' wide & renovated | 9-Jan-14 |
| 42 West 12th Street | \$28,000,000 | Sold | 7,128 | \$3,928 | 5 | | 21' wide & renovated | 1-Jan-14 |
| | | | | AVG PPSF | | | \$3,502 | |

| | | | | | | | | |
|-------------------|--------------|------|------|-----------------|---|----|----------------------|-----------|
| 81 Horatio Street | \$17,625,000 | Sold | 6000 | \$2,938 | 6 | 5+ | 22' wide & renovated | 29-Dec-12 |
| 81 Barrow Street | \$12,750,000 | Sold | 4925 | \$2,588 | | | 25' wide 2 family | 11-Dec-10 |
| 92 Charles Street | \$14,950,000 | Sold | 4471 | \$3,344 | 4 | 4 | 22' wide & renovated | 22-Jan-10 |
| 38 Grove St | \$14,900,000 | Sold | 4452 | \$3,144 | 6 | 7 | 21' wide & renovated | 27-Apr-11 |
| 42 Barrow Street | \$12,950,000 | Sold | 3895 | \$3,324 | 4 | 6 | 20' wide & renovated | 17-Dec-09 |
| 23 Perry Street | \$12,900,000 | Sold | 4000 | \$3,225 | 4 | 4 | 19' wide & renovated | 11-Mar-11 |
| | | | | AVG PPSF | | | \$3,125 | |

Four Season's Nassau based features "James Bond" Beach Villa – An Example on Paradise Island (Nassau), Bahamas



James Bond's private beachfront villa (from the movie "Casino Royale") is shown in the photo above. Formerly a One & Only resort property located on Paradise Island, Bahamas, the resort was recently purchased by Four Seasons.



Four Seasons' Ocean Club Resort is situated just 100 feet adjacent to a public beach and the "Disney-World like" beach of the monster-sized Atlantis Resort – there's absolutely nothing private about this beach!



James Bond is shown in the villa above. This beach villa is only approximately 1,400 square feet and rents for from \$14,000-\$44,000 a night.



Therefore, at \$6000 per night for a 3,500 square foot, totally private beachfront bungalow estate, Solaradise has very competitive pricing.

Caribbean-Based Competition

- Albany Resort – Bahamas
- Baker's Bay – Bahamas
- Musha Cay – Exumas Bahamas
- Amanara – Turks and Caicos Islands – See example above for their 5-bedroom villa
- Amanera - Playa Grande, Dominican Republic – Direct competitor
- Jade Mountain, St Lucia– Direct competitor
- Jumby Bay Island, Antigua– Direct competitor

European-Based Competition

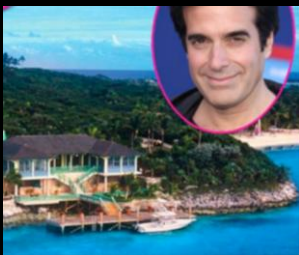
- St Regis Le Morne, Mauritius– Indirect competitor
- Daios Cove Luxury Resort & Villas - Crete, Greece– Indirect competitor
- Forte Village - Hotel Castello - Cagliari, Sardinia, Italy– Indirect competitor
- Grand Resort Lagonissi - Athens, Greece– Indirect competitor

Asian-Based Competition

- One & Only Reethi Rah, Maldives– Indirect competitor
- Banyan Tree Phuket, Thailand– Indirect competitor
- Four Seasons Bora Bora, French Polynesia– Indirect competitor
- Amanpuri, Phuket, Thailand– Indirect competitor
- The Peninsula Hong Kong, China– Indirect competitor
- Como Shambhala Estate, Bali, Indonesia– Indirect competitor

The Utopian Islands resort will offer only high-end amenities that second-home buyers and retirees want. Additionally, The Utopian Islands gives owners a quick commute of 30 minutes from Great Exuma International Airport, which is a mere 30 miles from The Utopian Islands. The Utopian Islands is to be considered one of the few 7-Star resorts of its kind that uniquely positions it to hold the first-mover advantage in The Bahamas and globally.

Summary of Competitive Analysis



David Copperfield's private island – Musha Cay (on the north side of Solaradise's 5 islands) rents out for \$45,000 a day or \$300,000+ a week – making Solaradise's \$7,000/night Bungalow Estates a total bargain! Guests like Opra Winfrey and Bill Gates have stayed at this resort.

With celebrities like David Copperfield renting his island out for \$300,000+ per week, and resorts like the Four Seasons' Ocean Club Villas in Nassau, Bahamas, (renting out their penthouse villa estate for \$14K to \$45K per night for a villa less than 2,000 square feet), The Utopian Islands will be an extremely good value compared to others in the ultra-luxury resort marketplace. When all the benefits of estate ownership and the condo/hotel model are added in, it is clear that The Utopian Islands is hands-down a fabulous deal for the ultra-luxury market and a unique product that will be highly sought after.

TARGET MARKETS & SALES AND MARKETING PLAN



The Utopian Islands
Resort & Estates

Target Markets, Sales & Marketing Plan

The Utopian Islands' Target Market

Selling both the Value and Investment Opportunity

The Utopian Islands will be selling to consumers (Business to Consumer or "B2C"). Its initial marketing will focus on the value of the products along with the tremendous investment opportunity. Primary characteristics are outlined in the following demographics:



- (1) Single and Multi-Family Office Owners**
- (2) Celebrities and Ultra Wealthy**
- (3) Investors looking for Retirement Investment**
- (4) Corporations looking for Executive Retreats that earn income**
- (5) Wealthy seeking Tax Benefits**
- (6) Opportunists looking for Second/Retirement Homes**
- (7) Luxury and Deluxe Travel Market Participants**
- (8) Niche Specific Markets, such as: Fishing, Diving and Eco-Friendly Consumers**

Following the Lead of Well-Established Travel Industry Suppliers

The demographics and psychographics of The Utopian Islands' prospective consumer and target market have already been identified, defined, and established by numerous world-renowned travel suppliers. Over the decades, these travel suppliers have spent millions, if not billions, defining and refining their consumer. Therefore, why re-invent the wheel? The Utopian Islands' marketing and sales team will simply follow these travel suppliers' marketing efforts. Additionally, these vacation suppliers typically have outstanding repeat customer rates of up to 80%, which further supports the consumers' desire for ownership in a product they enjoy and want to revisit. These iconic travel and yachting brands include:

- (1) Ultra-Luxury Resort Chains** such as: Four Seasons, Ritz Carlton, One and Only, Conrad Hilton and Aman Resorts
- (2) Upscale Hotel Chains** such as: Hyatt, Hilton, Marriott, Omni, and Wyndham Hotels and Resorts
- (3) Luxury and Upscale Cruise Lines** such as: Royal Caribbean International, Holland America Cruise Line, Seabourn Cruises, Viking Cruise Lines, Princess Cruises, Silverseas Cruise, Windstar Cruise Lines
- (4) Luxury Yachting Companies**

Sales and Networking with Single and Multi-Family Offices and Celebrities

The Utopian Islands has a unique network of high-net-worth individuals who operate and manage major funds and investments for Family Offices. These offices represent the upper tiers of investors with \$500M+ in assets, global operations, diversification principles and a consistent goal of finding new projects and opportunities for investment. Throughout the year there are numerous Family Office events and networking opportunities that The Utopian Islands has been invited to attend, with the ability to present our project and to sell out the estates. With over \$1 Trillion of wealth in one room, the potential for selling many of the estates is very high.



Additionally, the networking potential is a major benefit as The Utopian Islands will be able to expand and reach additional high net worth individuals through the contacts that are made as these individuals share and discuss the project with their close acquaintances.

The Utopian Islands' Sales and Marketing Plan Overview

The Utopian Islands has identified that if they sell out the combined 300 Bungalow Estates, they will have a captive audience of almost 700+ consumers to utilize and spend their money at its ancillary revenue centers, such as: (1) Town Center and other shops; (2) Restaurants; (3) Golf Club (4) Marina; (5) Beach/Water Sports; (6) Tennis Club; and (7) Boat Club. That is over 700 captive consumers that need to eat, play and shop daily, supporting the resort's predicted revenue numbers. Therefore, The Utopian Islands has divided its sales and marketing efforts into two stages:

- (1) **Stage #1 – Pre-Sell Out the Bungalow Estates (24 months of Pre-Sales).** Using premier advertising agencies, advertising in periodicals and aggressive marketing, The Utopian Islands will sell out all 300 bungalow estates within a 36-month period but based upon initial interest by family offices at the December 2017 Miami Family Office Summit, The Utopian Islands expects to sell-out the bungalow estates as soon as the first year. By selling out the estates as quickly as possible, the resort will be filled and generate income immediately upon construction completion. Consumers will become a captive audience for all other revenue centers.

Our Target Markets

| INDUSTRY & COMPETITIVE ANALYSIS | | | | | | |
|---|--|--|--|---|--|--|
| TWO INDUSTRIES & SIX DIFFERENT BUSINESS MODELS | | | | | | |
| | | | | | | |
| Ultra-Luxury Resort | Time-Share | Condo-Hotel | Option #1 Condo-Hotel | Option #2 Private Community | Private Community | Private Island |
| SERVICE | SERVICE & PRODUCT | SERVICE & PRODUCT | SERVICE & PRODUCT | SERVICE & PRODUCT | SERVICE & PRODUCT | PRODUCT |
| <ul style="list-style-type: none"> Rent out Inventory Only 1 Revenue Center Must pay 100% of Expenses Economy-Driven Business Model | <ul style="list-style-type: none"> Invalid Option | <ul style="list-style-type: none"> Sell all Inventory Rent out inventory for new owners for a revenue split of rental income All Operating Expense are the responsibility of the new Owners | <ul style="list-style-type: none"> Sell all Inventory Rent out Inventory for new owners for a revenue split of rental income Makes \$10K/month Resort Fee + \$2K in Utilities All Operating Expense are the responsibility of the Owners | <ul style="list-style-type: none"> Inventory sold at a premium price All Operating Expense are the responsibility of the new Owners | <ul style="list-style-type: none"> Sell all Inventory All Operating Expense are the responsibility of the new Owners | <ul style="list-style-type: none"> 3x in price All Expenses are at least 200%+ in comparison |

(2) **Stage #2 – Promote the Brand and High Occupancy Rates for the Flagged Resort** - After all of the condo/villa products are sold, through its strategic partnership with its flagship hotel/resort, The Utopian Islands will seek to establish its brand worldwide to promote high occupancy levels with the hotel/resort.

The Utopian Islands' Sales and Marketing Plan

A GLOBAL ULTRA-LUXURY MARKETING AND PUBLIC RELATIONS COMPANY

SALES OFFICE
LOS ANGELES
USA

↓

CELEBRITY HOSTS & INVITES UHNWI TO A MILLION DOLLAR PRIVATE PARTY
LOS ANGELES

SALES OFFICE
NEW YORK
USA

↓

CELEBRITY HOSTS & INVITES UHNWI TO A MILLION DOLLAR PRIVATE PARTY
NEW YORK

SALES OFFICE
MIAMI
USA

↓

CELEBRITY HOSTS & INVITES UHNWI TO A MILLION DOLLAR PRIVATE PARTY
MIAMI

SALES OFFICE
LONDON
UK

↓

CELEBRITY HOSTS & INVITES UHNWI TO A MILLION DOLLAR PRIVATE PARTY
LONDON

SALES OFFICE
MONACO
EUROPE

↓

CELEBRITY HOSTS & INVITES UHNWI TO A MILLION DOLLAR PRIVATE PARTY
MONACO

SALES OFFICE
DOHA
QATAR

↓

CELEBRITY HOSTS & INVITES UHNWI TO A MILLION DOLLAR PRIVATE PARTY
DOHA

SALES OFFICE
DUBAI
UAE

↓

CELEBRITY HOSTS & INVITES UHNWI TO A MILLION DOLLAR PRIVATE PARTY
DUBAI

THE LIONS

ATTRACTING THE WORLD'S GREATEST LIONS

- BLUESUITS 3,174
- CRISTIANO RONALDO 28,400
- WORLD LEADERS 107,241
- POWER RANKING #1-25,000
- PRIVATE EQUITY FUND #1-10,000
- HEAD FINANCE & INVESTMENT BANKERS #1-15,000
- TRAVEL AGENTS #1-10,000
- CELEBRITY JOURNALISTS/COMMENTATORS 10,000+
- SUPERMODEL OWNERS / AGENTS 5,000+

OVER 100K PROSPECTS... WE HAVE ONLY 750 ESTATES TO SELL

BY HOSTS' PRIVATE INVITATION ONLY

A PRIVATE 3-NIGHT VOYAGE TO PARADISE WITH HOST

OUR ULTRA-LUXURY 1-BEDROOM INVITATION ONLY! (SLEEPS 2) INCLUDES: PRIVATE JET, 3-NIGHT VOYAGE TO VISIT OUR PARADISE

OUR ESTATE SALES WILL BE EXCLUSIVELY "BY PRIVATE INVITATION ONLY"

EACH PRE-QUALIFIED ESTATE BUYER WILL BE GIVEN CUSTOMIZED INVITATIONS TO HOSTS

MUSHA CAY

OUR SUPER-YACHT TRIP LEAVES FROM OUR ESTATES IN NASSAU

OUR PRIVATE UTOPIAN ESCAPE

6-NIGHTS TRIPS FROM NASSAU, OR 3 NIGHT TRIPS WITH JET SERVICES FROM PALM BEACH, FLORIDA, USA

GUEST CHOOSE TO STAY IN "HIGHVIEW" ON MUSHA CAY, OR ON OUR SUPERYACHT IN ONE OF FOUR LUXURY STATEROOMS ON OUR SUPERYACHT

| MONTH #1 | | | | | | |
|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| SUN | MON | TUE | WED | THU | FRI | SAT |
| 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) |
| 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) |
| 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) |

| MONTH #2 | | | | | | |
|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| SUN | MON | TUE | WED | THU | FRI | SAT |
| 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) |
| 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) |
| 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) |

| MONTH #3 | | | | | | |
|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| SUN | MON | TUE | WED | THU | FRI | SAT |
| 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) |
| 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) |
| 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) | 2 PARTIES (3 NIGHTS) |

HIGHVIEW

2 MASTER BEDROOM SUITES

4-ULTRA LUXURY STATEROOMS FOR OUR GUESTS ON OUR SUPERYACHT

Creating The Utopian Islands' Soon Iconic Brand Bridging the Architecture with a Fictitious Storyline

Iconic brands generally have a "story" attached to them – think Disney, Jurassic Park, Ronald McDonald, etc. The list can go on and on. The Utopian Islands will create a fictitious story behind

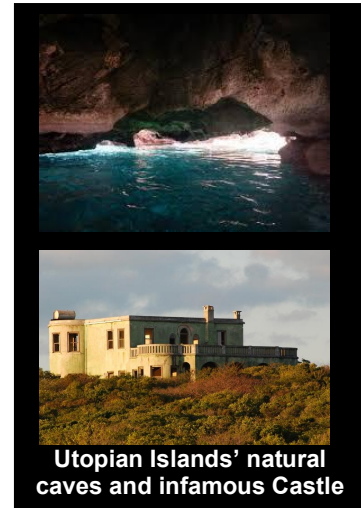
the creation of these breathtaking islands. Topography and the lure of pirates and mythical creatures, couples with a love story and the trial and tribulations of these creatures in a world that does not understand them, will be told by renowned artist and author Loren Fetterman. Using sculptures, wall carvings and paints, Loren will work directly with architectural designers to enhance The Utopian Islands' total brand throughout the islands.

Fetterman will create a picture book that tells the stories of these fictitious creatures. The main creature will be a winged lion (See example below). Huge statues will be attached to the architecture – including two 40' high winged lion statues at the entrance to the Great Hall Marina Village inlet. The storyline will include the islands' natural caves and amazing castle. All of The Utopian Islands' branding and marketing will encompass this theme and creatures that marry into the Bahamas' existing myths.

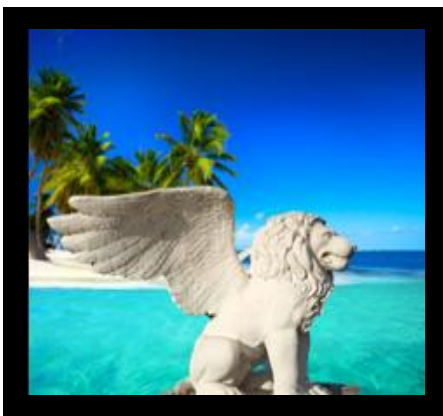
Using the Draw of Celebrities

Located in the heart of the breathtaking Exuma archipelago of the Bahamas, The Utopian Islands' five Islands are neighbors to such celebrities as Faith Hill and Tim McGraw's own private island (Goat Cay) and David Copperfield's eleven private islands (Musha Cay - which rents for \$35K-\$45K per night). Tim McGraw loved Darby Island, so much so, that he even filmed his acclaimed music video "That's Why God Created Mexico" on the island and in its Castle.

Darby Island has a rich and colorful history. Sir Baxter, a Bahamian aristocrat, first settled the island as a plantation and built his famed "Castle" in 1938. Baxter was later found to be a Nazi sympathizer and mysteriously disappeared soon after the end of WWII. Moreover, local Bahamians claim the islands were rumored to be one of the mid-point stopping points for infamous drug lord Pablo Escobar - where he carved out unauthorized airstrips on Darby Island and used its caves as hiding spots for his drug empire.



Utopian Islands' natural caves and infamous Castle



The islands' amazing topography includes enormous cave, both inland and on the water's edge. Additionally, with numerous different high points of elevation (highest being 87 feet) and limestone cliffs, the island's topography creates tremendous opportunities for internal waterfalls and breathtaking 360-degree views of Exuma's crystal clear turquoise waters and endless trade wind breezes. These islands offer The Utopian Islands the ideal location, size, and topography to build this best-in-class ultra-luxury resort destination.

The Utopian Islands' Sales Channels

To accomplish Stage #1 of The Utopian Islands' Sales Plan, all sales and marketing efforts will be targeted at the ultra-wealthy (the 1%'ers). While some pre-sales may be done using other methods (i.e., buy sight-unseen), it is highly unlikely that many consumers will purchase a multi-million-dollar real estate product without visiting the islands first. Therefore, all marketing and sales efforts will target getting the prospect down to The Utopian Islands for a presentation and sales pitch by highly trained sales professionals.

Pre-Sale Presentations at The Utopian Islands' Islands on a docked Yacht

The Utopian Islands will specifically target cities with direct flights into The Bahamas. The Bungalow Estates' sales will be by "invitation only" targeted at the world's rich and famous.



The Utopian Islands' 7,000 sq./ft. Castle – built in 1938 by Sir Guy Baxter. This amazing castle will be refurbished and expanded to its former brilliance.

| | | | | |
|---|--|---|---|---|
| <p>Target their Need for PRIVACY AND Their Desire to have EXCLUSIVITY</p>  | <p>Condo-Hotel Business Model has 2 PARTS</p> <ul style="list-style-type: none"> • Sell the Estate • Rent the Estate for Owners  | <p>Sell the Package Deal Solaris is NOT just a Real Estate Deal</p> <ul style="list-style-type: none"> • Elegantly Packaged Deal • Each Estate is set up as a revenue-producing Bahamian Corporation • Includes Insurance, taxes, etc. | <p>The MATH of the Deal</p> <ul style="list-style-type: none"> • Only 10% Down (\$450K-\$800K) • Income from Rental can pay off its mortgage in only 9-Years • After Mortgage is Paid off Owner makes \$600K+/Year • Owner can vacation for Free for 2 Months a year | <p>Benefits of Having Bahamian Residency</p> <ul style="list-style-type: none"> • Bahamian Residency Status • No Personal Tax • No Capital Gains Tax • No Corporate Tax  |
|---|--|---|---|---|



- (1) **“By Private Invitation ONLY” – With Referrals from Buyers:** There is nothing better to promote your product than someone that has just bought a bungalow estate! Therefore, The Utopian Islands will utilize aggressive marketing techniques to cultivate referrals in this market segment. The consumer that just purchased an estate will be asked to refer friends to do the same and will be compensated with such bonuses as: (1) Free Maintenance for six months; (2) Packages that include marina or casino benefits; (3) Upgrade to Boat Club Package; (4) Spa Services; and (5) Soft Dollars (Coupons) for use in The Utopian Islands’ Restaurants or other ancillary businesses.
- (2) **Family Office Conventions:** Consumers are driven to the Website or Reservations Department via The Utopian Islands’ own Marketing and Branding Efforts
- (3) **Social Media Marketing:** No one can negate the power of social media. The Utopian Islands will contract with social media marketing companies to establish a following and promote its discount packages (see below) to sell out its condo/villa investment products. All of these leads will be driven to The Utopian Islands’ Web sites and outsourced call center.
- (4) **Advertisements in Luxury, Niche Magazines:** The Utopian Islands’ marketing and advertising campaign will include partnering with a major global business development and marketing agency. Adorem produces a quarterly magazine, which is distributed to over 16,000 subscribers. Large percentages of their subscribers are considered qualified investors and could become members of The Utopian Islands. In addition to Adorem, another major media publisher named Bonnier (www.Bonnier.com) produces roughly 30 magazines where monthly advertising opportunities will reach a large audience of enthusiasts. These monthly advertisements in luxury and niche sports magazines such as Travel Magazine, Fishing, Golf, Tennis, Diving, Resort and others will produce leads that will be driven to The Utopian Islands’ Web sites or prompted to its outsourced Call Center.

The Art of the Real Estate Sales Presentation – Tasting our Paradise

Make no mistake, closing a consumer on a high-dollar item, such as a multi-million-dollar real estate product, is an art unto itself! It can be done, however, in an elegant way and with all the special luxuries that celebrities and wealthy clientele expect. The sales presentation will be done on a borrowed super-yacht. The Utopian Islands will negotiate with yacht owners that seek to sell their yacht, so these owners will be more than willing to allow The Utopian Islands to rent their yacht at a discounted price. Interested clients will fly into Great Exuma and be picked up and transported to the yacht docked at the island.

Marketing Techniques: Getting the Consumer to our Paradise

Through our marketing company's (Adorem.com/magazine) advertisements and publicity in local and regional media, social and web marketing, prospects will be enticed to attend the Condo-Hotel Presentation to learn about moneymaking and vacation opportunities.

The Island Escape: Next, the Prospects will be invited to take a tour of the property. Depending on the Resort's available inventory, the tour will include accommodations that the Tour Guide or Agent feels will best fit the Prospect's needs. Then it is back to the Yacht for the verbal sales presentation. The prospective buyers are given a brief history of the Resort and how it relates to the Vacation Industry today. The Real Estate Agent will present the various products (1) Condo; (2) Water sports, marina, casino (3) Outdoor atrium, (4) Restaurants (5) Sports/Tennis; and (6) spa and medical facilities. The rest of the presentation will be designed around the responses the prospective buyers give to that question.



Selling The Utopian Islands' Estates using a Superyacht as the Sales Office – Seeing the Islands from the “Outside – In”

Close: If the guide is licensed, he/she will then give the Prospect the retail price of the unit that best seemed to fit the prospective buyer's needs. If he/she is not a Licensed Agent, a Licensed Agent will now step in to present the price. If the Prospect replies with "no", or "I would like to think about it", the prospective buyer will then be given a new incentive to buy. This incentive will usually be a discounted price that will only be good "Today". If again, the reply is "no", or "I would

like to think about it", the Guide/Agent will ask the Prospect to please talk to one of his/her managers before the Prospect leaves. It is at this moment that the prospective buyer



realizes that the "Tour" has actually just begun.

The Utopian Islands' Branding, Media & PR and Collateral Marketing Materials

The Utopian Islands will be using one of the top global marketing companies to manage their worldwide branding, media and press releases. This global marketing and talent agency has access to all of these celebrities. The Utopian Islands will work with a graphics team to develop the following collateral marketing materials.

The Utopian Islands' Websites and Inventory Management Technology

The Websites – Front End Marketing – Back End Inventory Management

The Utopian Islands' website (www.TheUtopianIslands.com) will have a front-end that interacts with customers and prospects. All similar URLs with similar spellings will be purchased and targeted to this main URL. All The Utopian Islands' sales traffic is driven to the website through media attention and social media campaigns. A customer relationship management system ("CRM") will capture all prospects through its website and email specials. The CRM system will track all prospects and automatically contact them at desired intervals. The prospects will be routed through The Utopian Islands' website or given the option to contact the call center directly. The outsourced call center will



handle reservations of sales prospects using the flag hotels reservation system to access inventory and sell the prospects.

The back end of the website will manage the inventory of properties for both the initial pre-sales of the bungalow estates, and when The Utopian Islands begins the condo/hotel model after the resort is opened. The Utopian Islands' website will work directly with a white label leased hotel reservation system.



Our Secret Sauce – Our Up-Selling & Expansion Plan

The Utopian Islands will upsell each Bungalow estate by offering the options to customize their estates with additional modular additions (i.e., extra bedrooms, studio apartments, cascading waterfall gardens and more). Please See: The Utopian Islands Secret Sauce presentation found within our Resort Design Book.

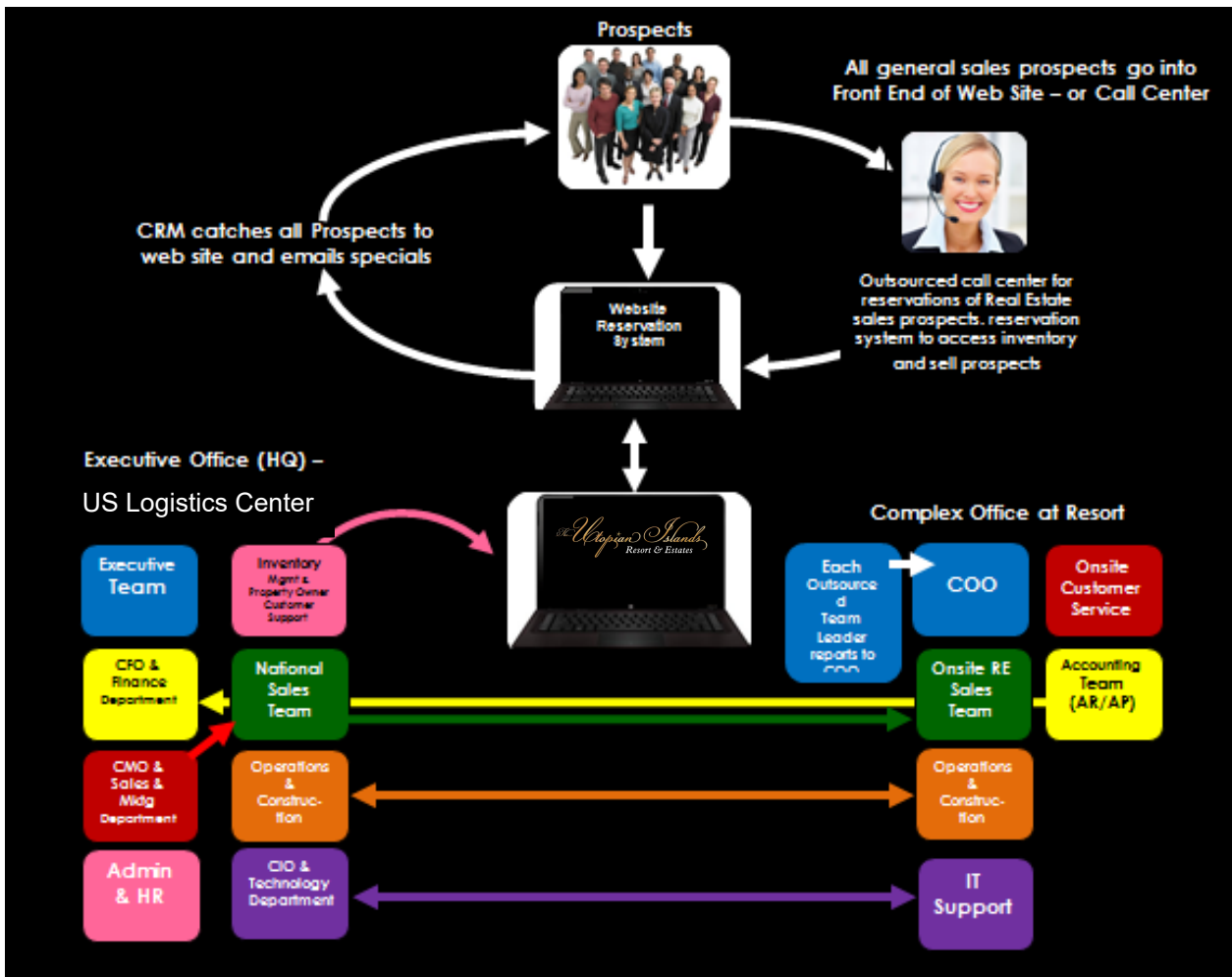


OPERATIONS IN THE BAHAMAS & U.S.



The Utopian Islands
Resort & Estates

The Utopian Islands' Operations & Management of Outsourced Teams



Overview of the The Utopian Islands' Operations and Two Offices

Overview of The Utopian Islands' Departments in the U.S.

All executive officers of The Utopian Islands will be housed on the islands and travel back and forth to their US/Canada/England homes as needed. US operations will be based from a warehouse in Southeast Florida that will source and ship all of The Utopian Islands' needs. Each department will utilize outsourced niche companies as their teams (i.e., Bonnier – for media and marketing services – See Consultant Lists in Management Section).

The Utopian Islands' On-Site Departments at the Resort

Staffing for The Utopian Islands' offices will come from the local Bahamian pool of candidates and additional staffing will be sourced from the United States when needed (i.e., the real estate sales team). Staff will be offered housing at the Resort in the Employee Village area as part of their compensation package.

1. Administrative and Local H/R

2. Executive Offices for visiting U.S. Executive Team

3. Executive Offices for COO - Operations

- All Construction/Resort Teams will directly report to The Utopian Islands' COO
 - Green Technology Team
 - Hurricane and Excavation Consultant
 - Resort Planning Consultant
 - Civil Engineering
 - Marine Ops and Dredging
 - Pools and Lazy River Contractors
 - Contractor/Builder for the Estates
 - Contractor/Builder for the Marina & Marine Center
 - Contractor/Builder for The Great Hall, Shopping Village, Wellness Center and Spa/Sports Complexes and Amphitheater, as well as other buildings, such as the Employee Village and support buildings
 - Contractor/Builder for Airport and Helipads
 - Resort Management Team
 - Marina, Marine Center & Boat Club Management Team
 - Restaurant Management Teams
 - Airport and Helipad Management Team
 - Outsourced Individual Business Management (i.e., Town Center Shops, Dive Shops, and all ancillary businesses)
- 4. On-site Sales Team (report to CMO) – Real Estate Sales Team (see Sales and Marketing Plan)**
- 5. Accounting Team (AR/AP) – (report to CFO in U.S. and on-island)**
- 6. On-site Technology Support Team (report to CIO in U.S. and on-island)**

The Utopian Islands will lease Resort Reservation Software (for Condo/Hotels)

The Utopian Islands' customer relationship management system will capture all prospects through its website and email specials. The prospects will be routed through its website or given the option of contacting the call center directly. The outsourced call center will handle reservations of sales prospects using the hotels reservation system on The Utopian Islands' back-end website to access inventory and sell the prospects.



THE UTOPIAN RENAISSANCE
THE HOLDING FINANCIAL COMPANY
& BAHAMIAN CORPORATION



EXECUTIVE TEAM - ERICA DRAKE - FOUNDER/CEO

| | | | | | | | | | |
|---|---|------------------------------|--|---|---|--|--|---|-------------------------------------|
| ERIC DRAKE, CEO UTOPIAN LEGAL & ADMIN SUPPORT | MARINA MORGAN, COO UTOPIAN LOGISTICS & ENERGY TEAMS | TRD UTOPIAN MARINE | TRD - LEGAL TEAM UTOPIAN REAL ESTATE TRUST | PROF ADVISORY CEO & BOARD UTOPIAN MARKETING & SALES TEAMS | TRD - FINANCE UTOPIAN FINANCE | ROBORAT DRAKE, COO & CTO OPERATIONAL ENGINE & TECHNOLOGY | SEAN ERIC, SCOTTED WILSON & TRD UTOPIAN SECURITY & SUPERHERO TEAMS | DR. MATTHEW LOCKER - CMO UTOPIAN MEDICAL SERVICES | TRD WORLD CLUB MEMBERSHIP |
|---|---|------------------------------|--|---|---|--|--|---|-------------------------------------|

PART I: YEARS 1-5

PART II: YEARS 6-10

THE UTOPIAN ISLANDS

THE ROYAL GUARD OF UTOPIA

THE UNIVERSITY OF MAVERICKS & MAVERICK ENTREPRENEURS

THE GLOBAL SOLUTION AWARDS

THE ULTIMATE PRIVATE ARCHIPELAGO RESORT
(BY PRIVATE INVITATION ONLY...EXCLUSIVITY FOR THE GREATEST LIONS)
ERICA/DOUG/YARA/KIM & JUDY

THE ROYAL GUARD OF UTOPIA
BANK - LEASE - TRUST - CASTLES - CHARITIES

ULTIMATE INVESTMENT CLUB & GLOBAL CHARITY CORPORATION
THE ROYAL LEAGUE OF UTOPIA
THE ROYAL BANK OF UTOPIA
THE ROYAL FUND OF UTOPIA

DREW, HOWARD, JOHN & DOUGLE

UNIVERSITY OF MAVERICKS
MAVERICK ENTREPRENEURS

ERICA DRAKE & RORKE DENVER

Global Solution Awards
The Global Entrepreneurial Climate To Save The World

THE MAVERICK NETWORK T-M-N

ERICK EGNET

| | | | |
|---|---|--|---|
| 1A RESORT REAL ESTATE DEVELOPER | 2A THE ROYAL BANK OF UTOPIA | 3A THE UNIVERSITY OF MAVERICK'S - EXUMA HQ | 4A MAVERICK COLISIUM & GLOBAL EVENTS |
| 1B RESORT & ARCHIPELAGO MANAGEMENT | 2A1 UTOPIAN MORTGAGES | 3B MAVERICK ENTREPRENEURS - EXUMA HQ | 4B ANNUAL GLOBAL OLYMPICS COMPETITIONS |
| 1C UTOPIAN WORLD & YACHT CLUB & RESERVATIONS | 2A2 UTOPIAN TITLE INSURANCE | 3C MAVERICK'S CAPITALBRIDGE (FINTECH PLATF) | 4C THE VILLAGES OF THE ROYAL GUARD |
| 1D UTOPIAN DREAMS - CUSTOM DESIGN CENTER | 2A3 UTOPIAN INSURANCE | 3D MAVERICK GLOBAL OLYMPIC CENTERS | 4D UTOPIAN HEALTH |
| 1E RESORT & ARCHIPELAGO CASINO | 2A4 UTOPIAN REAL ESTATE BROKERAGE | 3E MAVERICK MENTORS & UNIVERSITY PARTNERS | 4E UTOPIAN TECHNOLOGY (AI & ROBOTICS) |
| 1F RESORT PRIVATE ESTATE MANAGEMENT | 2A5 UTOPIAN BUSINESS MGMT SERVICES | 3F THE MAVERICK NETWORK | 4F UNIVERSITY STAFF & TRAINERS WORLDWIDE |
| 1G SPECIALTY ESTATES | 2B THE ROYAL LEAGUE OF UTOPIA (INVESTMENT C | | 4G THE SECRET LEGEND OF UTOPIA <small>STYLING BY ROBERTSON</small> |
| 1G1 THE UTOPIAN VILLAGES RESORT | 2C THE ROYAL FUND OF UTOPIA (PE FUND) | | |
| 1G2 THE UTOPIAN MEDICAL CENTER | 2D THE ROYAL INDEX OF UTOPIA (INDEX) | | |
| 1G3 THE UTOPIAN MEDICAL ESTATES | 2E THE ROYAL CHARITIES OF UTOPIA (NON-PROFIT | | |
| 1G4 THE UTOPIAN POLO CLUB & EQUESTRIAN | 2F THE ROYAL GUARDS CASTLES & VILLAS | | |
| 1G5 SUPERYACHT MARINA & SLIPS | 2F1 UTOPIAN CASTLE & VILLAS RESTORATION | | |
| 1H THE CASTLE OF UTOPIA | 2F2 UTOPIAN CASTLES & VILLAS RENTALS | | |
| 1I THE UTOPIAN DESIGNER VILLAGE | 2F3 CASTLES & VILLAS REAL ESTATE TRUST | | |
| 1J THE UTOPIAN AMPHITHEATER & EVENTS | | | |
| 1K THE UTOPIAN RECORDING STUDIO | | | |
| 1L THE UTOPIAN BUSINESS CENTER | | | |
| 1M UTOPIAN INTER-ISLAND TRANSPORTATION | | | |
| 1L UTOPIAN STAFF HOUSING & SERVICES | | | |

EXECUTIVE
MANAGEMENT
TEAM,
ADVISORY TEAMS
AND BOARD OF
DIRECTORS



The Utopian Islands
Resort & Estates

Executive Team, Board & Advisors



Summary of The Utopian Islands’ Executive Management Team and Corporate Structure

The Utopian Islands’ Team is composed of highly experienced entrepreneurs, real estate developers and executives who truly understand the needs and desires of investors. Every member of both The Utopian Islands’ and Maverick’s executive team brings a unique talent and expertise that compliments the entire team and adds to its synergistic effectiveness. The Utopian Islands’ team has unrelenting passion and zeal and will not stop until we reach our goal of ultimate success for ourselves, our clients and our investor partners.



Erica K. Drake – Founder / President / Chief Executive Officer / Chairman of the Board

Ultra-Luxury travel industry executive, real estate developer and veteran entrepreneur, business coach and author of **Maverick Entrepreneurs’ Complete Battle Guide to Raising Capital** is a pragmatic leader with over 30 years of executive-level and entrepreneurial experience. Ms. Drake’s executive level positions include National Sales Manager for the largest travel consortium in the United States where she managed over 2,300 travel agents’ sales and marketing programs; Vice President of Sales and Marketing for a Worldwide Cruise Line; and then President and CEO of her four different companies. Her executive corporate management experiences include sales, marketing and operations, and 20 years’ experience in C-level positions, including chairman of the board and board member for 3 different companies.

Entrepreneurial Background. Ms. Drake’s leadership career began in holding executive-level positions in sales and marketing within the travel industry, where she is known as a maverick for

her innovative ideas, personal passion and sales and marketing achievements. At the age of 29, Ms. Drake left the cruise lines to become an entrepreneur, founder and president of three different travel start-up companies where she raised millions of dollars for her companies' growth from both debt and equity investments. Ms. Drake went on to develop innovative sales and marketing business models that revolutionized the travel/cruise industry. These companies include: Cruise Vacations International (CVI), Dream Vacations International (DVI), and DVI Execgo. Ms. Drake's aggressive attitude, pioneering ideas and relentless zeal placed her companies as industry leaders in direct sales of travel. Her accomplishments include: closing national deals with every major cruise line and travel supplier, including Disney, developing a national direct sales team which closed \$22M+ in sales and built a sales pipeline in excess of \$175M+ within the first six months of operations, and recruiting, training, motivating and supporting thousands of outside sales professionals (who paid \$500 for their training programs). Please note, the business models of CVI, DVI and DVI Execgo are almost identical to Maverick's. It was with her three companies that Ms. Drake successfully sold and trained thousands of sales professionals through seminars to teach them about new business opportunities.

Overview of Experience. Ms. Drake's talents include a variety of disciplines: Strategic Planning; Executive Coaching and Training; Business Plan Development; Marketing; Advertising; Press and Media Relations; Social Media utilization; Negotiating Corporate Investment Banking deals; Management of National Sales and Marketing Teams (Both B-B and B-C); Operational Management; Networking; Financial Modeling and Management; and Public Speaking.

She has negotiated multiple corporate sales, including selling her own three companies, and participated in numerous mergers and acquisitions, strategic alliances, joint ventures and strategic vendor contract negotiations. Ms. Drake's career also includes extensive executive business consultation in numerous industries. Insurance, real estate, technology, social networking and e-commerce, technology, manufacturing, trucking, biopharmaceutical, medical and health care, outsourcing, travel, cruise, resort and hotels are just some examples.

Consulting with Entrepreneurs on their Capital-Raising Quest. Ms. Drake learned the language of investors, the process of raising capital, and how to network with and close an investor prospect with mutually acceptable terms while funding her own companies. It was during these initial financings that Ms. Drake developed her expertise in finding creative solutions to raising capital, networking, deal structuring and contract negotiations. Over the past 20+ years, Ms. Drake has worked with top corporate and SEC legal and financial advisors, expanding her knowledge of strategic deal negotiations and financial modeling techniques. Ms. Drake fully understands the funding process and what it takes to close an investment transaction in today's market. As a result, she has successfully closed many multi-million dollar deals with investors and spearheaded multiple funding negotiations for multi-million-dollar projects. She has also initiated multiple mergers and acquisitions for her clients. She is well respected by the investment community, and over the past two decades has developed an enviable worldwide network of highly respected investment contacts. These include top executives and decision makers, institutional clients, private equity, venture capital, angel investors and hedge funds as funding sources. To date, Ms. Drake has assisted her clients in bringing in term sheets more than \$400M.

Ms. Drake has been consulting with entrepreneurs to assist in their capital-raising quests for the past six years. Currently, she is the Managing Partner of Maverick Entrepreneurs, LLC, an entrepreneurial training company, where she assists and advises corporations of all sizes with the process of raising capital. Ms. Drake's entrepreneurial experience has taught her to see the macro-vision of The Utopian Islands' direction, while developing the microelements needed to make it successful. Ms. Drake is a graduate of the University of Paris – Sorbonne (Paris, France) and George Mason University, where she earned a Bachelor of Arts degree in French and speaks French fluently. She has traveled the world extensively and enjoys boating, sailboat racing, and

learning about cultures all over the globe. Ms. Drake lives with Andrew Fetterman in the St. Petersburg, Florida area.



Yara Arias, CPA, Chief Financial Officer (CFO) & Board Member

Yara Arias is a highly experienced executive CPA who has worked as an executive manager for one of the big four accounting firms. Our CFO has audited businesses, from Fortune 100 companies to small startups. This CPA head-up a multi-billion-dollar Manhattan-based real estate project (a waterfront property) for four years. Additionally, the CFO is a visionary leader that addresses both the macro and micro interdepartmental challenges of companies with cohesive strategies and streamlined solutions for all areas of the business that increases revenue, reduces costs and addresses critical timelines and logistics.



Douglas R. Drake – Chief Technical Officer (CTO)

Our CTO has an impressive career, highlighted by extensive executive management experience within multiple high-tech industries, implementing new technologies, managing change and growth, and simply making difficult situations feasible. His experience includes positions as Vice President of IT Development Systems at Deloitte (his current position until The Utopian Islands is funded), and VP of IT for United Health Care, Vice President of Information Technology for Benefitfocus; Division Director of Central Management and Operations Center for Northrop Grumman; Sr. Director and Chief Security Officer for Navisite; Vice President of Hosting and Operations for Global Telesystems Inc.; and Director of Security Engineering for Qwest Communications.

Our CTO is a highly motivated, respected and pragmatic leader with over 25 years of experience in designing, building and managing exceptional IT organizations that perform intricate services and technological designs for companies with both internal and external needs. He is an expert in customizing and executing strategic action plans to drive profitability, performance, productivity and employee/customer satisfaction. Mr. Drake is an instinctive leader with the proven ability to create, clearly communicate and build consensus in the sharing of high-level business visions at all organizational levels. He is skilled at delivering and using lucrative strategic alliances both inside and outside the respective organization and has extensive business background working in domestic, international and multi-cultural environments. Mr. Drake's career history has a broad range of proven achievements that span multiple industries such as High-tech, Healthcare, Government, Telecom, Software, Insurance, E-commerce and Banking.

Highlights of our CTO's career achievements include: Designed and managed corporate computer infrastructure for 120,000+ people with below industry average level of engineers but with high customer satisfaction and employee retention; Responsible for the disaster recovery plan implementation for Katrina destroyed facilities in Pascagoula, MS for major Shipyard datacenter functions; Directed \$57.6 million budget and 24/7 hosting call center facility serving 1,000+ customers in 6 countries; Implemented new process engineering and system controls throughout the Utopian Islands to achieve SAS 70 Type II (SSAE16), HIPAA and PCI certifications, while preparing the organization for potential SOX audits; Saved 21% operational

costs from \$150 million dollar budget through operational review and leaning exercises on day-to-day management; Built out four datacenter facilities in a six-month period in four different countries, while coming in under budget and within scheduled timeframes; Saved \$16 million in 1 year by cutting networking costs 61% to \$24 million, while improving performance by 15%+; Implemented ITIL V3 framework to be the first managed service provider to achieve its ISO 20,000 certification; Led vendor negotiations across the board of IT services and lowered IT Budget by 14% with negotiated deals with Microsoft, AT&T, EMC, Oracle and others; Managed Integration team for technical aspects of 22 different M&A activities with the total of 52% cost saving; Project managed the implementation of new corporate ERP system to integrate all aspects of the corporate service from lead inception through billing. Founded and raised \$60 million dollars for new Managed Hosting company; Consolidated 200+ datacenters into 4 mega centers within one year providing infrastructure savings of \$18 million; Was Capture Manager for a \$130 million federal managed service contract that provided a 22% profit margin; and, Implemented Six Sigma Lean Methodology to optimize operation aspects of The Utopian Islands' internal IT organization, and to provide labor and service efficiencies that lead to a defined 22% saving across the organization.

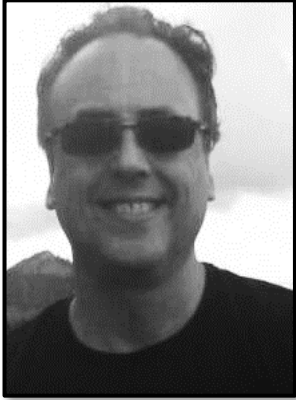
In addition to his impressive business career, our CTO is also a former College Football player and was asked to try out for the 1988 Olympic Handball Team. Our CTO has a BA in History & Minor in Management Information Systems from the University of Rochester. He has held multiple security clearance up to and including Top Secret with different federal agencies. Mr. Drake is married and has four children and lives in Raleigh Durham, North Carolina.



Judy Adamski – Chief Marketing Officer (CMO)

Judy Adamski started her artistic career 30+ years ago as a Fine Arts major in college. Following her education and a formative career as a multi-million dollar producing real estate agent, incorporating her artistic background and entrepreneurial spirit, she co-founded KDG Studio/Marketing. As the Art Director for KDG, Ms. Adamski has been creating masterpieces for companies of all sizes, including such companies as Carnival Cruise Lines, Royal Caribbean Cruise Lines, Virgin Atlantic and other iconic brands around the nation. Her graphical design talent is renowned in the travel industry as the chief art designer of the well-known DVI catalog. In her capacity as Art Director and lead designer for KDG Marketing, Ms. Adamski has developed corporate images for more than 350 different early stage/start-up companies. She has been

developing branding strategies for established and start-up businesses since 1998.



Tony Bergman - Chief Engineering and Robotics Officer

Professional software & product developer with over 30 years of experience, Tony has been on several engineering teams developing new products. He is the creator of the new programming language, Robot Control Language™ (RCL), used at the University of South Florida's Moffitt Cancer Research Center, Advanced Biosensors Laboratory, as well as, at Honeywell International and private medical companies. His specialties include Algorithm Development and Coding for: (1) Embedded Software and Robotics; (2) Pattern Recognition software; (3) Laboratory and Medical Devices; (4) Real-time Industrial and Aerospace Systems; (5) Internet and Distributed computing.

Tony specializes in real-time imaging & pattern recognition software and was awarded US Patent #5,838,820 for his Pattern Recognition Apparatus and Method (1998) and a patent-pending for Biometric Signal Processing: System for Determining Cardiac Function (US20080183232) along with Drs. Sterling, Voss, and Mills. In addition, he designed the embedded master control software for the entire KeyTrak® System (1995), FloWave 1000 Heart Monitor (2005), and the PMACS Water Concentrator (2009-Present). He has served as Senior Software Engineer to both KeyTrak® Inc. - for 12 years, and Woolsthorpe Technologies, now Cardiac Profiles - for 5 years.

Along with Moffitt Cancer Center (Tampa FL), Tony's company, IntelliSense Design, received the James & Esther King Biomedical Research Program Grant for 2009-10, for the automation of cancer cell recognition from microscope images. He is an honor's graduate of Northeast High School (St. Pete, FL) and the University of South Florida's Governor's Honors Program for Physics, where he held an internship as a computer programmer for Jim Walter Research Corporation (1980-81), and – at 16 years old, was quite probably the youngest computer programmer subcontracted by Honeywell for NASA's Space Shuttle program.

Tony presently serves as the CEO and CTO of Millennium Software and IntelliSense Design, respectively; and, as a subcontractor to the following companies: The Praxsys Group, Secure Aire, and TechniReg. In recent years, he has worked on both the Orion and International Space Station projects, a new breakthrough medical device, and has a new patent pending for solving complex system engineering problems using simple English commands.



Kim Keller - SVP of Special Projects & Design

Kim brings a strong, yet broad skill set, encompassing several different areas of business. The past 20+ years she has been involved in several areas of high end, luxury Real Estate. Working with Developers in South Orange County California she is involved in New Home Production Sales, Community relations and customer service. Assisting home buyers with upgrade selection options and availability of distinct upgrade products for their homes. She has been a successful project manager and interior designer on the construction of luxury and vacation homes ranging in cost from \$400 thousand up to \$18 million dollars in value both within and outside of the United States, additionally having the opportunity for her abilities to transfer to the remodel of several yachts and aircraft. During this

time, performing the day-to-day operations of a Real Estate Holding Company with functions ranging from property leasing and maintenance contracts to Accounting, Auditing and Logistics.

Kim is currently handling the project management for a remodel on her own personal home in Laguna Niguel California, where she resides. She has an active interest in the newer markets of “green and sustainable energy” and how it can be profitably employed in the construction of new homes and buildings.

Kim simultaneously serves as a Property Manager & Maintenance Manager for a Resort property located in Kona, Hawaii. Hiring and overseeing contractors, remodel projects and expenses in order to maintain this exuberant property.

Directly out of SDSU with a B.S. in Finance, Kim held the title of Assistant Financial Controller for one of Marriott Management’s largest hotel properties in downtown San Diego. Areas of focus were credit policy, account receivables/payables, as well as overseeing the sales forecasting and budgets for the individualized areas of retail shops, restaurants, room sales and marina. In addition, we are performing several specialized projects for the retail and marina areas. Prior, interning with a development company and involved in the redevelopment of the historical Gas Lamp District in downtown San Diego, sitting in on city meetings for San Diego’s Clean Water Project. She has performed functions in audits, bookkeeping and QuickBooks programs.

Prior to college, Kim began her career with an ultra-luxury department store. Opening new stores in the San Diego area and quickly rising to an executive management position. She was a corporate top sales manager with “pacesetter” distinction and achieved departmental gains of 10% in sales year over year consistently. With a natural ability to lead, she recruited and trained sales employees and assistants to achieve their next level of success. Having elite customer service skills, she was frequently awarded top honors for herself and her department.

Kim holds licenses/certificates in the following areas: California Real Estate Sales Agent License, California Notary License, Arizona Insurance Agent License covering the areas of Property, Casualty, Health, Life, Disability, Accident and Personal Lines of Insurance instruments, and holding a certificate in Merchandising with emphasis in color and design.



Eric Egnat – Founding Team Member – Chief Innovation and Strategy Officer

Eric Egnat is a seasoned executive, business strategist, and senior technologist with over 28 years in executive management and senior leadership roles. He works across different industries helping companies to grow successfully, transform, and innovate their businesses. He is an operating partner, thought leader, and speaker cited in several leading journals and was named one of the top 100 Social CIOs for three consecutive years by the Huffington Post. He is an accomplished entrepreneur and pre-seed investor and serves on several emerging technology company advisory boards. Eric has spoken domestically and internationally on emerging technologies, including artificial intelligence, blockchain, IoT, cybersecurity, and fintech.

As a C-Level Officer of early-stage startups, mid-market, and large-market companies, Eric has been part of many successful business exits and double-digit M&A transactions. He has led and strategically diversified businesses, developed and implemented innovative technologies, and participated in several funding rounds. He has created competitive advantages, driven sales & marketing, launched new businesses, established strong

partnerships, scaled operations, and was crucial in helping one company go public successfully.

Eric is a team-oriented business builder with proven expertise in developing, growing, and scaling organizations through strategy, innovation, transformation, and execution. He has a solid track record for providing strong business leadership, management, and creative direction. He has a keen understanding of applying tactical business and innovative technology strategies to create new business offerings, advanced capabilities, market differentiation, and competitive advantages.

Eric started his career in technology and software development at Borden Inc., a seven-billion-dollar global manufacturing conglomerate. After several accomplishments and promotions over five years, he was recruited into healthcare by a search firm. He rapidly and strategically became more strategic and business-focused over the ensuing years, becoming an Executive and Chief Information Officer for several successful growth companies.

He served as EVP and CIO of Cross-Country Healthcare, a Travel Nursing company, helping them to grow, scale, and diversify from a thirty-five-million private company purchased by Morgan Stanley to a six-hundred-fifty-million dollar publicly traded company. He then launched a successful healthcare media company and a due diligence consultancy for Boston-based venture capital firms. He served as an operating partner and CIO for a venture-backed company in the pharmacy automation space. He helped this company expand and grow its operations and team during his time there, doubling its client base and raising fifteen million dollars in a funding round. After successfully selling his companies, Eric started a Healthcare IT company with some former executive business partners. This company became Vitalize Consulting, which helped U.S. hospitals implement leading clinical electronic medical record (EMR) systems from multiple vendors nationwide. Vitalize grew to six hundred and fifty consultants strong and was acquired after six years by SAIC for two hundred-million dollars.

Eric then became President, COO, and CIO of MSI Global Transformation Solutions company, providing immigration, compensation, tax, global mobility, domestic relocation, talent management, and global expansion services. He helped lead, create, and scale drive MSI's array of domestic and international businesses, significant technological advancements, and global service diversification in a tenure of over eight years, establishing strong industry partnerships and serving and clients worldwide.

He is the founder of Trendigm, an innovation & strategy consultancy and pre-seed-level private equity firm with investments in a portfolio of emerging technology, disruptive innovation, and deep tech companies in the following industries: Robotics, Healthcare, Fintech, Life Sciences, Sky Computing, Global Procurement, Blockchain, Personalized Nutrition, and Ultra-Luxury.

Eric possesses an in-depth understanding and action-oriented mentality for what it takes to set, execute, and achieve aggressive business goals and objectives. Eric has a proven ability to develop, coach, and lead action-oriented teams of highly skilled individuals to work together to achieve business results. He is a creative and strategic "outside the box" thinker, leader, and entrepreneur with vision, commitment, desire, and passion for successfully driving and accomplishing business growth plans.



Tatiana Mersiadis – Vice President of The Utopian Islands World Club Memberships & Inside Sales

As an experienced educator, Tatiana Mersiadis grew up in Montreal, Quebec, Canada and learned early on that teaching was her passion. She moved to Vancouver, British Columbia and studied Education at McGill University. Tatiana has worked in many different schools across Quebec and British Columbia throughout her 30 years in the education field.

She is an accomplished teacher, with a Bachelor of Education and Physical Education from McGill University, in Montreal, a Diploma in French Education from Simon Fraser University in Vancouver and a Master's in Education from the University of British Columbia.

Passionate about making a difference in people's lives, today Tatiana is working in partnership with Darren Jacklin and committed to expanding her investment portfolio with him to make a greater humanitarian difference across the planet. She is also supporting and working with Daystar Junior School Kirombe in Uganda. Her life example teaches us to follow our dreams, no matter how great.



Robert Jones – Vice President of Restaurants and Bars

Robert Jones brings years of executive level hospitality experience specializing in food and beverage management. With more than 33 years in the industry, Robert's background spans from small independently owned restaurants to large franchise restaurants producing over \$10 million in annual revenues. Having degrees and certifications both in business management courses focusing in hospitality and as a sous-chef Robert has held the following positions in the hospitality and hotel industry including General Manager, Operations and Entertainment Manager of three Restaurant/ Lounges he co-owned in the Seattle area. All three of which he led from ground to operational and profitable status. Bar Manager, Sous-Chef, Lead Bartender, Waiter and Busboy finishes where he started in Hospitality.

Residing in Key West for over 15 years gave Robert the opportunity to gain knowledge and experience in what works within creating the island beach atmosphere that is highly desired in this area.

Has been recognized throughout his career for quality and excellence of service, his creativity in pairing wine with specialty dishes, along with presentation. Robert's commitment and desire to provide the ultimate customer experience is marked through his training skills, giving each property he touches a competitive edge within each market.



Martin Novak – Foreman of Bungalow Construction

Marty is a third-generation residential builder with more than 40 years' experience building homes from the ground up. As a General Contractor and Sub-Contractor Marty has been building residential homes throughout the United States, with his primary focus of work having been in the central upstate New York market.

Marty has managed large construction teams his entire career and understands the intricacies and challenges that go along with managing construction crews who have time-sensitive deadlines. Marty's ability to see the macro vision of the entire project while making sure the micro elements of each building and home are built to the highest level of craftsmanship. Marty has worked on many multi-million-dollar home projects and brings to The Utopian Islands a wealth of knowledge in both the construction side, as well as the design side of the project development.

Marty's other passion is big-game hunting. Marty has been a professional hunting guide (primary deer and hogs) for more than 24 years. He is an expert archer and highly skilled in all areas of hunting, fishing and tracking. Marty currently lives in upstate NY and is single but is looking forward to moving to the islands and will likely relocate in the Florida region.

Financial Projections



The Utopian Islands
Resort & Estates

Financial Projections & Capital Needs



The Utopian Islands has detailed financial projections available in electronic format (MS Excel) for Years 1-6, with detail in years 1 and 2 by month and all the remaining years by quarter. If you would like to review these financial in electronic format, please speak to The Utopian Islands for access.

Assumptions

Selling, General and Administrative (SGA) - Assumptions

The Utopian Islands' operating budget is divided into two sections: (1) labor costs, and (2) department expenses. The Utopian Islands expect operational costs to level off

once all regions are open, but still grow proportionately with revenue projections. Listed below are the assumptions for the growth of operating expenses over the 5-year period:

Construction Costs – Assumptions

The construction cost has been assessed as a sq. ft. value based on the level of quality for that structure. The Utopian Islands has budgeted \$750 / per square foot for all its estates and major common area buildings. Typical construction in the US can range from \$80-150 per square foot, while contractors in the Bahamas have quoted \$350/per square foot. Our assumptions include the \$350/per square foot., a 33% contingency buffer for the ultra-luxury element (\$115/per square foot.) and an expense for the installation of utilities systems. The Utopian Islands Marine will manage the shipping expenses for the delivery of goods, building supplies, personnel, fuel, etc. With The Utopian Islands Marine providing shipping services, confidence is applied when considering delivery schedules and timelines, coordination, prioritization, proper handling of goods, elimination of 3rd party expenses, direct internal communication, the ability to offset or hedge fuel expenses and many more benefits to The Utopian Islands.

The main buildings and restaurants are also estimated at \$500/per square foot.

Common areas have been assessed on a sliding scale as the high-end finishes will not be required in the service buildings and employee housing.

Revenue (Sales) Projections - Assumptions

See below.

Cost of Goods Sold (COGS) - Assumptions

See below

SGA Expense Assumptions

Summary of SGA Expenses

- a) **SGA – Executive Team Expenses**
 - Year 1** – Shown on SGA summary statement
 - Year 2** – Year 1's total operating expenses with 0% growth
 - Year 3** – Year 2's total operating expenses with 5% growth
 - Year 4** – Year 3's total operating expenses with 5% growth
 - Year 5** – Year 4's total operating expenses with 5% growth
 - Year 6** – Year 5's total operating expenses with 5% growth
- b) **SGA – Operating Expenses by Department**

- c) SGA – Resort Staffing Expenses
- d) Staffing Requirements

Capital Expenditures - Assumptions

The Utopian Islands will have three main capital expenditures: (1) Land, (2) Tangible Assets, and (3) Intangible Expenses. (See details below).

Depreciation and Amortization - Assumptions

The Utopian Islands has outlined the details of the depreciation and amortization of these CAPEX tangible and intangible assets in detail in their electronic templates and financial tables below.

Debt and Working Capital Statements

The Utopian Islands has no debt (except for working capital) during the period where the construction of the bungalow estates occurs (Years 1-4).

Income Statement (Profit and Loss Statement)

The Utopian Islands' Income Statement projections show the following assumptions:

- (1) **Sales Revenues.** Sales revenues directly transfer from the revenue projections statement.
- (2) **Revenue from Financing Activities:** No financing activities are Shown
- (3) **SG&A Expenses.** All operating expenses are directly transferred from the SG&A summary statement.

Cash Flow Statement – Assumptions and Analysis

The Utopian Islands' cash flow is directly proportionate to its revenue projections. The financial assumptions project a positive cash flow in year three. The cash flow assumptions are:

- (1) **Cash Flow Delay.** There is no cash flow delay.
- (2) **Float on Payments.** The Construction is shown as paid out evenly every month from the start month.

Balance Sheet Statement

The Utopian Islands's Balance Sheets pull directly from all financial assumptions and statements above. Year 6 shows Assets at almost \$4B.

Exit Strategies

The Utopian Islands will have multiple options for an exit strategy:


- 1) Sell or merge company with a larger company or private equity group, hedge fund or other
- 2) Expand to an international brand and develop additional islands in key locations
- 3) Continue to run the company and issue dividends to shareholders
- 4) IPO

Financial Projections below are available in electronic version (in MS Excel) for review upon request:

ASSUMPTIONS – SEE DETAILS IN “FINANCIALS & CAPITAL STACK”

| | REVENUE CENTER BY UNIT ASSUMPTION | REVENUE PER UNIT COST | COGS PER UNIT COST | GROSS MARGIN PER UNIT COST | ASSUMPTION DESCRIPTION |
|----|---|-----------------------|--------------------|----------------------------|---|
| 1 | PRIVATE CUSTOM-DESIGNED ESTATE—BEACH ESTATE | \$9M | 33% | \$6M | The unit price for each Bungalow Estate will be priced based on location on the islands and its views. The smaller estates will have a starting price of \$5M, with an average price point expected to be much higher. Construction costs are based upon - Cost x a Multiple of 3. |
| 2 | PRIVATE CUSTOM-DESIGNED ESTATE—GRAND ESTATE | \$15M | 33% | \$10M | The unit price for each Bungalow Estate will be priced based on location on the islands and its views. The larger estates—Grand Estates will have a starting price of \$9.0M. Construction costs are based upon Cost x a multiple of 3. |
| 3 | PRIVATE ESTATE ADD-ON'S (50% OF ESTATES) | \$8M | 25% | \$6M | Using our unique modular designs, our Add-on's include such things as: (1) additional bedrooms, (2) grotto bar, (3) elevators, etc. We have estimated that 1/2 of the estates (or 250 of the 500 estates) will elect to purchase add-on's at an average price of \$7M. Construction costs are based upon Cost x multiple of 4. |
| 4 | SUPER-YACHT MARINA | \$50,625 | 10% | \$45,563 | Assumption is based on the Marina having 150 slips at a minimum of \$45/ft, with an average boat length estimated to be 50 feet in length, times 30 days/month at an average occupancy rate of 75%. |
| 5 | MONTHLY RESORT FEES TO ESTATE OWNERS | \$10,000 | 10% | \$9,000 | This revenue center is based on all estates being assessed a \$10K/month UI Resort Fee over our 500 estates. This fee will pay for Landscaping of the Resort, Security, Emergency Services, Inter-Island transport ferries, Support Services and other ancillary services provided to the estate owners at an additional cost to the Estate Owner. |
| 6 | CONDO-HOTEL RENTAL INCOME | \$54,000 | 10% | \$48,600 | Rental royalties are calculated based on an average per night rate of \$7.5K/night with 500 Rentals bungalows times 300 rental days a year, at 60% occupancy with a 40% royalty paid to Utopian Islands for its sales and services efforts, and then divided the amount by 12 months in a year. |
| 7 | FOOD & BEVERAGE OUTLETS | \$750 | 10% | \$625 | Based on 500 couples spending \$250/day x 30 days in a month, while expecting a 25% profit margin to the restaurant or bar, whereby UI receives 20% of the royalty or profits from the restaurant or bars. |
| 8 | Major Retail Outlets | \$2,500 | 10% | \$2,250 | Based upon anticipated spending of roughly \$2,500/month per couple. |
| 9 | Casino | \$3.6M | 10% | \$3.24M | An average casino makes between 15-20% profit. Based upon \$4M being gambled per day = \$4M x 30 days = \$120M/month at a profit of 15% = \$18M x 20% royalty to UI = \$3.6M - taking a conservative approach, UI used the amount of \$3.6M as its estimated monthly royalty. Remember, our islands are islands full of "whales." The average daily gambling amount for the Hard Rock Casino in Tampa is between \$20M-90M/day, with 90% of the money gambled by just 100 whales - therefore, The Utopian Islands should have revenue that resemble these numbers, but with a smaller amount of gamblers who are primarily all whales.! |
| 10 | Entertainment and Leisure Outlets | \$1,125 | 10% | \$1,013 | Based on 500 couples spending \$250/day times 30 days/month at 60% occupancy with a 25% profit margin. These outlets include: Fishing, Diving and Suba, Sailing, Submarine Dives, Jet-Ski's, Shopping, as well as many other outlets |
| 11 | World Club Membership | \$10K | 10% | \$9K | In order to be able to rent a Bungalow Estate from UI, the person must be a member of UI's World Club (Similar to an exclusive country club), UI' World Club Membership will be sold for \$10K/year and will require a total background check for security purposes. Membership is a requirement to visit UI and ensures the safety and security of the islands, guests and owners. The ability to screen guests and identify potential threats or liabilities will greatly benefit operations and ensure fewer incidents. Please note this fee will be increased annually as long as our Resort's occupancy remains high. |
| 12 | Super-Yacht Club Membership | \$10K | 10% | \$9K | Similar to UI' World Club, its Yacht Club Membership will also be sold for \$10K/year. Membership is a requirement to visit UI Marinas and ensures the safety and security of the islands, guests and owners. The ability to screen guests and identify potential threats or liabilities will greatly benefit operations and ensure fewer incidents. Please note this fee will be increased annually as long as our Marina remains full |
| 13 | Monthly Utilities from Sustainable Energy or Bungalow Estates | \$2.5K | 10% | \$2.25k | All SUSTAINABLE ENERGY utilities and services will be provided to the Estates will be covered by this monthly fee and will be deducted from rental revenues. These services are estimated to valued at \$2,500/month. |






Market Analysis of Ultra-Luxury Rental Options

| c. Market Analysis of Ultra-Luxury Vacation Rental Options | | | | |
|--|---|---|---|---|
| Market Analysis of Ultra-Luxury Vacation Rental Options | | | | |
| | Resort Four Seasons - Nassau | Resort Atlantis (Bahamas) | Villa Rental Musha Cay - Bahamas | Private Islands - Bahamas |
| |  |  |  |  |
| | Private Beach Villa | Presidential Suite | Private Island Rental | Private 3500 sq. ft. Estate |
| *Based on a simple grading system of 4 levels ranging from: 0-1 (i.e., 0.25, 0.50, 0.75, and 1.00) | | | | |
| Product Description Overview | | | | |
| Square Footage of Product | 1,400 | 1,800 | 11,000 | 3,500 |
| Price / Night | \$29,000 | \$25,000 | \$45,000 | \$7,000 |
| Price / Square Foot | \$20.71 | \$13.89 | \$4.09 | \$2.00 |
| Number of Guest / Inventory | 1,500 | 7,000 | NONE | 1,200 |
| Restaurants | 3.00 | 30.00 | 1.00 | 15.00 |
| Minimum Stay Requirements | | | YES | YES |
| Privacy Levels of Product | 0.25 | 0.25 | 1.75 | 3.00 |
| Privacy Level | | | 1.00 | 1.00 |
| Security Levels | 0.25 | 0.25 | 0.75 | 1.00 |
| Exclusive Membership Club | | | | 1.00 |
| Major Amenities at Resort | | 2.50 | | 3.00 |
| Super-Yacht Marina | | 1.00 | | 1.00 |
| Lazy-River | | 0.50 | | 1.00 |
| Casino | | 1.00 | | 1.00 |
| Retail Outlets | 1.50 | 2.00 | 0.50 | 3.00 |
| Designer Shopping Village | | 1.00 | | 1.00 |
| Water Sports | 0.50 | 1.00 | 0.50 | 1.00 |
| Golf Course (Solaradise intends to add/build a Golf Course in Phase II*) | 1.00 | | | |
| Boating Service Center | | | | 1.00 |
| Medical Services | 1.00 | 1.00 | 1.00 | 4.00 |
| Private Hospital with Luxury In-Patient Rooms (10 rooms) | | | | 1.00 |
| Elective Surgery Medical Center (Plastic, Orthopedic, etc.) | | | | 1.00 |
| Emergency Medical Services and Care | 1.00 | 1.00 | 1.00 | 1.00 |
| Other Services: Stem Cell, Medically Handicapped people, Senior Care | | | | 1.00 |
| Entertainment Options | 2.00 | 3.00 | 2.00 | 4.00 |
| Tropical Amphitheater (Outdoor Dinner Theater) | | | | 1.00 |
| Watersports (Fish/Dive/Boating) | 1.00 | 1.00 | 1.00 | 1.00 |
| Live Entertainment | 0.50 | 1.00 | 0.50 | 1.00 |
| Sports Complex including a Martial Arts DoJo | 0.50 | 1.00 | 0.50 | 1.00 |
| Airport/Helpads with Helicopter Service & Inter-Islands Transport Services | 1.00 | 2.00 | 3.00 | 4.00 |
| Private Airport on Island w/Plane | | | 1.00 | 1.00 |
| Private Helpads with Helicopters | 1.00 | 1.00 | 1.00 | 1.00 |
| Inter-Island Water Taxi | | 1.00 | | 1.00 |
| Shuttles to Mainland/Islands | | | 1.00 | 1.00 |
| Resort Services & Fees | 4.00 | 4.00 | | 4.00 |
| Resort Fee Requirements | 1.00 | 1.00 | | 1.00 |
| Executive Training Facilities | 1.00 | 1.00 | | 1.00 |
| Conference Events Space | 1.00 | 1.00 | | 1.00 |
| Special Events (Weddings, Parties and Custom Events) | 1.00 | 1.00 | | 1.00 |
| Royal Spa Services | 4.00 | 4.00 | 2.00 | 4.00 |
| Hair & Nail Spa | 1.00 | 1.00 | | 1.00 |
| Massage Services | 1.00 | 1.00 | 1.00 | 1.00 |
| Botox/Fillers | 1.00 | 1.00 | | 1.00 |
| Facials/Other | 1.00 | 1.00 | 1.00 | 1.00 |
| Energy/Green Solutions | 1.00 | 1.00 | 1.00 | 4.00 |
| Green Technology Power & Water | | | | 1.00 |
| Green Tech Sewer & Garage | | | | 1.00 |
| Organic Food (Hydroponics) | | | | 1.00 |
| Eco-Friendly Shipping & Boating | 1.00 | 1.00 | 1.00 | 1.00 |
| Sports Complex | 1.00 | 2.00 | 0.25 | 4.00 |
| Gym/Tennis/Basketball | 0.50 | 1.00 | 0.25 | 1.00 |
| Martial Arts Dojo | | | | 1.00 |
| Horse Back Riding | | | | 1.00 |
| Kids Center | 0.50 | 1.00 | | 1.00 |
| Rating Total (Based on a Total Score of 38) | 15.75 | 21.75 | 11.50 | 37.00 |
| Value Proposition | Very Poor | Poor | Very Poor | Excellent |



Market Analysis of Ultra-Luxury Vacations & 2nd Home Options

b. Market Analysis of Ultra-Luxury Vacation & Home Options

Market Analysis of Ultra-Luxury Vacation & Home Options




| | Resort | Resort | Airbnb / Island Home Rental | Villa Rental | Condo-Hotel Model with Beach Front Estate at Resort |
|--|---|--|---|---|---|
| | Atlantis (Bahamas) | Four Seasons - Nassau | The Albany - Nassau | Mucha Cay - Bahamas | Private Island Archipelago |
| |  |  |  |  |  |
| | Presidential Suite | Private Beach Villa | Private Home at Golf Resort | Private Island Rental | Private Beach-Front Estates at Resort |
| *Based on a simple grading system of 4 levels ranging from: 0-1 (i.e., 0.25, 0.50, 0.75, and 1.00) | | | | | |
| Product Description | | | | | |
| Square Footage of Product | 1,800 | 1,400 | 4,000 | 11,000 | 3,500 |
| Price / Night | \$25,000 | \$29,000 | \$18,000 | \$45,000 | \$7,000 |
| Price / Square Foot | \$13.89 | \$20.71 | \$4.50 | \$4.09 | \$2.00 |
| Number of Guest / Inventory | 7,000 | 1,500 | 2,500 | NONE | 1,200 |
| Restaurants | 30 | 3 | 3 | 1 | 15 |
| Minimum Stay Requirements | NO | NO | YES | YES | YES |
| Privacy Levels of Product | 0.25 | 0.25 | 1.00 | 1.75 | 3.00 |
| Privacy Level | | | 0.50 | 1.00 | 1.00 |
| Security Levels | 0.25 | 0.25 | 0.50 | 0.75 | 1.00 |
| Exclusive Membership Club | | | | | 1.00 |
| Major Amenities at Resort | 3.00 | | 1.00 | | 3.00 |
| Super-Yacht Marina | 1.00 | | 1.00 | | 1.00 |
| Lazy-River | 1.00 | | | | 1.00 |
| Casino | 1.00 | | | | 1.00 |
| Retail Outlets | 2.00 | 1.50 | 2.00 | 0.50 | 3.00 |
| Designer Shopping Village | 1.00 | | | | 1.00 |
| Water Sports | 1.00 | 0.50 | 1.00 | 0.50 | 1.00 |
| Golf Course | | 1.00 | 1.00 | | |
| Boating Service Center | | | | | 1.00 |
| Medical Services | 1.00 | 1.00 | 1.00 | 1.00 | 4.00 |
| Private Hospital | | | | | 1.00 |
| Elective Surgery | | | | | 1.00 |
| Emergency Services | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Stem Cell Options | | | | | 1.00 |
| Entertainment Options | 3.00 | 2.00 | 3.00 | 2.00 | 4.00 |
| Amphitheater (Outdoor Dinner) | | | | | 1.00 |
| Watersports (Fish/Dive/Boating) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Live Entertainment | 1.00 | 0.50 | 1.00 | 0.50 | 1.00 |
| Sports Complex | 1.00 | 0.50 | 1.00 | 0.50 | 1.00 |
| Airport/Helpads/Trans | 2.00 | 1.00 | 1.00 | 3.00 | 4.00 |
| Private Airport on Island w/Plane | | | | 1.00 | 1.00 |
| Private Helpads with Helicopters | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Inter-Island Water Taxi | 1.00 | | | | 1.00 |
| Shuttles to Mainland/Islands | | | | 1.00 | 1.00 |
| Resort Services & Fees | 4.00 | 4.00 | 4.00 | | 4.00 |
| Resort Fee Requirements | 1.00 | 1.00 | 1.00 | | 1.00 |
| Training Facilities | 1.00 | 1.00 | 1.00 | | 1.00 |
| Conference Events Space | 1.00 | 1.00 | 1.00 | | 1.00 |
| Special Events (Weddings) | 1.00 | 1.00 | 1.00 | | 1.00 |
| Royal Spa Services | 4.00 | 4.00 | 4.00 | 2.00 | 4.00 |
| Hair & Nail Spa | 1.00 | 1.00 | 1.00 | | 1.00 |
| Massage Services | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Botox/Fillers | 1.00 | 1.00 | 1.00 | | 1.00 |
| Facials/Other | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Energy/Green Solutions | 1.00 | 1.00 | 1.00 | 1.00 | 4.00 |
| Green Technology Power & Water | | | | | 1.00 |
| Green Tech Sewer & Garage | | | | | 1.00 |
| Organic Food (Hydroponics) | | | | | 1.00 |
| Eco-Friendly Shipping & Boating | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Sports Complex | 2.00 | 1.00 | 1.00 | 0.25 | 4.00 |
| Gym/Tennis/Basketball | 1.00 | 0.50 | 0.50 | 0.25 | 1.00 |
| Martial Arts Dojo | | | | | 1.00 |
| Horse Back Riding | | | | | 1.00 |
| Kids Center | 1.00 | 0.50 | 0.50 | | 1.00 |
| Rating Total (Based on a Total Score of 38) | 22.25 | 15.75 | 19.00 | 11.50 | 34.00 |
| Value Proposition | Poor | Very Poor | Very Poor | Very Poor | Excellent |

Market Analysis of Ultra-Luxury Vacation Rental Options

| d. Market Analysis of Ultra-Luxury Private Island Home Ownership | | | |
|--|---|---|-----------------------------|
| | Market Analysis of Ultra-Luxury Private Island Home Ownership | | |
| | Airbnb / Island Home Rental | | Private Islands - Bahamas |
| | Baker's Bay - Bahamas | The Albany - Nassau | |
| |  |  | <i>Utopian Islands</i> |
| | Private Home at Golf Resort | Private Home at Golf Resort | Private 3500 sq. ft. Estate |
| | 3,430 | 4,000 | 3,500 |
| | \$11,500,000.00 | 18,000,000.00 | 5,000,000.00 |
| | \$3,352.77 | 4,500.00 | 1,428.57 |
| | 1,200 | 2,500 | 1,200 |
| | 3.00 | 3.00 | 15.00 |
| | YES | YES | YES |
| | 0.75 | 1.00 | 3.00 |
| | 0.50 | 0.50 | 1.00 |
| | 0.25 | 0.50 | 1.00 |
| | | | 1.00 |
| | 1.00 | 1.00 | 3.00 |
| | 1.00 | 1.00 | 1.00 |
| | | | 1.00 |
| | | | 1.00 |
| | 3.00 | 3.00 | 3.00 |
| | 0.50 | 0.50 | 1.00 |
| | 1.00 | 1.00 | 1.00 |
| | 1.00 | 1.00 | 1.00 |
| | 0.50 | 0.50 | 1.00 |
| | 1.00 | 1.00 | 4.00 |
| | | | 1.00 |
| | | | 1.00 |
| | 1.00 | 1.00 | 1.00 |
| | | | 1.00 |
| | 2.00 | 2.50 | 4.00 |
| | | | 1.00 |
| | 1.00 | 1.00 | 1.00 |
| | 0.50 | 0.50 | 1.00 |
| | 0.50 | 1.00 | 1.00 |
| | 2.00 | 2.00 | 4.00 |
| | 1.00 | 1.00 | 1.00 |
| | 1.00 | 1.00 | 1.00 |
| | | | 1.00 |
| | | | 1.00 |
| | 4.00 | 4.00 | 4.00 |
| | 1.00 | 1.00 | 1.00 |
| | 1.00 | 1.00 | 1.00 |
| | 1.00 | 1.00 | 1.00 |
| | 1.00 | 1.00 | 1.00 |
| | 1.00 | 1.00 | 4.00 |
| | 0.50 | 0.50 | 1.00 |
| | 0.50 | 0.50 | 1.00 |
| | | | 1.00 |
| | | | 1.00 |
| | 1.00 | 1.00 | 4.00 |
| | | | 1.00 |
| | | | 1.00 |
| | | | 1.00 |
| | 1.00 | 1.00 | 1.00 |
| | 2.00 | 1.50 | 4.00 |
| | 1.00 | 1.00 | 1.00 |
| | | | 1.00 |
| | | | 1.00 |
| | 1.00 | 0.50 | 1.00 |
| | 19.50 | 19.50 | 34.00 |
| | Very Poor | Very Poor | Excellent |

*Based on a simple grading system of 4 levels ranging from: 0-1 (i.e., 0.25, 0.50, 0.75, and 1.00)

Market Analysis of Ultra-Luxury Condo-Hotel Model

| e. Market Analysis of Ultra-Luxury Condo-Hotel Model Benefits | | | |
|--|--|---|---|
| | Market Analysis of Ultra-Luxury Condo-Hotel Model Benefits | | |
| | Resort with Condo-Hotel Atlantis (Bahamas) | Resort with Condo-Hotel Four Seasons - Nevis | Private Islands - Bahamas |
| |  |  |  |
| | The Reef | Four Season Program | Private 3600 sq. ft. Estate |
| *Based on a simple grading system of 4 levels ranging from: 0-1 (i.e., 0.25, 0.50, 0.75, and 1.00) | | | |
| Product Description Overview | | | |
| Square Footage of Product | 1,800 | 5,780 | 3,500 |
| Price | \$1,200,000 | \$8,670,000 | \$5,000,000 |
| Price / Square Foot | \$666.67 | \$1,500.00 | \$1,428.57 |
| Number of Guest / Inventory | 7,000 | 1,200 | 1,200 |
| Restaurants | 30.00 | 6.00 | 15.00 |
| Minimum Stay Requirements | YES | YES | YES |
| Privacy Levels of Product | 0.25 | 0.50 | 3.00 |
| Privacy Level | | 0.25 | 1.00 |
| Security Levels | 0.25 | 0.25 | 1.00 |
| Exclusive Membership Club | | | 1.00 |
| Major Amenities at Resort | 3.00 | 2.00 | 3.00 |
| Super-Yacht Marina | 1.00 | 1.00 | 1.00 |
| Lazy-River | 1.00 | | 1.00 |
| Casino | 1.00 | 1.00 | 1.00 |
| Retail Outlets | 2.00 | 3.00 | 3.00 |
| Designer Shopping Village | 1.00 | 1.00 | 1.00 |
| Water Sports | 1.00 | 1.00 | 1.00 |
| Golf Course | | 1.00 | |
| Boating Service Center | | | 1.00 |
| Medical Services | 1.00 | 1.00 | 4.00 |
| Private Hospital | | | 1.00 |
| Elective Surgery | | | 1.00 |
| Emergency Services | 1.00 | 1.00 | 1.00 |
| Stem Cell Options | | | 1.00 |
| Entertainment Options | 3.00 | 3.00 | 4.00 |
| Amphitheater (Outdoor Dinner) | | | 1.00 |
| Watersports (Fish/Dive/Boating) | 1.00 | 1.00 | 1.00 |
| Live Entertainment | 1.00 | 1.00 | 1.00 |
| Sports Complex | 1.00 | 1.00 | 1.00 |
| Airport/Helpads/Trans | 2.00 | 1.00 | 4.00 |
| Private Airport on Island w/Plane | | | 1.00 |
| Private Helpads with Helicopters | 1.00 | 1.00 | 1.00 |
| Inter-Island Water Taxi | 1.00 | | 1.00 |
| Shuttles to Mainland/Islands | | | 1.00 |
| Resort Services & Fees | 4.00 | 4.00 | 4.00 |
| Resort Fee Requirements | 1.00 | 1.00 | 1.00 |
| Training Facilities | 1.00 | 1.00 | 1.00 |
| Conference Events Space | 1.00 | 1.00 | 1.00 |
| Special Events (Weddings) | 1.00 | 1.00 | 1.00 |
| Royal Spa Services | 4.00 | 4.00 | 4.00 |
| Hair & Nail Spa | 1.00 | 1.00 | 1.00 |
| Massage Services | 1.00 | 1.00 | 1.00 |
| Botox/Fillers | 1.00 | 1.00 | 1.00 |
| Facials/Other | 1.00 | 1.00 | 1.00 |
| Energy/Green Solutions | 1.00 | 1.00 | 4.00 |
| Green Technology Power & Water | | | 1.00 |
| Green Tech Sewer & Garage | | | 1.00 |
| Organic Food (Hydroponics) | | | 1.00 |
| Eco-Friendly Shipping & Boating | 1.00 | 1.00 | 1.00 |
| Sports Complex | 2.00 | 1.50 | 4.00 |
| Gym/Tennis/Basketball | 1.00 | 1.00 | 1.00 |
| Martial Arts Dojo | | | 1.00 |
| Horse Back Riding | | | 1.00 |
| Kids Center | 1.00 | 0.50 | 1.00 |
| Rating Total (Based on a Total Score of 38) | 22.25 | 21.00 | 37.00 |
| Value Proposition | Poor | Very Poor | Excellent |

