

# ROYAL ST. KITTS HOTEL





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# VACATION FOR LIFE

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We all feel the demands of life pull us in many directions. We all yearn for that rare moment when we can finally escape to that much earned vacation. We all wish we could get away more often and that it could last much longer.

And that's just it...because we all live for vacation, we simply thought...why not **Vacation for Life?** Well, the Royal St. Kitts Hotel has now made that a possibility, offering condominium units at its tropical, 18-acre resort property through its Vacation for Life Condominium Program.

The Vacation for Life Program is also a St. Kitts-Nevis Government-Approved Investment Opportunity for Economic Citizenship. Under the Federation of St. Kitts and Nevis' long-established Citizenship by Investment Program, investors of good character are eligible for St. Kitts-Nevis citizenship when they invest at least \$400,000 USD on real estate sold by a government-approved developer.



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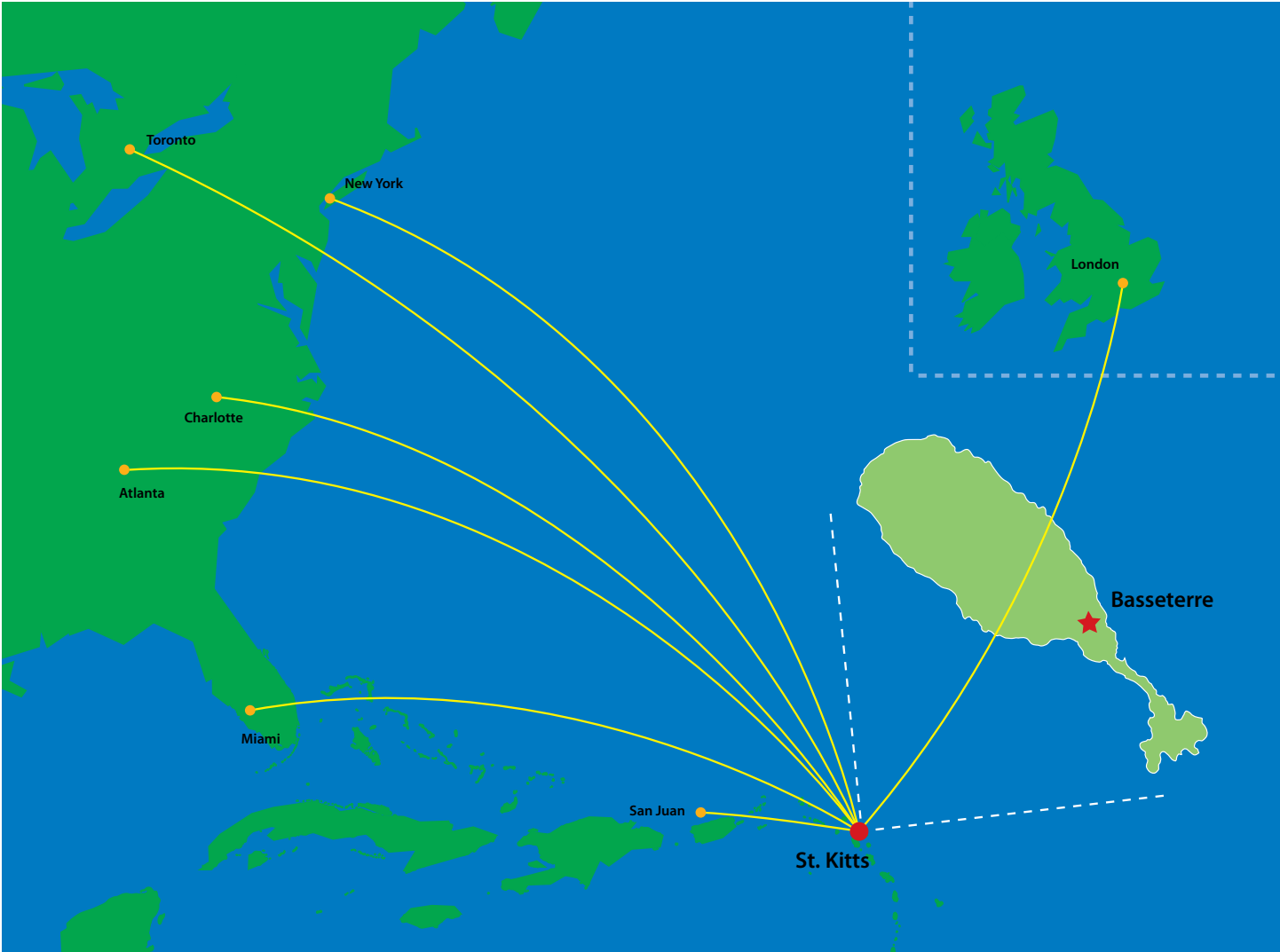
# THE DESTINATION

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Islands Magazine lists St. Kitts as one of the best 20 islands to live on and characterizes the island as “one of those increasingly rare isles that hasn’t been overrun by mega development”. That’s exactly why we like it and why we believe you will too. Experience authentic Kittitian life: stroll through the capital city of Basseterre, hike the rainforest, take an unforgettable ride with the St. Kitts Scenic Railway, rejuvenate on a catamaran cruise to Nevis, or just “lime” on one of St. Kitts’ many beautiful beaches. There’s no shortage of things to do here and no requirement to do anything in particular!

## St. Kitts and Nevis Quick Facts

Banking	There are 4 main banking institutions: Republic Bank, First Caribbean International Bank, St. Kitts Nevis Anguilla National Bank, and Bank of Nevis.
Capital City	Basseterre
Climate	Pleasant tropical temperatures ranging from 17° to 33°C
Currency	Eastern Caribbean Dollar (fixed at 1 USD = 2.70 XCD)
Government	Parliament democracy within Commonwealth of Nations. Full participating member of the Caribbean Community (CARICOM) and the organization of Eastern Caribbean States (OECS)
Language	English
Legal System	English Common Law and a member of the Eastern Caribbean Supreme Court system.
Location	Part of the Leeward Islands of the Caribbean, West Indies
Population	Approximately 52,402 (World Bank, 2010)



# VACATION FOR LIFE

## SINGLE APPLICANT - VIA REAL ESTATE VILLA SHARES

\$400,000	Real Estate - 10% payable at the start and balance on citizenship approval
\$4,000	Escrow Agent Fees
\$250	Government Application Fee
\$10,000	Government Due Diligence Fee
\$25,000	Government Registration fees
\$1,200	Passport Fees
\$100	Courier Fees
TOTAL \$440,550	
	Plus Service Provider Fees TBD

## JOINT APPLICANTS - MAIN APPLICANT & SPOUSE VIA REAL ESTATE VILLA SHARES

\$400,000	Real Estate - 10% payable at the start and balance on citizenship approval
\$4,000	Escrow Agent Fees
\$500	Government Application Fee
\$17,500	Government Due Diligence Fee
\$40,000	Government Registration Fees
\$2,400	Passport Fees
\$100	Courier Fees
TOTAL \$464,500	
	Plus Service Provider Fees TBD

## FAMILY OF THREE - Based on Husband, Wife and one child below 16 years VIA REAL ESTATE VILLA SHARES

\$400,000	Real Estate - 10% payable at the start and balance on citizenship approval
\$4,000	Escrow Agent Fees
\$750	Government Application Fee
\$17,500	Government Due Diligence Fee
\$50,000	Government Registration Fees
\$3,600	Passport Fees
\$100	Courier Fees
TOTAL \$475,950	
	Plus Service Provider Fees TBD

## FAMILY OF FOUR - Based on Husband, Wife and two children below 16 years VIA REAL ESTATE VILLA SHARES

\$400,000	Real Estate - 10% payable at the start and balance on citizenship approval
\$4,000	Escrow Agent Fees
\$1,000	Government Application Fee
\$17,500	Government Due Diligence Fee
\$60,000	Government Registration Fees
\$4,800	Passport Fees
\$100	Courier Fees
TOTAL \$487,400	
	Plus Service Provider Fees TBD

## Usage or Rental Options

- i) Use of Villa for 24 days of the year; maintenance fees of \$100 USD per day.
- ii) Optional rental pool for your 24 days, the owner receives the net return. The in-season rental rate is \$2,000 per day, minimum of 3 days. The off-season rental rate is \$1,500 per day, minimum of 3 days.

## Potential Returns

### **\$500,000 Investment (High Season, November – April)**

#### **100% Occupancy**

24 x \$2,000 = \$48,000  
 \$48,000 - 11% (\$5280 Management Fee) = \$42,720  
 \$2,400 (Maintenance Fees) = \$2,400  
 \$40,320 / \$500,000 = 8% Return

#### **50% Occupancy**

12 x \$2,000 = \$24,000  
 \$24,000 - 11% (\$2,640 Management Fee) = \$21,360  
 \$2400 (Maintenance Fees) = \$2400  
 \$18,960/\$500,000 = 3.8% Return

### **\$400,000 Investment (Low Season, May – October)**

#### **100% Occupancy**

24 x \$1,500 = \$36,000  
 \$36,000 - 11% (\$3,960 Management Fee) = \$32,040  
 \$32,040 - \$2,400 (Maintenance Fees) = \$14,820  
 \$29,640 / \$400,000 = 7.5% Return

#### **50% Occupancy**

12 x \$1,500 = \$18,000  
 \$18,000 - 11% (\$1,980 Management Fee) = \$16,020  
 \$16,020 - \$2,400 (Maintenance Fees) = \$13,620  
 \$13,620 / \$400,000 = 3.5% Return

Personal Usage - \$2,400 Expense for Maintenance Fees  
 Rates & Occupancy are subject to change based on Demand.

#### **Investment**

USD \$400,000 / \$500,000 (1/30 Ownership in a \$7.5M Villa, dependent on season)

#### **Type of Ownership**

Freehold Title Deed for each share

#### **Forecasted Return per annum**

3 – 8% based on Occupancy

#### **Location**

Frigate Bay, St. Kitts

#### **Hotel**

Royal St. Kitts Hotel

# THE FRIGATE BAY AREA





# THE HOTEL



The Royal St. Kitts Hotel was the first major hotel to open its doors in St. Kitts in 1983, and has been welcoming tourists and locals for over 35 years now. The 18-acre resort property is located on a private lake, directly across from North Frigate Bay Beach, and offers an array of amenities.



# — THE VACATION FOR LIFE CONDOMINIUM —

## **Legal title to real estate for life.**

When you purchase a Vacation for Life unit or a Fractional Interest in a condominium unit with us, you will receive registered legal title to one of our resort's condominium units or in the case of fractional interest, you will receive title reflecting your ownership interest in a particular condominium unit. Since you hold title to your interest in the condominium unit in perpetuity, you are free to transfer your interest through re-sale, gift or by will. If you apply and qualify for Economic Citizenship, please note that you are required to hold your investment for a period of at least 7 years.

## **An unspoiled, tropical hideaway at an unbeatable price.**

In a destination that is increasingly becoming known as the high-end unspoiled Caribbean alternative to many of the overdeveloped tourist traps, the Royal St. Kitts Hotel is offering a Vacation for Life to the tranquil Caribbean at an affordable price, with prices starting at \$400,000.00 USD for a fractional interest in a villa.

## **Hassle-free rental revenue.**

If you decide that you can't use your unit in a particular year, simply deposit your unit in our Hotel's Rental Program and we'll rent it out on your behalf. You can choose whether you wish to enter the unit into the Monthly Rental Program or the Hotel Guest Rental Program.

## **Stress-free ownership of real estate.**

With an experienced Hotel Management to support you, you can enjoy all of the benefits of owning a condominium unit, with none of the worries of maintenance, security, or upkeep. Just leave it all to us! Monthly condominium maintenance fees start at \$560 USD per month and cover all maintenance, utilities, and insurance costs.

## **The opportunity to hold a passport to paradise.**

If you apply and qualify for Economic Citizenship to St. Kitts and Nevis, not only will you own real estate in a tropical paradise, but you will also hold citizenship to one of the most beautiful islands out there. St. Kitts and Nevis have much to offer and the Economic Citizenship Program provides you with unique benefits, including:

- **Full citizenship for life.** If the applicant passes the requisite due diligence checks, citizenship is awarded for life.
- **Right to dual citizenship.** There is no need to abandon existing citizenship or to notify your home country.
- **Visa free travel.** A St. Kitts - Nevis passport allows you visa free travel to over a 130 countries, including United Kingdom for a 6-month period.
- **Favourable tax policies.** As a citizen of St. Kitts and Nevis, you can enjoy tax free status on all income, capital gains, gifts, wealth and inheritance.
- **Full residency status.** You will obtain the right to reside in St. Kitts and Nevis, and some CARICOM member countries.
- **Valid passports.** A valid passport is issued to a successful applicant and other eligible family members.
- **Certain preferential treatment afforded to Commonwealth citizens in the United Kingdom.**
- **Wonderful climate and scenery.** St. Kitts and Nevis is well known for its beautiful climate and serene landscape.



# ROYAL VILLA DEVELOPMENT





Floor Plan: 1/30th share available for \$200,000.00 USD



















## PARADISE AWAITS YOU...



The Vacation for Life Condominiums are developed by Trans-Americainvest (St. Kitts) Ltd. and the Royal St. Kitts Hotel and Vacation for Life Owners' Association are managed by the Royal St. Kitts Hotel Management Inc., companies incorporated by the laws of the Federation of St. Kitts and Nevis. Trans-Americainvest (St. Kitts) Ltd. and its subsidiaries, affiliated or related companies are not advertising or guaranteeing the opportunity make a profit on the rental income or appreciation of the sale value of the condominium unit. Nothing herein forms a part of the Contract for Purchase of a condominium unit. Purchasers should review the Contract for Purchase and Condominium Declaration in detail prior to executing a Contract for Purchase and Trans-Americainvest (St. Kitts) Ltd. encourages all Purchasers to seek independent legal advice in this regard. Tax, citizenship, and property ownership laws, regulations, policies and fees, are subject to change at the sole discretion of the Government of St. Kitts and Nevis. Timelines for processing applications are entirely dependent on the applicable Governmental authority and may be changed at the sole discretion of Government. Purchasers should confirm fees and laws with the applicable Governmental authorities prior to executing any Contract for Purchase. The Property Site Map is an approximate visual representation of the Royal St. Kitts Hotel; the names and use of the amenities and/or commercial and/or operational facilities are subject to change. For the Villa Development, specific unit features and décor are subject to change, provided any substitution is of equal or superior quality. Individual units may vary. This advertising material is being used for the purpose of soliciting sales of a vacation ownership and/or condominium plan. This is not directed to residents in any region or state in which a registration of the vacation ownership and condominium plan is required, but in which registration has not yet been met.

**Royal St. Kitts Hotel**

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