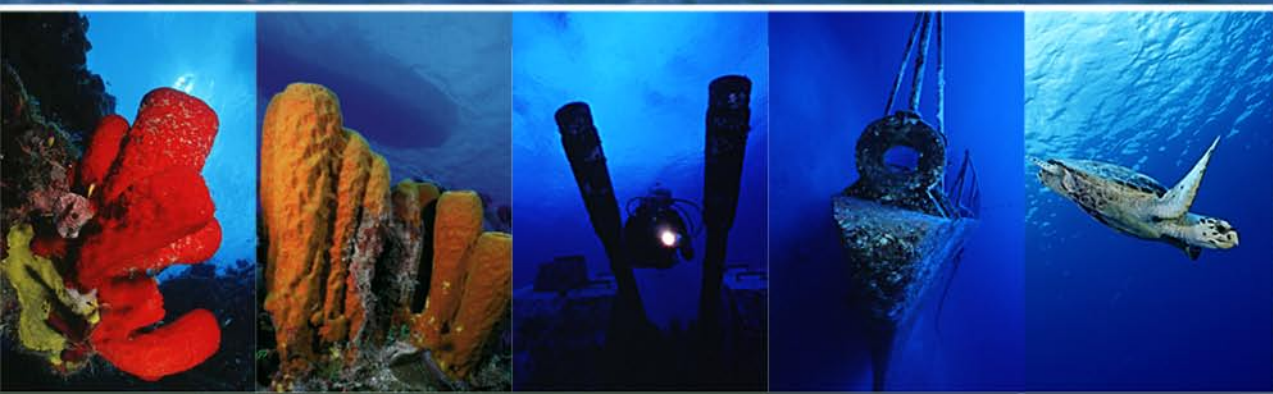




Carib Sands



Beach Resort



The Brac

The Cayman Islands are located approximately 500 miles due south of Miami and 150 miles west of Jamaica. The country consists of three small islands, Grand Cayman, Cayman Brac and Little Cayman. Here residents enjoy freedom from taxation, a stable democratic government and one of the highest standards of living in the world.

Cayman Brac, the middle-sized island, is 12 miles long and a mile wide and is home to around 1400 people. Dominating the island is a 140 foot bluff ("Brac" is Gaelic for bluff) which bisects the length of the island. Dotted the bluff are a number of caves that have played an important part in the history of the island. In earlier times, they provided shelter for the islanders from hurricanes. Today they provide a refuge for the local bats and a cool escape from a hot afternoon sun. The bluff has also resulted in the introduction of a new sport to the island – rock climbing. Bolted routes are on both sides of the island at the eastern end as well as over the bluff at Lighthouse Point.

Bird life thrives on the island. The West End ponds provide a home for a variety of herons, egrets and the West Indian Whistling Duck. Brown Boobies and Magnificent Frigates can be seen soaring along the cliffs as they search out food for their young.

Diving and snorkeling are the premier attractions on the island. Cayman Brac is world renowned for its reef life and excellent visibility. A pristine coral reef surrounds the entire island. Boat rides to the dive sites are short and the reefs can be easily accessed from shore.

There are no stop lights, traffic snarls or light pollution on the Brac. Walk out on a clear night and you can still see the Milky Way in all its finest or a startling full moon lighting up the ocean, visible from almost anywhere on the island. If you are looking for a safe, quiet relaxing retreat then you could find no better island than Cayman Brac.

Island Living

You are thinking about buying a condominium on the Brac and you wonder what it would be like to live for several weeks on a small tropical island. What things will you miss? What will you be glad to leave behind? Well, unlike many small islands, Cayman Brac given its size has a remarkably well established infrastructure - due in most part to its small but enterprising population.

Health wise, the island boasts a well-equipped hospital, dental clinic and eye clinic. You can rest assured that you will be well taken care of if you become ill or sustain an injury while on the island.

The island has a fine day care facility, library and administration center. Paved roads connect these services and the lines on the roads are meticulously painted by hand! Jobs like this keep everyone employed and maintain a safe, comfortable standard of living on the island.

Water is provided to the condominiums from a water plant on the island and a diesel power plant provides electricity. With few storms to worry about and good weather year round, you will probably find that the power fails less here than back on the mainland!

Food and other supplies are shipped once a week by barge from Grand Cayman.

Normally this works just fine and fresh produce, meats, and other sundries are readily available. If the seas are very rough, however, the barge may miss a week and you will have less choice at the market, especially fresh dairy and produce.

There are several restaurants on the island. They vary from the Captain's Table, which serves excellent American cuisine to Aunt Sha's that specializes in a variety of local dishes.

Driving is on the left-hand side of the road. There is a mixture of right and left-hand drive cars. Owning a car on the island is not a problem but you might want to consider investing in a bicycle. You will be able to get anywhere on the island, enjoy a superb ride and get some great exercise as well. By the way, there are no traffic lights on the Brac!

So, is island life for you? Generally speaking, island life is a lot less complicated than on the mainland. Things move at a much more reasonable pace here. You are lot closer to nature and perhaps know your neighbor even better than at home. If you can handle the fact that you can't get fresh cilantro in the store every week and that big six-screen cinema is replaced by a night sky packed with a million stars, then island life is for you. If you ever wanted to give it a try, then Cayman Brac is the place to do it!

The Benefits

Financial Benefits:

- Prime oceanfront location for a fraction of what you would pay on Seven Mile Beach in Grand Cayman
- Good rental income potential
- Real Estate markets entering growth period

Lifestyle Benefits:

- Safe, secure, low crime rate
- Enjoy hiking, biking, scuba diving, snorkeling, bird watching, climbing - all just minutes away
- Great weather, warm waters and tropical ocean breezes

Facilities & Amenities:

- 12 units, all beachfront with private patios facing the water
- Pool
- Dive pick-up from condo
- Experienced facility and management team
- AC, TV, fully-equipped kitchen and laundry facilities
- Choice of 1, 2 or 3 bedroom condos
- Convenient to the airport, restaurants and shops

Timing:

- Early bird specials - pre-construction prices
- Property values on Cayman Brac poised to increase
- Local financing available

Other Benefits:

- Toll free reservation number in the US for booking airline tickets
1-866-the-Brac

REGISTRATION OF TITLE

All dealings in real estate in the Cayman Islands are based on a registered land system. All land is identified and numbered and a public records sheet relating to it is kept at the Land Registry. Land titles in this system are thus guaranteed by the government, title insurance is unnecessary and real estate transactions can be carried out quickly and efficiently.

MORTGAGES (CHARGES)

Mortgages in the Cayman Islands are called Charges and these are registered in the same manner as other real estate interests. Title becomes free and clear upon payment of all sums due under the mortgage. All types of real estate, including condominiums, may be mortgaged as security for a loan.

LOANS

Non-Caymanians can easily obtain loans in the Cayman Islands. A payment of 20-30% of the value of the property is required as a down payment. Interest rates vary so ask your real estate agent for the latest rates. It is very difficult to get a loan in another country to purchase property in the Cayman Islands since this would leave the lending bank no recourse in the event of a default.

INSURANCE

Property and hurricane insurance is readily available at a reasonable price. We suggest using Brac Insurance Associates Ltd. but other insurers are available.

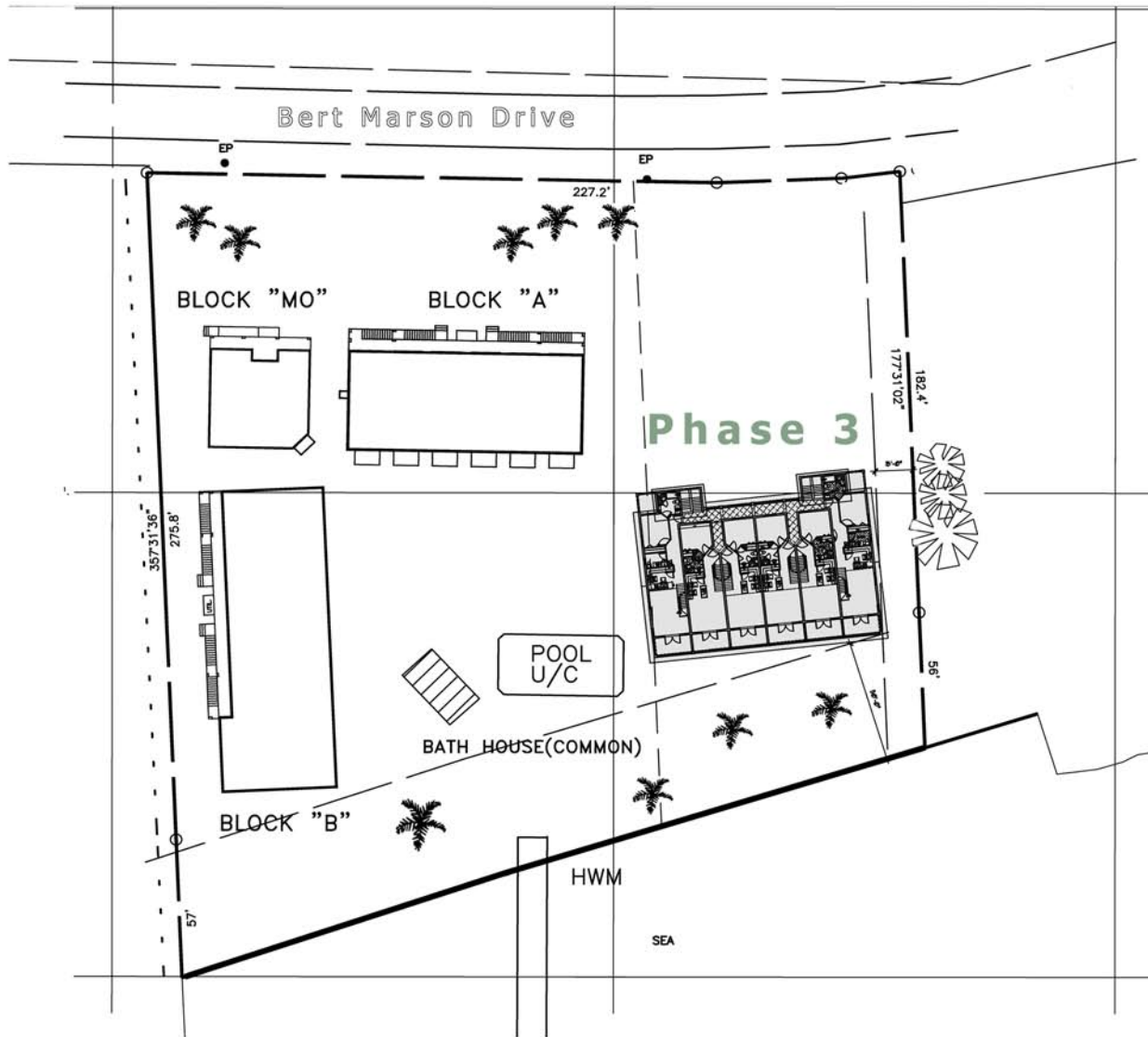
TAXES AND DUTIES

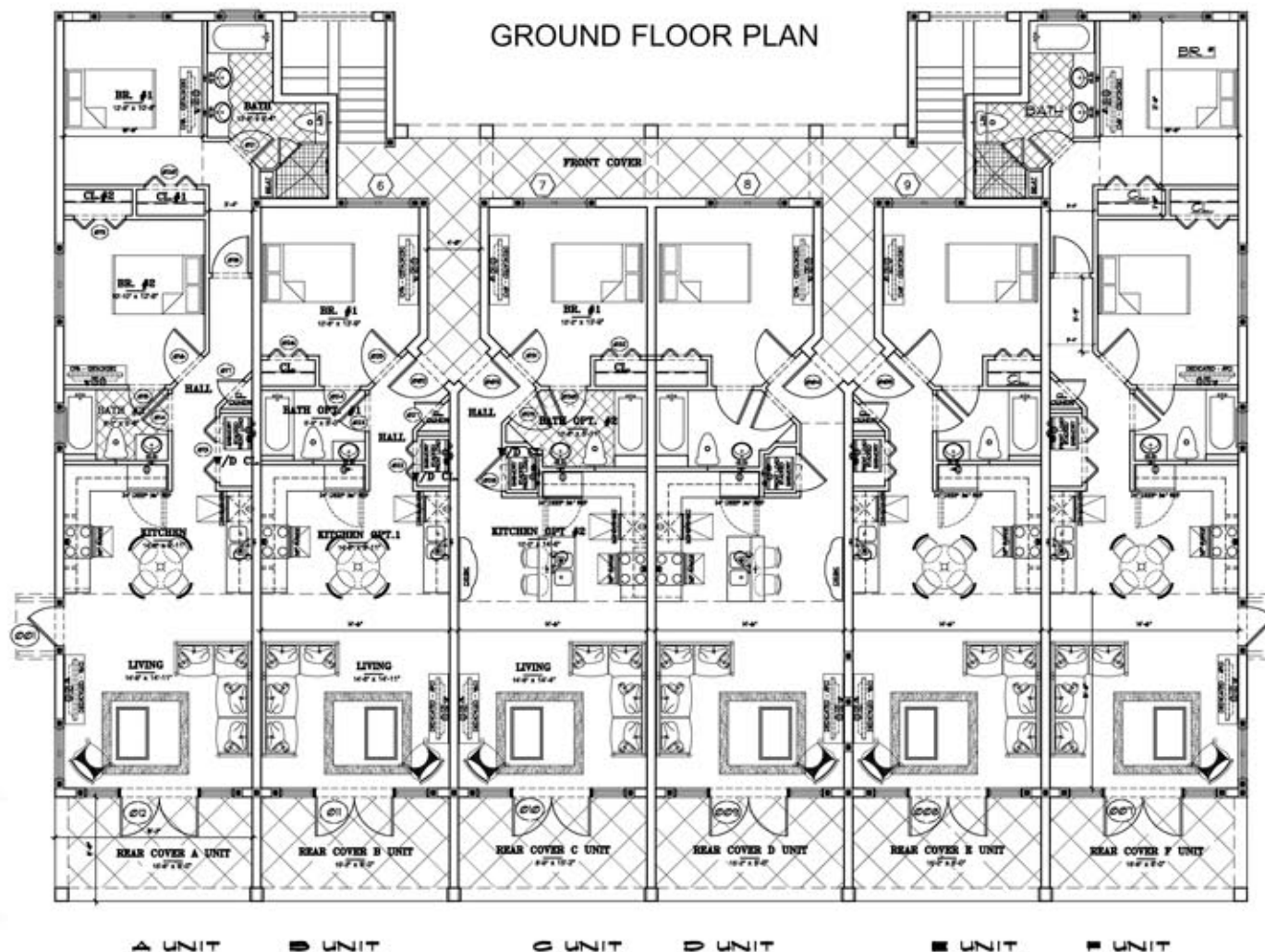
The Cayman Islands do not have income, sales, property, capital gains, death, estate, inheritance or corporate taxes. There is, however, a tax on tourist accommodations and a departure tax for airline passengers. Upon purchasing a property on the islands, a one-time payment of 5% of the value of the property is assessed. The assessment is less the value of any furnishings within the property. A 1% stamp duty is also assessed against the mortgage amount.

Import duties are applied to most incoming items. This duty is typically 20% of the value including transportation and shipping charges. Cayman Brac currently has a moratorium on duty normally assessed for construction materials.

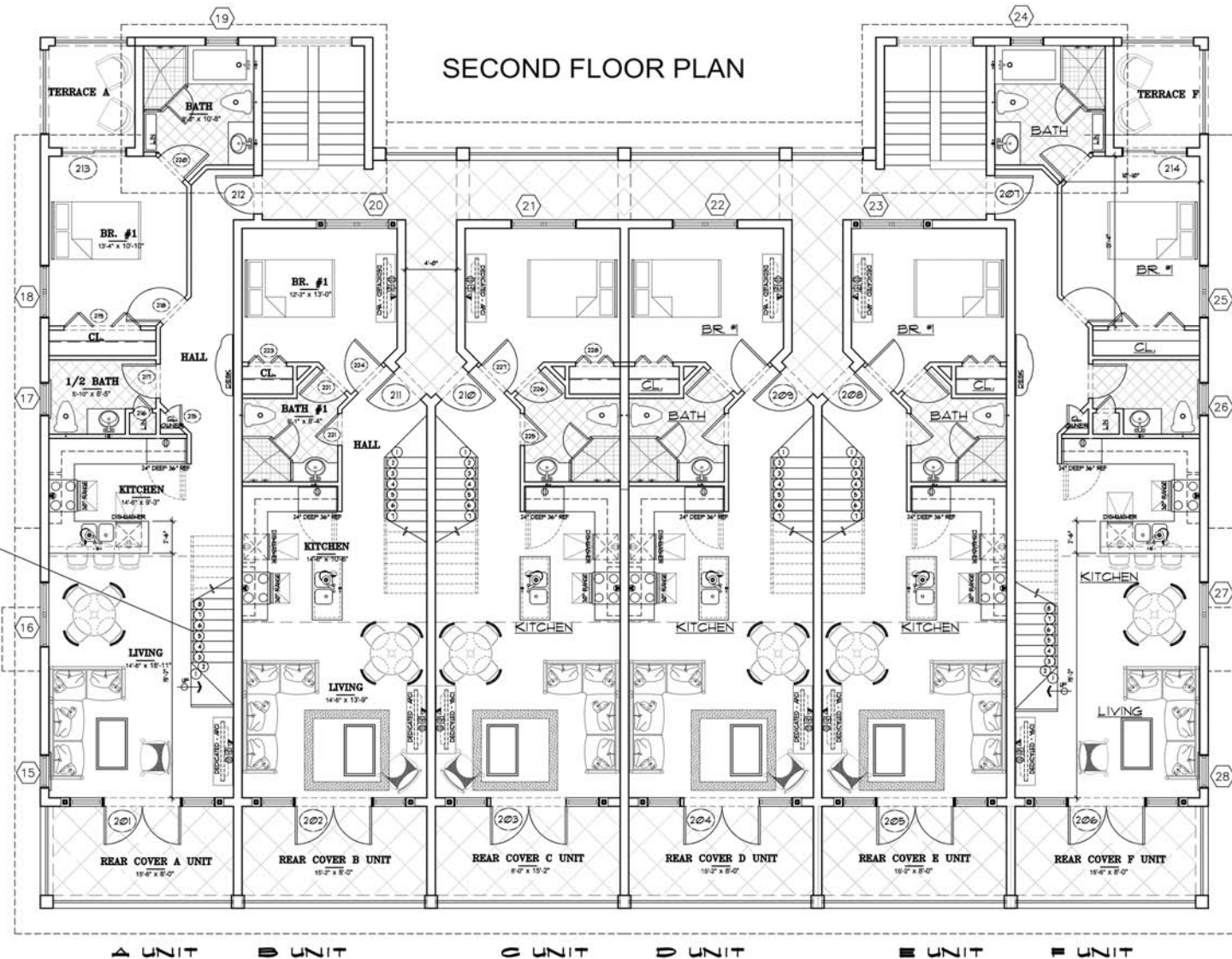
RENTAL INCOME

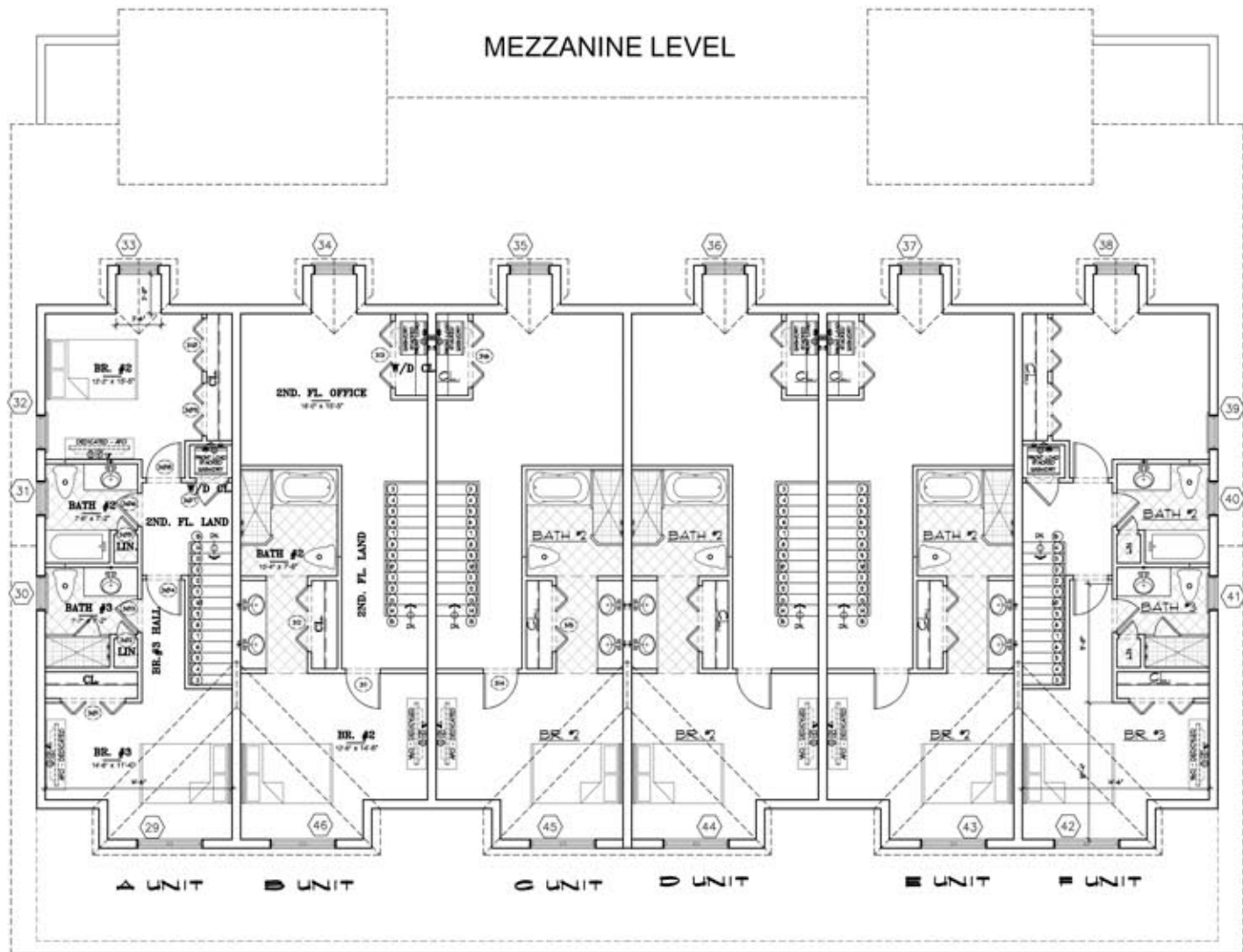
Many people purchase homes or condominiums and offset the cost of the mortgage with the funds retained from renting. The condominium can be let on a short or long-term basis. Contracting with the condominium management company to put the suite in the rental pool takes care of all the hassles associated with renting and taps into the aggressive marketing programs directed at condo rentals.





SECOND FLOOR PLAN





Carib Sands Beach Resort

Cayman Brac, Cayman Islands

Prices as of July 2008

One Bedroom Ground	\$199,000 CI Dollars
Two Bedroom Ground(a/f)	\$349,000 CI Dollars
Three Bedroom Second(a/f)	\$399,000 CI Dollars
Second Floor (bcde)	\$349,000 CI Dollars

