



BRISTOL POINTE, GRAND BAHAMA

PROJECT SUMMARY

Why West End Grand Bahama

Old Bahama Bay is in the historic village of West End, Grand Bahama Island, approximately 26 miles west of Freeport and 56 miles due east of Palm Beach, Florida. West End has a colorful history and today is a picturesque fishing village. The settlement is the oldest city on Grand Bahama Island and is considered its historical capitol. West End has a reputation of being hospitable and friendly and the atmosphere is one of cool breezes and the most beautiful sunsets.

Access by Air via Charter, Private Pilot into West End Airport (MYGW) or Commercial service to Grand Bahama International Airport (FPO)

Old Bahama Bay Air Charter Service - Land right at Old Bahama Bay!

Grand Bahama Island International Airport in Freeport (FPO)

Shuttle and Taxi services are available at the airport to safely transport you to Old Bahama Bay Resort and Yacht Harbour.

Scheduled air access is via Grand Bahama Island International Airport in Freeport (FPO), which is 26 miles from West End. The airport is serviced by American Eagle, Silver Airways, Delta, Bahamasair, and many others including several charter operations.

West End Airport

The West End Airport (MYGW) is a private airport which services Old Bahama Bay's guests and residences. The West End Airport opens Old Bahama Bay Resort & Yacht Harbour and the idyllic destination of West End, Grand Bahama Island to private pilots and charter operators. Just 56 miles from Palm Beach, Florida and with 6,500 feet of paved runway, the West End Airport is a pilot's dream.

The airport is a daytime only, VFR only, operation. No instrument approaches are available and no night landings/takeoffs are permitted. The airport is open 7 days a week from 8 am to 5 pm. The ICAO code is MYGW and the IATA code is WTD.

Only aircraft which have been pre-approved by West End Airport Management and Bahamas ATC may land. This requires that the registration/tail number of the aircraft be submitted and approved.

ACCESS BY SEA

Old Bahama Bay is a favorite among Florida boaters and boat clubs with current charts and GPS systems offering known routes direct to the marina's deep-water entry, from most all Florida locations. For the most pleasant voyages, travel with a light southerly or west wind. Old Bahama Bay offers a full-service marina with fresh fuel.

Daily Access by Cruise Ship or Fast Ferry

From Fort Lauderdale-Fast Ferry

Baleària Bahamas Express offers daily cruise ferry transportation departing from Ft Lauderdale into Freeport, Grand Bahama Island.

From West Palm Beach-Cruise in the comfort of a full cruise ship.

Bahamas Paradise Cruise line offers every other day cruises from West Palm Beach into Freeport, Grand Bahama Island.

Shuttle and Taxi services are available at the port to safely transport you to Old Bahama Bay Resort and Yacht Harbour.

Why Invest In West End Grand Bahama

Investors and developers are attracted to the proposed Bristol Pointe development area because of the beautiful scenery, lush tranquil beaches, soft sand, and the surrounding water reflecting eight shades of blue. This idyllic natural landscape offers beautiful serenity and gorgeous one-of-a-kind sunsets. Having said this, the ultra-luxurious Bristol Pointe development is merely a twenty-eight-minute flight from the major Miami regional hubs. It is extremely accessible via airplane, boat, or ferry, however, is a world apart from the hustle of the city. Bristol Pointe will offer exclusivity and a playground of luxurious amenities. This will include world-class condos, residences, spas, retail, and fine dining. In addition, Sandy Key will be flagged as an Accor-branded exclusive five-star island paradise resort.

Why will this project sell out in five years? The overflow of Albany, a five-star luxury community located in Nassau will benefit Bristol Pointe in several ways. First, Albany has been selling their residence at \$2,800 sq ft and they have completely sold out. Bristol Pointe will be selling at \$1,900 sq ft. without sacrificing quality and luxury. Second, Albany is the only other luxury resort community in the Bahamas. Third, Albany is also landlocked within their Marina space offerings and cannot provide adequate moorage for additional super yachts for buyers. Bristol Pointe will have four times the marina area and will have a very convenient private airport within the community. Thirty percent of the owners of Albany have private jets or a jet service affiliation.

We feel that with our exclusive branding relationships with Accor and Luxury Living, our development team, government relationships, and Bahamian American CEO, we will be able to capture the market share of this clientele with a one-of-a-kind luxury destination. In addition, the Bahamian government has guaranteed us permits n forty-five days. Lastly, \$800M was initially spent on the development, but we are acquiring the property for 10 cents on the dollar.



The Hon. Philip Davis, Prime Minister

A Wealth of Investment Incentives

The inducement of a tax-free environment and a stable currency are enhanced by a series of investment incentives that provide relief from customs duties on approved raw materials, equipment, and building supplies, as well as allowing exemptions from business licenses and real property taxes for up to 20 years.

The Hotels Encouragement Act exempts hotel developers from customs duties on raw materials and equipment. Exemptions from real property tax and licensing fees are also available.

The Industries Encouragement Act exempts exporters from import duties on raw materials and equipment and business license fees. This act is of particular benefit for manufacturers.

The Export Manufacturing Industries Encouragement Act provides an approved manufacturer who intends to export or annually exports at least 95% of the total approved products produced by the manufacturer is afforded duty-free import of raw materials, equipment and building supplies used in the manufacture of the product or facilities for the same and duty-free export of those products.

The Bahamas Free Trade Zone Act

The Agricultural Manufactories Act provides subsidies to agricultural businesses in the form of interest-free loans for the purchase of supplies and exemption from duties on a wide range of products, including building suppliers, processing materials and farm trucks. It also provides exemption from export taxes.

Freeport on Grand Bahama Island gives businesses in the free trade zone exemption from taxes on profits, capital gains, inheritance, income, earnings, distributions, gifts, or on imported and exported goods. In addition, import duties and taxes on real estate have been waived through August 3, 2015.

The Tariff Act provides exemptions to approved manufacturers for the import of capital equipment and raw material for garment manufacturing, food processing, the production of handicraft and souvenir items, and cottage industries.

The Spirit and Beer Manufacture Act provides duty-free import of raw material and equipment for spirits and beer manufacturers.

Freedom from Taxation

One of the most attractive elements of investing in The Bahamas is the tax-free status accorded to income. There are no taxes levied on capital gains, corporate earnings, personal income, sales, inheritance, or dividends. This tax freedom is available to all resident corporations, partnerships, individuals and trusts.



EMPLOYMENT OPPORTUNITY

Economic stabilization in the West End is vital in gaining support from local community and the Bahamian Government, the best way to achieve this goal is through job creation. Coakley International and Bristol Point LLC are committed to not only short-term employment created through new construction but sustainable long-term employment through direct and indirect job creation.

According to a report commissioned by the National Association of Home Builders (NAHB). Home building generates substantial local economic activity, including new income and jobs for residents, and additional revenue for local governments. The National Association of Home Builders has developed a model to estimate these economic benefits. The model captures the effect of the construction activity itself, the ripple impact that occurs when income earned from construction activity is spent and recycles in the local economy, and the ongoing impact that results from new homes becoming occupied by residents who pay taxes and buy locally produced goods and services. In order to fully appreciate the positive impact residential construction has on a community, it is important to include the ripple effects and the ongoing benefits.

Impact of Building 100 Single-Family Homes in a Typical Local Area

Summary

Total One-Year Impact: Sum of Phase I and Phase II:

Local Income: \$28,670,800, Local Business Owners' Income: \$8,606,200, Local Wages and Salaries: \$20,064,700, Local Taxes: \$3,358,600, Local Jobs: 394

Phase I: Direct and Indirect Impact of Construction Activity:

Local Income: \$19,204,100, Business Owners' Income: \$6,526,800, Local Wages and Salaries: \$12,677,400, Local Taxes: \$2,152,500, Local Jobs: 237

Phase II: Induced (Ripple) Effect of Spending the Income and Taxes from Phase I:

Local Income: \$9,466,700, Business Owners' Income: \$2,079,400, Local Wages and Salaries: \$7,387,300, Local Taxes: \$1,206,100, Local Jobs: 157

Phase III: Ongoing, Annual Effect that Occurs When New Homes are Occupied:

Local Income: \$4,091,900, Local Business Owners' Income: \$922,400, Local Wages and Salaries: \$3,169,900, Local Taxes: \$1,014,800, Local Jobs: 69

Impact of Building 100 Private Residence Rental in a Typical Local Area

Summary

Total One-Year Impact: Sum of Phase I and Phase II:

Local Income: \$11,693,000, Local Business Owners' Income: \$3,620,500, Local Wages and Salaries: \$8,072,300, Local Taxes: \$2,211,200, Local Jobs: 241

Phase I: Direct and Indirect Impact of Construction Activity:

Local Income: \$7,403,300, Business Owners' Income: \$2,750,500, Local Wages and Salaries: \$4,652,700, Local Taxes: \$1,699,600, Local Jobs: 137

Phase II: Induced (Ripple) Effect of Spending the Income and Taxes from Phase I:

Local Income: \$4,289,700, Business Owners' Income: \$870,000, Local Wages and Salaries: \$3,419,600, Local Taxes: \$511,600, Local Jobs: 104

Phase III: Ongoing, Annual Effect that Occurs When New Homes are Occupied:

Local Income: \$2,640,600, Local Business Owners' Income: \$623,200, Local Wages and Salaries: \$2,016,900, Local Taxes: \$503,500, Local Jobs: 66

EMPLOYMENT OPPORTUNITY

Based on the values listed above estimated employment numbers for Bristol Point Phase 1

Old Bahama Bay Residential Lots

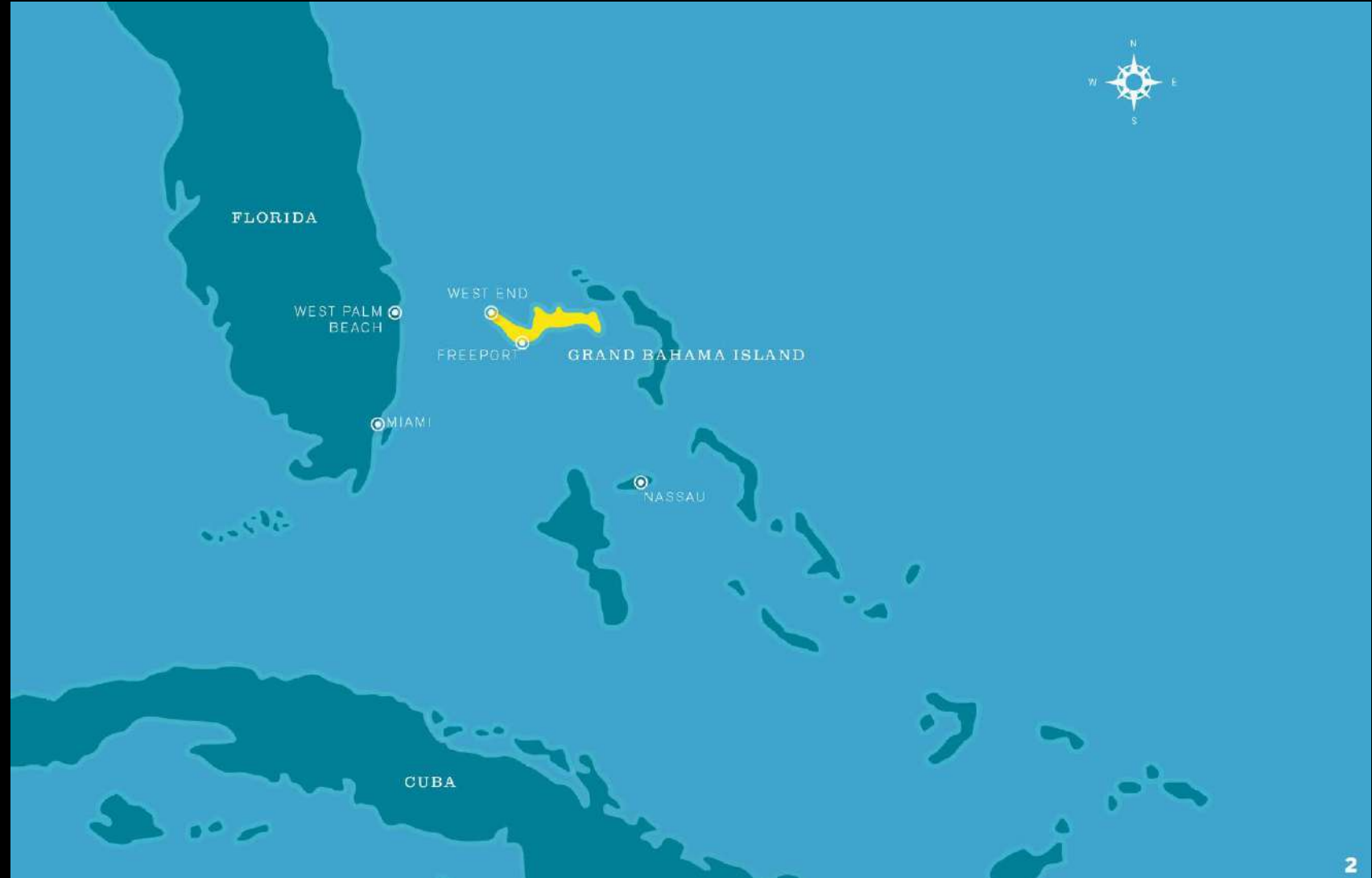
Direct Construction Jobs	59
Induced Indirect Impact	60
Direct Annual	15
Ongoing Annual	35

Sandy Cay Island

Direct Construction Jobs	68
Induced Indirect Impact	69
Direct Annual	66
Ongoing Annual	104

THE ROYAL CORAL PRIVATE RESIDENCE HOTEL

Direct Construction Jobs	1500
Induced Indirect Impact	1020
Direct Annual	1280
Ongoing Annual	593





GINN SUR MER

GRAND BAHAMA ISLAND

COAKLEY
INTERNATIONAL

Development Project

Coakley International, LLC

Companies don't develop real estate.

PEOPLE DO!

Coakley International is proud to be working with some of the best professionals in the industry assembling an A-list team of creative individuals with decades of industry experience. With our combined expertise, Coakley International prides itself on providing all of your needs from A to Z and beyond.

FOR INFORMATION CONTACT

COAKLEY INTERNATIONAL

<https://www.coakleyinternational.com/>

SHANE Q COAKLEY

President

EMAIL

shaneqcoakley@hotmail.com

PHONE

1+206-604-0742

Zac Lutz

Managing Partner

zaclutz@icloud.com

PHONE

1+760-213-2704



Shane Coakley
Founder of Coakley International LLC
President

Shane Coakley, founder and Managing Partner of Coakley International LLC, has been a successful real estate developer for over 20 years throughout the United States and now venturing into the Caribbean. Shane has an extensive knowledge and background in master planning, architecture, engineering, construction, design, and development managing over 1.5 billion of private equity projects. Shane is very well respected in the industry bringing an unyielding passion and energy to all of his projects.

Role
Real Estate Developer



Zac Lutz
Managing Partner

Zac Lutz is an international retail executive with over 25 years' experience throughout North American and Europe. Most recently, Zac was managing Director of USA for Luxury Living Group: Fendi Casa, Bentley Home, Bugatti, Baccarat La Maison, Ritz Paris and Trussardi Casa.

Prior to going to the LLG Group, Zac was Vice President of WKJ & Associates Consulting Firm and has held positions as General Manager for Giorgio Armani among other corporations. Zac brings a pedigree that is well-respected and much sought after. Throughout his career, Zac has demonstrated an infectious enthusiasm for all aspects of the process. Understanding the intricacies of the job, Zac immerses himself into a project and leads by example to get the best out of his people. As Managing Director, Zac will ensure that the direction of a project is in line with Coakley International's vision and goals as well as meets the needs of its clients and investors.

Role
International Executive



Scott Jepson
Construction Manager

Scott has over 30 years in the construction industry in land development of residential, commercial, and mixed-usage in-fill projects.

His experience includes project estimating, contract negotiations, project management, and supervision. His performance in project management illustrates a comprehensive understanding of partnership development when dealing with multiple construction projects and subcontractors. His professional field practice includes high-end residential, multi-family, commercial, and site development. Scott's experience includes contracts and negotiations, project cost modeling, supply management, and building relationships with vendors and subcontractors. His extensive experience provides an integrated knowledge of the construction industry requirements for design, engineering, planning, construction methods, rates, and pricing.

Role
Construction Manager



Kenneth Bordewick
Principal Designer

The guiding force behind Beverly Hills Luxury Interiors for over a quarter of a century, Kenneth has forged a new dimension in the world of "Ultra Luxury" design. Referred to in the industry as "The Billion Dollar Designer," his designs are executed in an atmosphere of professionalism and are unrivaled in splendor and elegance.

Kenneth devotes the personal attention required to fully develop perfection in living and working spaces. Above all else, these qualities have given Kenneth the distinction of being the world's foremost luxury designer of all time. Kenneth's reputation for extreme luxury has garnered him a "who's who" list of the world's most elite clients including Heads of State, Royal Families, Celebrities, Financial Magnates, and Titans of Industry. Kenneth's portfolio includes palaces, mansions, Five-Star and Seven-Star hotels, super yachts, and private jets from a G-4 to an A380. Even with him impressive accolades, it is Kenneth's care, gentle manner and attention to his clients' needs and desires that truly sets him apart and continues to do so.

Role
Architectural Designer



Charles M. Sieger, F.A.I.A.
Sieger Suarez Architects

Charles M. Sieger has been a practicing architect with registrations in six states since 1972 and is a member of the National Council of Architectural Registration Boards (NCARB.) In 1987 he was elected to the College of Fellows of the American Institute of Architects, one of the most prestigious honors bestowed upon an architect by his peers.

Sieger opened his own firm, Charles M. Sieger, Architect in 1972. In 1980 Jose Suarez joined Sieger's firm as an apprentice, and in 1987 became a partner in what is now one of the world's most respected luxury high-rise Residential architectural firms, The Sieger Suarez Architectural Partnership.

The Sieger Suarez Architectural Partnership is a quiet giant in the architectural arena with over 50 employees On staff. Sieger has been distinguished through the years with innumerable awards and the firm is considered The most comprehensive architectural firm in the South East United States. Over the years, The Sieger Suarez Architectural Partnership has expanded to include GS2 Corporation, a construction company, EGS2 Corporation, a landscape architectural division, and The I.M.P.A.C.T. Agency, a marketing and advertising firm.

Charles Sieger is a seasoned professional, having designed over one billion dollars in real estate properties. In Additionally, during his decades of construction management, he has overseen over five hundred million dollars in new construction. Projects have included high and mid-rise residential properties, single-family Homes, commercial/retail, and religious projects.

Sieger received his Bachelor of Architecture Cum Laude from the University of Florida and a Master of Architecture from the University of Pennsylvania under Louis Kahn. He also studied at the Ecoles D'Art Americaines, Fontainbleau, France. In addition to numerous academic honors, he has received awards from many organizations for work produced by his office. These include the South Florida Chapter, AIA, and the National Association of Home Builders. He has also had numerous architectural projects featured in Architectural Record and other prestigious trade publications.

SIEGER SUAREZ ARCHITECTS



WALDORF ASTORIA



BENTLEY



PORSCHE DESIGN TOWER



DNA



MUSE



PRIVE



ST. REGIS



E11EVEN

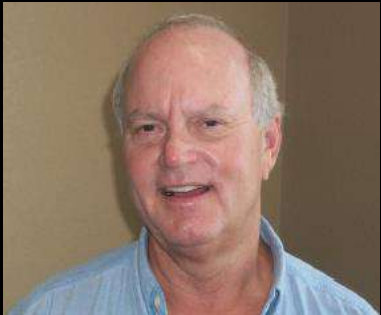


Robert Orsello, P.E.
Founder & Executive Director.

Robert is a practicing Electrical and Mechanical Engineer with 28 years of engineering and technology experience. Robert has a deep understanding of the role that simplified construction plays in build time, project cost and long-term reliability. These principles can be found in the Sun Dial architecture to provide an economical and reliable power source to communities throughout the world for generations to come.

Community Design

My ultimate goal is to engage our comprehensive team of highly experienced and skilled professional engineers for Land Planning and Master Community ground up design for turn key communities, built on the foundation of the Sun Dial.



Dean Purdy P.E.

Mr. Purdy has over 30 years of structural engineering experience and responsibility that extends to every phase of management, design, and construction process from schematic design to construction administration.

He has been the project engineer for over \$4,000,000,000 of construction.

He has designed numerous large and small projects including:

Stadiums, Hospitals, Medical care facilities, Stations, Mixed-use developments, Hotels, High-rise structures, Industrial projects, Parking structures, Schools, Public buildings, Airplane hangars, electronic facilities, and Plaza structures.



Scott Larson P.E.

Mr. Larson has over 28 years of structural engineering experience.

Mr. Larson's experience and responsibilities extend to every phase of project management, design, and the construction process from schematic design to construction administration.

He has been the project engineer on numerous large and small projects including hospitals, medical office buildings, public works facilities, educational facilities, retail buildings, office buildings, industrial buildings, hotels/motels, residential construction and infrastructure projects.



Phillip Rosendahl P.E.

Mr. Rosendahl has been engaged in the practice of Civil Engineering and Land Surveying since 1976.

Rosendahl has been passionately involved with Civil Engineering and Land Surveying for the development of many platted Master Plan communities; engaged in the engineering of community layout, earth forming and utility infrastructure design.

Rosendahl has applied his knowledge and skills to project feasibility and the design / approval processes for many diverse projects over his career, to the benefit of the clients that have depended on him.



Bill Tonnesen L.A.

Mr. Tonnesen is a noted and storied Land Planner, Landscape Architect and Artist, who brings over 20 years of experience to the harmonic and functional utilization of land for residential and commercial applications.



Mr. Thomas Brennan P.E.

Mr. Brennan has over 18 years of utility planning and design experience in land development of residential, commercial, and mixed usage in-fill projects.

His experience includes electrical design and dry utility coordination on large planned area developments.

His performance in project management illustrates the comprehensive understanding in partnership development when dealing with complex construction projects.

His professional field of practice includes utility planning for general land development with the direct impact of mixed land usage and transportation issues.

Mr. Brennan's experience includes contracts and negotiations, utility cost modeling, supply chain management, and building relationships with vendors and sub-contractors. His extensive experience provides an integrated knowledge of utility industry requirements for design, engineering, planning, construction methods, rates, and pricing.

INTRODUCTION

BRISTOL POINT IS A 2,200 PLUS-ACRE MASTER-PLANNED, MIXED-USE RESORT COMMUNITY.

2,100-ACRES IS THE FORMER GINN SUR MER DEVELOPMENT, BOBBY GINN'S FAILED DREAM.

100 PLUS-ACRES IS OLD BAHAMA BAY NOW UNDER THE CONTROL OF COAKLEY INTERNATIONAL

GUESTS CAN FLY INTO FREEPORT INTERNATIONAL AIRPORT ARE THOSE WITH PRIVATE JETS OR SMALL PLANES CAN TAKE ADVANTAGE OF ST MARTEN'S AIRPORT THE COMMUNITY'S PRIVATE AIRSTRIP. THOSE ARRIVING BY SUPER YACHT OR PRIVATE BOAT MAY TAKE ADVANTAGE OF 1 OF 3 MARINAS. ST MARTEN'S AIRPORT IN OLD BAY MARINA IS A BAHAMA CUSTOMS PORT OF ENTRY.

PROJECT AT A GLANCE

THE VISION

BRISTOL POINT IS THE MOST INTERESTING AND READY-TO-BUILD PROPERTY IN THE GRAND BAHAMAS AND COAKLEY INTERNATIONAL IS POSITIONED TO SEE IT RISE. ORIGINALLY CONCEIVED AS A 1,800-ACRE MASTER-PLANNED MIXED-USE DEVELOPMENT, IT NOW STANDS HALF-COMPLETED IN LIMBO, A VICTIM OF THE GREAT RECESSION OF 2008. WITH \$480 MILLION IN INFRASTRUCTURE ALREADY INVESTED WHICH INCLUDES 611 FINISHED MARINA LOTS, A PGA GOLF COURSE, A PRIVATE FULLY-OPERATIONAL AIRPORT ACCOMMODATING BOTH PLANES AND HELICOPTERS, A COMPLETELY FUNCTIONAL WATER & SEWAGE SYSTEM, AND 8 CONSTRUCTION-READY HOTEL PADS, THE DEVELOPMENT IS RIPE FOR COMPLETION. COAKLEY INTERNATIONAL SEES THE OPPORTUNITY HERE AND IS POISED TO BRING IT BACK TO LIFE.

THE LOCATION

LOCATED JUST 55 NAUTICAL MILES FROM WEST PALM BEACH, FLORIDA, AND THE WESTERNMOST PART OF THE ISLAND, BRISTOL POINT IS EASILY ACCESSIBLE BY EITHER BOAT OR PLANE. IN ADDITION, THE 611 FINISHED LOTS INCLUDE SOME OF THE MOST PRISTINE AND PICTURESQUE OCEANFRONT PROPERTIES ON THE ISLAND. ADD TO THAT THE 6.8 MILES OF CANALS CUT THROUGH CORAL AND LIMESTONE, BRISTOL POINT IS A WELCOME MAT FOR YACHT ACCESS.

THE SITE

THE PROPERTY ALONE IS VALUED AT OVER \$800 MILLION. THE PURCHASE OF THE PROPERTY AT A FRACTION OF THE VALUED PRICE WOULD ENABLE THE DEVELOPMENT TEAM TO COLLATERALIZE THE PROPERTY FOR FUNDING IF REQUIRED. ONCE DEVELOPED, BRISTOL POINT PROMISES IMMEDIATE REVENUE STREAMS THROUGH THE SALE OF COMMERCIAL AND RESIDENTIAL LOTS AS WELL AS CASH FLOW GENERATED BY THE 125,000 SQ FT CASINO, RESTAURANTS, MARINA AND RECREATIONAL AMENITIES.

THE DESIGN

COAKLEY INTERNATIONAL IS PROUD TO ANNOUNCE A PARTNERSHIP WITH WORLD-RENOWN ARCHITECT ALEXIS DORNIER. ALEXIS' PHILOSOPHY OF AMPLIFYING THE EXPERIENCE OF THE EXISTING LANDSCAPE WITH UNIQUE INNOVATIVE DESIGN IS RIGHT IN LINE WITH COAKLEY INTERNATIONAL'S VISION OF ACCENTUATING THE BEAUTY AND AESTHETICS OF THE ISLAND LIFE. AS MENTIONED, OVER \$480 MILLION HAS ALREADY BEEN INVESTED IN INFRASTRUCTURAL COSTS PROVIDING A SOLID TEMPLATE ON WHICH TO BUILD THIS VISION.

THE TEAM

THE COAKLEY INTERNATIONAL TEAM BRINGS A WEALTH OF KNOWLEDGE AND EXPERIENCE FROM THEIR RESPECTIVE FIELDS TO THIS PROJECT. WITH OVER 20 YEARS OF EXPERIENCE IN REAL ESTATE DEVELOPMENT, SHANE COAKLEY BRINGS AN EXTENSIVE RESUME OF ACHIEVEMENT TO LEAD THIS PROJECT. MOREOVER, SHANE HAS ASSEMBLED AN IMPRESSIVE TEAM WITH 5-STAR QUALITY AROUND HIM INCLUDING ZAC LUTZ AS MANAGING DIRECTOR, KENNETH BORDEWICK AS PRINCIPAL DESIGNER, ALEXIS DORNIER AS LEAD ARCHITECT AND SCOTT JEPSON AS OPERATIONS MANAGER.

THE FUNDING

THE LAND IS CURRENTLY VALUED AT OVER \$850 MILLION AND CAN BE PLACED AS PART OF THE DEVELOPMENT. THE ORIGINAL DEVELOPER INVESTED \$480 MILLION IN INFRASTRUCTURE COSTS.

THE ROYAL CORAL PRIVATE RESIDENCE HOTEL





THE ROYAL CORAL PRIVATE RESIDENCE HOTEL



THE ROYAL CORAL PRIVATE RESIDENCE HOTEL



CONCEPT DRAWINGS

THE ROYAL CORAL PRIVATE RESIDENCE HOTEL

THE ROYAL CORAL PRIVATE RESIDENCE HOTEL
BY LUXURY LIVING HOSPITALITY

3 NEW 21-STORY TOWERS, (880 UNITS) OF
ULTRA-LUXURY PRIVATE RESIDENCE

A 125,000 FT CASINO, TWO FLOORS OF HIGH-END RETAIL SHOPPING, 6 RESTAURANTS, 4 NIGHTCLUBS, LUXURY HIGH-END SPA, GENTLEMEN'S CIGAR SMOKING LOUNGE AND MANY MORE INTERIOR AMENITIES FITTING OF A FIVE-STAR LUXURY HOTEL. THE GROUND WILL HAVE A WATER SHOW, MULTIPLE SWIMMING POOLS, AND A KID'S PLAY AREA SEPARATE FROM THE ADULTS ALL SURROUNDED BY LUSH TROPICAL LANDSCAPING.



THE ROYAL CORAL TOWER ONE

TOWER ONE IS OUR ULTRA-LUXURY HIGH-END PRIVATE RESIDENCE

UNITS FEATURE A FULL-WIDTH BALCONY WITH A BUILT-IN INFINITY POOL, 12 FT CEILING HEIGHTS WITH GLASS FACADES TO TAKE ADVANTAGE OF THE GORGEOUS OCEAN VIEWS, INTERIORS ARE DESIGNED BY LUXURY LIVING. RESIDENTS WILL HAVE FOUR PACKAGES TO CHOOSE FROM, WITH ALL INTERIOR FINISHES BEING PROVIDED.





THE ROYAL CORAL TOWERS TWO & THREE

TOWER TWO IS OUR LUXURY
HIGH-END PRIVATE RESIDENCE

THE UNITS FEATURE 12 FT CEILING HEIGHTS WITH A GLASS FACADE TO TAKE ADVANTAGE OF THE GORGEOUS OCEAN VIEWS, INTERIORS ARE DESIGNED BY LUXURY LIVING. RESIDENTS WILL HAVE FOUR PACKAGES TO CHOOSE FROM, WITH ALL INTERIOR FINISHES BEING PROVIDED.



THE ROYAL CORAL EXCLUSIVE INDOOR ICE-SKATING RINK



OLD BAHAMA BAY

STINGRAY CAY ISLAND DEVELOPMENT



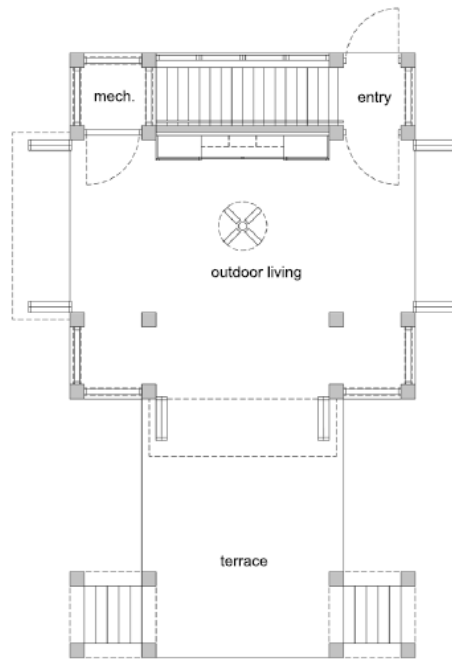
STINGRAY CAY BY RITZ CARLTON OVER-the-WATER BUNGALOWS RESORT

THE RESORT WILL CONSIST OF 47 OVER-THE-WATER BUNGALOWS AND 15 LAND-BASED UNITS. A 21-SLIT FLOATING MARINA, FIVE-STAR RESTAURANT, 15-BED DELUXE BEAUTY SPA PLUS MANY OTHER AMENITIES. THE RESORT WILL BE UNDER THE RITZ-CARLTON FLAG.

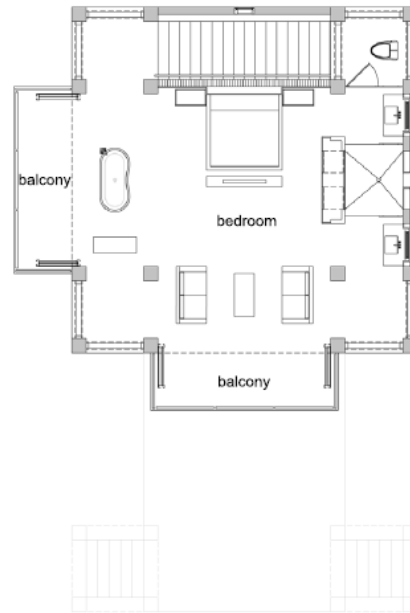


THE RITZ-CARLTON

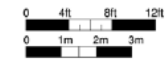




Ground Floor Plan



Second Floor Plan



Area:
 Enclosed = 1,130 sq. ft.
 Terrace = 1,334 sq. ft.
 Balcony = 206 sq. ft.
 Total Area = 2,670 sq. ft.

Hotel Villa - Floor Plans



THE RESORT & SUPER YACHT MARINA
600 ROOMS



FOUR SEASONS
HOTELS AND RESORTS



OLD BAHAMA BAY

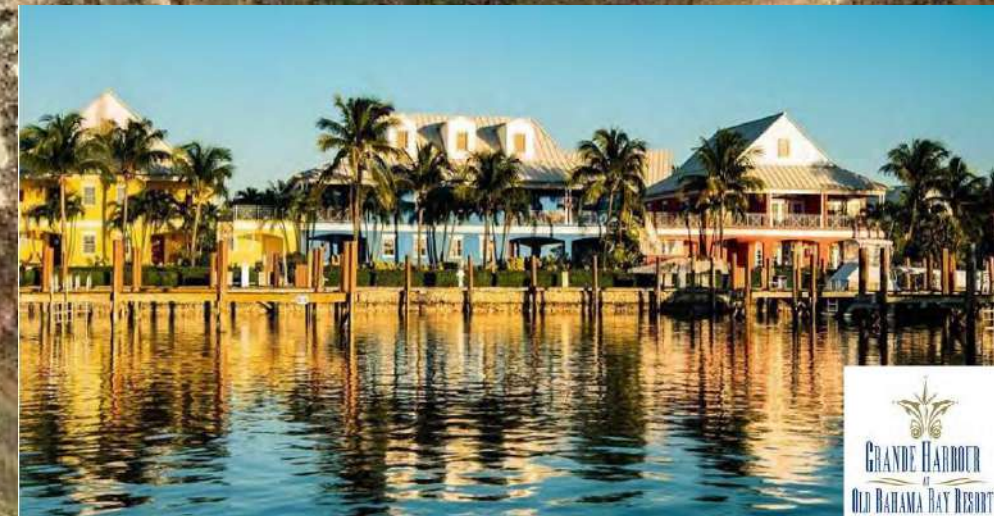


OLD BAHAMA BAY

SEASIDE RESORT-STYLE CONDOMINIUMS

PENTHOUSES AND WATERFRONT COTTAGES ARE COMPLETE WITH THEIR MARINA AND CLUBHOUSE ON THE GROUNDS OF THE EXCLUSIVE GATED RESORT OF OLD BAHAMA BAY. BRING YOUR YACHT AS THE MARINA AT GRANDE HARBOUR OFFERS 79 STATE-OF-THE-ART FLOATING DOCKS AND 3500 LINEAL FEET OF MEGA-DOCK, PROVIDING AMPLE DOCKAGE, POWER, AND WATER FOR EVERY SIZE VESSEL TRAVERSING THE BAHAMAS. GRANDE HARBOUR WILL ALSO OFFER DRY DOCK SLIPS IN ITS FULL-SERVICE INDOOR STORAGE FACILITY. ONLY THE FINEST AMENITIES ARE TO BE FOUND AT THE GRANDE HARBOUR, INCLUDING INFINITY POOLS, HOT TUBS, SPAS, WORLD-CLASS RESTAURANTS, AND TENNIS COURTS. ALL COUPLED WITH A CONVENTION HALL, VENUE SPACE, STATE-OF-THE-ART GYM FACILITIES, AND A PRIVATE MEMBER-ONLY YACHT CLUB.

COAKLEY INTERNATIONAL, WITH ITS PURCHASE OF 41 OF THE 72 UNITS, IS NOW THE MAJORITY HOLDER IN OLD BAHAMA BAY, GIVING COAKLEY CONTROL OVER THE VOTING RIGHTS OF THE ASSOCIATION.



CREDIT SUISSE ACQUISITION FINISH LOT COUNT

- 129 OCEANFRONT LOTS
- 239 CANAL LOTS
- 168 LAGOON LOTS
- 36 GOLF COURSE LOTS
- 39 OTHER LOTS
- 611 TOTAL LOCK COUNT

OUT OF THE 611 FINISH LOTS 198 WERE SOLD OFF BETWEEN 2006 TO 2009 LEAVING A BALANCE OF 413 LOTS WITH THE ACQUISITION OF CREDIT SUIESSE. WE ARE CURRENTLY NEGOTIATING WITH CURRENT OWNERS TO TAKE BACK POSSESSION OF THE PRE-SOLD LOTS AS TO DATE WE HAVE COMMITMENTS ON 7 OCEANFRONT LOTS AND 6 CANAL LOTS. AND IN NEGOTIATIONS ON AN ADDITIONAL 100 LOTS



FOUR SEASONS PRIVATE VILLAS





THE BRISTOL PRIVATE RESIDENCE
3 MIXED-USE BUILDINGS

3-256,000 SQ FT, 8 STORY MIXED-USE
BUILDINGS, SEVEN FLOORS
CONTAINING 112 2000 SQ FT UNITS
OVER 32,000 SQ FT OF RETAIL SPACE





THE BRISTOL PRIVATE RESIDENCE
2 MIXED-USE BUILDINGS

2-456,000 SQ FT, 8 STORY MIXED USE
BUILDINGS, SEVEN FLOORS
CONTAINING 200 - 2000 SQ FT UNITS
OVER 57,000 SQ FT OF RETAIL SPACE
EACH BUILDING





18 HOLE GOLF COURSE

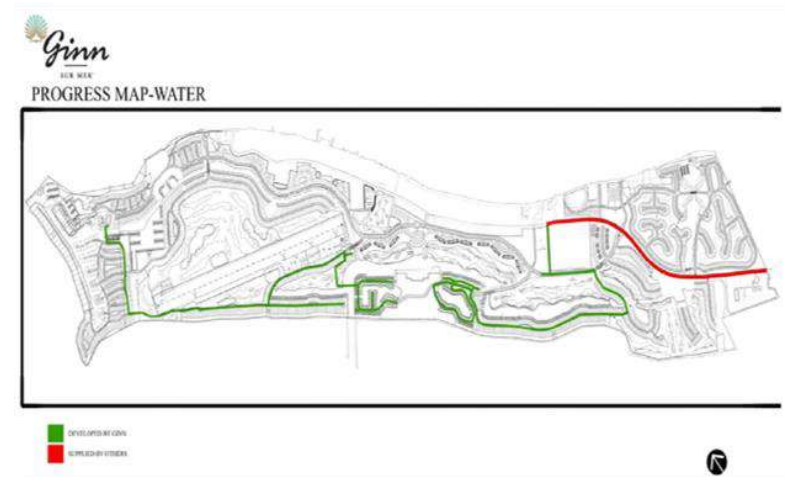
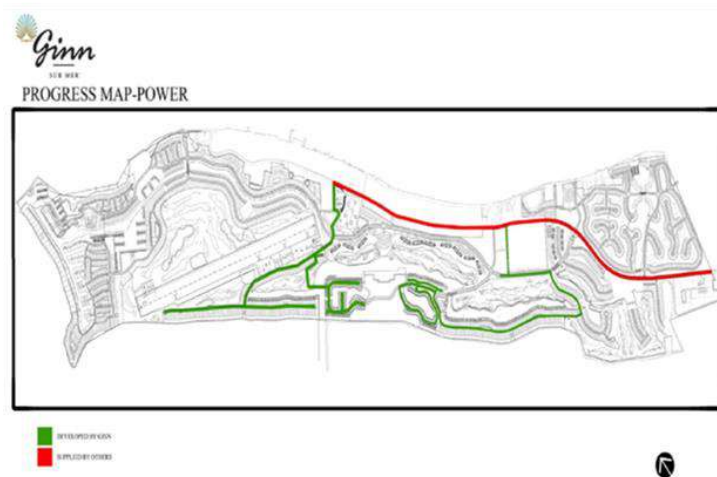
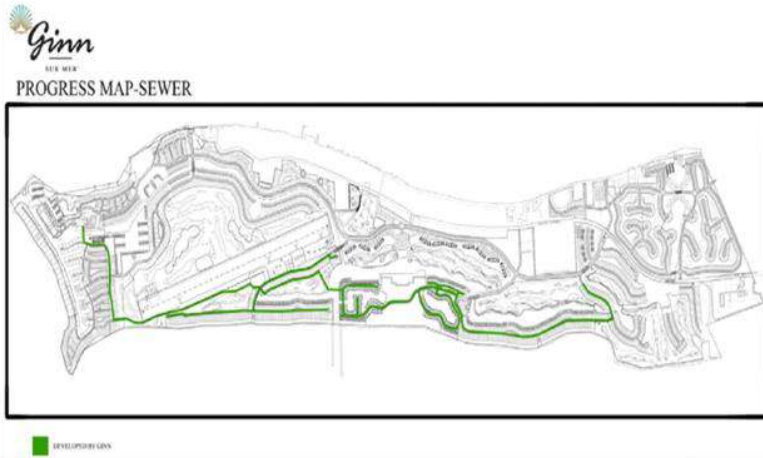
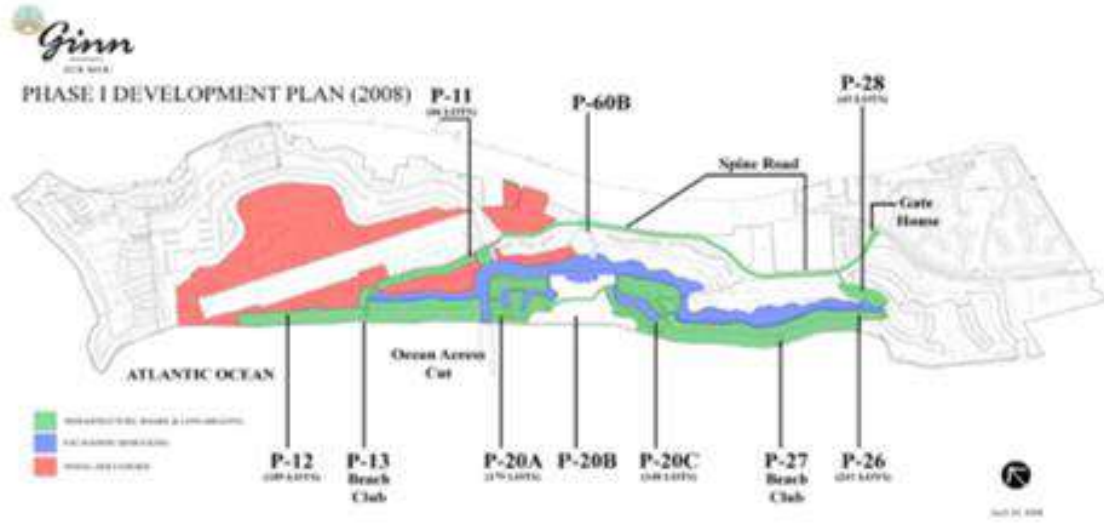
CORAL GOLF COURSE



ARNOLD PALMER DESIGN 18 HOLE GOLF COURSE



AIRPORT AND CUSTOMS TERMINAL WITH PORT OF ENTRY





OLD BAHAMA BAY OCEANFRONT
PRIVATE RESIDENCE
18 – 6,000 SQ FT ULTRA LUXURY
BEACHFRONT HOMES
WITH PRIVATE YACHT DOCK ON
THE CANAL

OLD BAHAMA BAY CANAL PRIVATE
RESIDENCE
13 – 5,000 SQ FT ULTRA LUXURY
CANAL HOMES
WITH PRIVATE YACHT DOCK

ALEXIS DORNIER
<https://alexisdornier.com/>

ABOUT ALEXIS

Alexis Dornier was born in Germany in 1981, where he grew up under the constant influence of the aviation industry.

Dornier studied architecture at the Berlin University of the Arts after which he relocated to New York City to work as an architectural designer for Asymptote Architecture, OMA-NY and HOK between 2004-2007.

READ MORE



GINN SUR MER				
GRAND BAHAMA WEST END				
Development - Preliminary Cost Estimate				
LAND ACQUISITION AND CLOSING			NOTES	
CREDIT SUIESSE		\$ 15,000,000	Renegotiated Pricing	
LRA		\$ 15,000,000	Renegotiated Pricing	
WEST END RESORT RETAIL + RESTARUANT LOT		\$ 5,000,000		
ISLAND		\$ 3,000,000		
GINN OCEANFRONT RESIDENTIAL LOTS \$850,00 EA	7	\$ 5,950,000		
GINN CANAL RESIDENTIAL LOTS \$700,000 EA	6	\$ 4,200,000		
VAT		\$ 4,815,000		
LAND BROKER FEES		\$ 4,815,000		
APPRAISAL		\$ 40,000		
ENVIRONMENTAL STUDIES & REPORTS		\$ 100,000		
DUE DILIGENCE & DISCOVERY		\$ 500,000		
LEGAL FEES		\$ 963,000		
CLOSING COST		\$ 2,407,500		
DEVELOPMENT CLEANUP COST		\$ 6,179,050		
TOTAL		\$ 67,969,550		

GINN SUR MER
GRAND BAHAMA WEST END
Development - Preliminary Cost Estimate

LAND AND STRUCTURE EQUITY EVALUATION

FINISHED RESIDENTIAL LOTS	QTY	VALUE	TOTAL LOT VALUE
OCEANFRONT LOTS	43	\$ 1,500,000.00	\$ 64,500,000.00
CANAL LOTS	80	\$ 1,000,000.00	\$ 80,000,000.00
LAGOON LOTS	56	\$ 1,000,000.00	\$ 56,000,000.00
GOLF COURSE LOTS	12	\$ 650,000.00	\$ 7,800,000.00
OTHER LOTS	13	\$ 400,000.00	\$ 5,200,000.00
FINISHED RESIDENTIAL LOT TOTAL			\$ 213,500,000.00
COMMERCIAL BUILDING PADS	QTY	VALUE	TOTAL VALUE
OCEANFRONT HOTEL PADS WITH EXISTING INFRASTRUCTURE	8	\$ 25,000,000.00	\$ 200,000,000
THE POINTE HOTEL PAD WITH EXISTING INFRASTRUCTURE	1	\$ 25,000,000.00	\$ 25,000,000.00
RESORT PAD WITH EXISTING INFRASTRUCTURE	1	\$ 50,000,000.00	\$ 50,000,000.00
COMMERCIAL PADS TOTAL			\$ 275,000,000.00
EXISTING INFRASTRUCTURE	QTY	VALUE	TOTAL VALUE
AIRPORT & CUSTOMS TERMINAL	1	\$ 10,000,000.00	\$ 10,000,000.00
FRESHWATER DISTILLATION PLANT AND STORAGE TANKS	1	\$ 20,000,000.00	\$ 20,000,000.00
WASTEWATER TREATMENT PLANT	1	\$ 20,000,000.00	\$ 20,000,000.00
UNDERGROUND POWER DISTRIBUTION GRID	1	\$ 5,000,000.00	\$ 5,000,000.00
TRANSPORTATION INFRASTRUCTURE	1	\$ 15,000,000.00	\$ 15,000,000.00
BEACH CLUB HOUSE	3	\$ 2,000,000.00	\$ 6,000,000.00
GOLF COURSE	1	\$ 10,000,000.00	\$ 10,000,000.00
EXISTING INFRASTRUCTURE TOTAL			\$ 86,000,000.00

EXISTING RETAIL STRUCTURES	QTY	VALUE	TOTAL VALUE
RETAIL 20,000 SQ FT	1	\$ 10,000,000.00	\$ 10,000,000.00
EXISTING RETAIL STRUCTURES TOTAL			\$ 10,000,000.00
EXISTING MARINAS	QTY	VALUE	TOTAL VALUE
MARINA #2 MEGA YACHT	1	\$ 25,000,000.00	\$ 25,000,000
MARINA #3 MEGA YACHT	1	\$ 25,000,000.00	\$ 25,000,000
MARINA #4 MEGA YACHT	1	\$ 25,000,000.00	\$ 25,000,000
EXISTING MARINAS TOTALS			\$ 75,000,000.00
CONDOMINIUMS	QTY	VALUE	TOTAL VALUE
CONDOMINIUM PADS	24	\$ 5,000,000.00	\$ 120,000,000.00
CONDOMINIUM OVER NEW RETAIL 200	200	\$ 100,000.00	\$ 20,000,000.00
CONDOMINIUMS TOTAL			\$ 140,000,000.00
LAND AND STRUCTURE EVALUATION TOTAL			\$ 799,500,000.00

BRISTOL POINT				7/10/2023
WEST END GRAND BAHAMA THE ROYAL CORAL PRIVATE RESIDENCE HOTEL				COAKLEY INTERNATIONAL
PHASE 1 PRELIMINARY COST ESTIMATE				
COST SUMMARY				
LAND ACQUISITION & CLOSING COST				\$ -
OLD BAHAMA BAY FACILITIES & SITE DEVELOPMENT				\$ 118,500,000
OLD BAHAMA BAY PRIVATE RESIDENCE				\$ 1,305,281,250
STUDIES & REPORTS 3% OF CONSTRUCTION COST	0.09%			\$ 1,281,403
MARKETING & SALES OFFICE 2% OF CONSTRUCTION COST	0.80%			\$ 11,390,250
PROJECT MANAGEMENT & BOOKKEEPING 8% OF CONSTRUCTION COST	8%			\$ 113,902,500
MISCELLANEOUS				\$ 1,500,000
CONTINGENCY 5% OF CONSTRUCTION COST	5%			\$ 71,189,063
SUBTOTAL COST SUMMARY (Not Including Finance)				\$ 1,623,044,466

BRISTOL POINT				7/10/2023
WEST END GRAND BAHAMA OLD BAHAMA BAY RESIDENTIAL LOTS				COAKLEY INTERNATIONAL
PHASE 1 PRELIMINARY COST ESTIMATE				
COST SUMMARY				
LAND ACQUISITION & CLOSING COST				\$ 42,470,000
OBB OCEANFRONT RESIDENTIAL CONSTRUCTION COST LOT #1, 2, 4, 10, 11, 12, 13, 14, 15, 16 17, 18, 19, 20, 21, 22, 23 & 24	18	\$4,873,250		\$ 87,718,500
OBB CANAL RESIDENTIAL CONSTRUCTION COST LOT #37, 47, 56, 67, 69, 71, 79, 84, 85, 88, 89, 90, 91	13	\$3,918,500		\$ 50,940,500
STUDIES & REPORTS 3% OF CONSTRUCTION COST	3%			\$ 4,159,770
MARKETING & SALES OFFICE 2% OF CONSTRUCTION COST	2%			\$ 2,773,180
PROJECT MANAGEMENT & BOOKKEEPING 8% OF CONSTRUCTION COST	8%			\$ 11,092,720
MISCELLANEOUS				\$ 1,500,000
CONTINGENCY 5% OF CONSTRUCTION COST	5%			\$ 6,932,950
SUBTOTAL COST SUMMARY (Not Including Finance)				\$ 207,587,620

BRISTOL POINT				7/10/2023
WEST END GRAND BAHAMA SANDY CAY ISLAND DEVELOPMENT				COAKLEY INTERNATIONAL
PHASE 1 PRELIMINARY COST ESTIMATE				
COST SUMMARY				
LAND ACQUISITION & CLOSING COST				\$ 4,110,000
SANDY CAY ISLAND DEVELOPMENT				\$ 50,000,000
CREW TRANSPORT SHIP				\$ 1,200,000
CREW TRANSPORT SHIP OPERATIONS / SUPPORT	36	\$10,000		\$ 360,000
STUDIES & REPORTS 3% OF CONSTRUCTION COST	3%			\$ 1,500,000
MARKETING & SALES OFFICE 2% OF CONSTRUCTION COST	2%			\$ 1,000,000
PROJECT MANAGEMENT & BOOKKEEPING 8% OF CONSTRUCTION COST	8%			\$ 4,000,000
MISCELLANEOUS				\$ 1,500,000
CONTINGENCY 5% OF CONSTRUCTION COST	5%			\$ 2,500,000
SUBTOTAL COST SUMMARY (Not Including Finance)				\$ 66,170,000

BRISTOL POINT			7/21/2023
WEST END GRAND BAHAMA OLD BAHAMA BAY			COAKLEY INTERNATIONAL
PHASE 1 ANTICIPATED GROSS REVENUE EIGHT YEARS			
THE ROYAL CORAL PRIVATE RESIDENCE			\$ 952,143,534.38
OBB OCEANFRONT HOMES			\$ 2,482,750.00
OBB CANAL HOMES			\$ 2,280,000.00
STINGRAY CAY ISLAND REVENUE YEARS 3-8	5	\$15,943,645	\$ 79,718,226.50
FLAG GENERATED REVENUE	5	\$50,000,000	\$ 250,000,000.00
RETAIL REVENUE YEARS 3-8	5	\$50,000,000	\$ 250,000,000.00
NET PROFIT			\$ 1,536,624,511



COAKLEY
INTERNATIONAL

"Vision with a purpose."