



CHÂTEAU DE LA CAZINE GOLF & SPA RESORT

150%
BUYBACK GUARANTEE
LIMITED AVAILABILITY



CHÂTEAU SUITES PURCHASE GUIDE

Combine the stunning 150% developer buyback offer with the high rental returns for up to ten years and you are guaranteed to walk away with a significant return on your investment!

THE OPPORTUNITY

- 150% buyback guarantee
- 50% Non-status finance guaranteed
- Cashback paid on your deposit
- Substantial anticipated rental returns
- Invest with less than £16,000

THE LIFESTYLE

- World class suites in main Château
- 18 hole golf course, luxurious spa
- Children's adventure zone
- Swimming complex, cycling trails
- Restaurants, bars, boutiques

Purchasing property at Château de la Cazine offers you not only a superb investment with the guarantee of **substantial capital appreciation**, but also an idyllic holiday home that you can enjoy for many years to come.

Benefit from the peace of mind of a **secure exit strategy** offering not only all your money back, but 50% profit on top of this! Combine this with the **guaranteed rental return** options of either 5% for ten years or 8% for two years, and you are guaranteed to walk away with a **significant return on your investment**.

FRACTIONAL OWNERSHIP FROM: £28,000
FULL OWNERSHIP FROM: £285,000

THE BUYBACK GUARANTEE

We are so confident that Château de la Cazine will flourish that, for those who choose to purchase at this renovation stage, we are offering to **buy your property back** from you 10 years post-completion at **150% of the price that you paid for it**, guaranteed. This is a solid guarantee which will be written into your contract.

Once you have experienced the luxury of your property and the high rental returns that it generates, you may prefer to keep your Château Suite for many years to come. You are not obliged to take up the buyback offer, it is simply **an option** available to you, should you choose to accept it.

RENTAL RETURNS

Should you wish to enjoy the security of **guaranteed rental returns**, you may choose between either the higher return of 8% for two years followed by a 50/50 split with the hotel operator thereafter, or alternatively a 5% return PA guaranteed for an incredible ten years. This ten year period will take you securely up to the time when the developer buyback guarantee takes effect.

Taking into account the 50/50 split between property owners and the hotel operator, purchasers who choose this route are predicted to enjoy **very high occupancy rates** of their property, in the region of 85%. Using the modest figure of 60% occupancy, this would provide owners with a 10% return annually. At 85% occupancy, as is predicted for suites at Château de la Cazine, owners will receive **annual returns of 12%**.

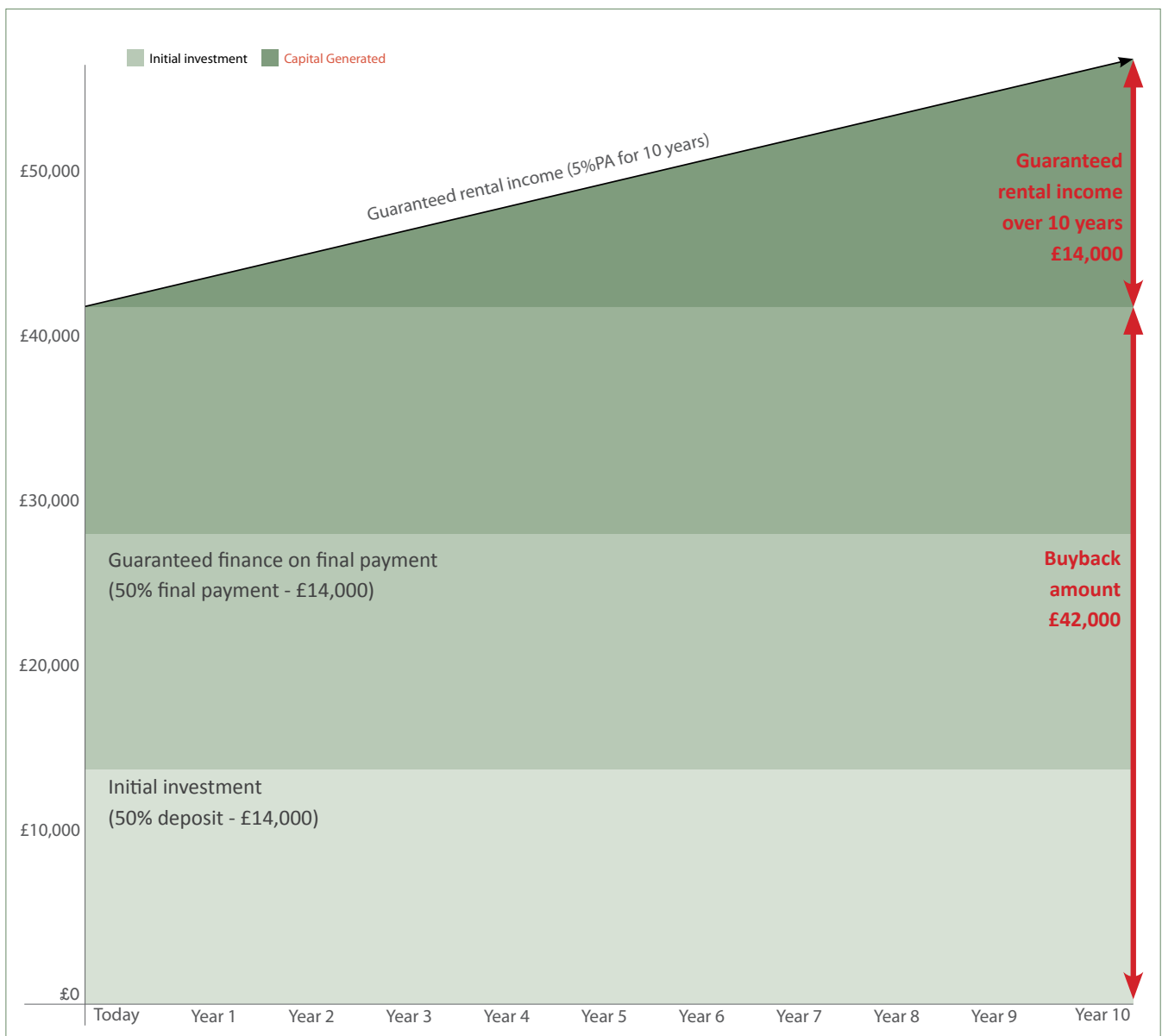


PRICES AND RETURNS

Ownership option	Purchase price	Deposit amount	Guaranteed rental PA at 8%	Guaranteed rental PA at 5%	Buyback price	Profit on buyback
Full Ownership	£285,000	£142,500	£22,800	£14,250	£427,500	£142,500
Fractional Ownership	£28,000	£14,000	£2,240	£1,400	£42,000	£14,000

PERFORMANCE MODEL OVER 10 YEARS CHÂTEAU SUITES - FRACTIONAL OWNERSHIP PROPERTY

Buyback amount 10 years post-completion: **£42,000** Rental Income over 10 years: **£14,000** Total Return: **£56,000**



PURCHASE PROCEDURE

With both full and fractional ownership properties, the purchase procedure of suites at Château de la Cazine is very straightforward.

A **fully refundable** reservation fee of either £500 for fractional ownership properties or £1000 for full ownership is payable upon reservation. This amount is fully refundable for 30 days, giving you the time to take a viewing trip to the Château and appreciate the stunning location of the resort for yourself.

Benefit from the security of guaranteed rental returns lasting for up to ten years from the Château opening, and enjoy **guaranteed capital appreciation** of up to £142,500 on your property investment.

FRACTIONAL OWNERSHIP:

£500 Reservation fee

✓ Refundable for 30 days

50% Deposit (30 days from contract date)

✓ 5% cashback PA paid on deposit

50% Final payment (upon completion)

✓ Rental guarantee commences of either
5% for ten years or 8% for two years

FULL OWNERSHIP:

£1000 Reservation fee

✓ Refundable for 30 days

30% Deposit (30 days from contract date)

✓ 5% cashback PA paid on deposit

70% Final payment (upon completion)

✓ Rental guarantee commences of either
5% for ten years or 8% for two years

We are not responsible for the repayment of any loans or mortgages and your property is at risk if you do not keep up repayments or loans secured upon it. Terms and conditions apply. Details herein are correct at time of going to print and are subject to change. V4. © Château de la Cazine 2011.

