

buysecondhome

consultancy

one page investment opportunity; **la Bouitte, St. Martin De Belleville near Courchevel in the French Alps.**

To become a 50 suite 5* luxury apt / hotel scheme. The scheme will boast a 2* Michelin restaurant www.La-Bouitte.com / internationally branded Spa / Brasserie restaurant / après Ski bar on the side of the piste / conference facilities / basement secure car parking and 24 hour concierge service in an extremely rare picturesque ski-in ski-out location of 'Saint Martin De Belleville' which is known to skiers and holidaymakers as the 'Jewel of the Alps' internationally.

Development stages:

^ December 2009: Construction permits granted, option on the land, preparations of branding, pre-sales, investors, hotel management etc.

^ now: seeking first investor(s) of 6 million plus euro (25% of Gross Development Value-GDV) to purchase land, to pay all professional fees and some of the overheads to date this will be circaM of theM the rest is to get the contractor on site ASAP to start and complete the retaining wall structure and some of the foundations this year? Branded site hoardings around the site and general signage, will be put up. Marketing budget to have scale models built, advertise the project in London / Paris / International magazines and also create brochures with CGI visuals and a divine web site. Furthermore also a sales showroom on site and a timber log cabin fully fitted out.

^ 2010: commencement residential pre-sale prices are based on a gross euros m2 on average, as the units will be sold based on a 'Residence de Tourism' scheme the net sale will be based around euro's m2 (the purchaser's will be able to re-claim their full 19.6% TVA/VAT on day one from the purchase price). Regarding the development; they will be receiving a 5*residential apartment /suite with international quality branded facilities on site in a superb location. The facilities will appeal to the affluent and it offers a lifestyle and quality of facilities that cannot be found even in Courchevel.

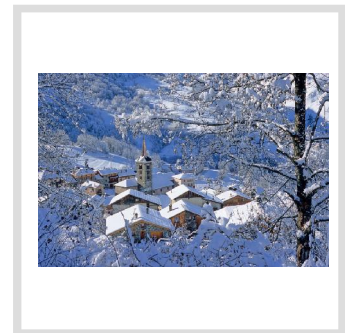
^ numbers: the F&B operation will be sold to 'The Meilleur Family' who currently run the famous 'La Bouitte '2' star Michelin Restaurant' in the next village of 'St Marcel' and have a 32 year heritage within the French Alps.

completion = December 2010 Phase '1'; completion = December 2011 Phase '2'

hotel valuation =M; Spa valuation =M; apartments / suites valuation =M (Nett after TVA reclaim); Restaurants = Pre-sold forM

Total GDV =M gross >> constructionM + land (max; to be neg.)M =M >> gross profit=.....M

^ Dear investor, please feel free to request information in more detail; call Christian ter Maat @ +31-651-004-008.



^ confidential and subject to changes ^