

Sayle Point Bungalows Eleuthera, Bahamas



Eleuthera Villas and Bungalows, LLC.

Overview and Experience

Tucked away on the out islands of Bahamas, lies Eleuthera's Sayle Point Cove, a 21 acre pristine peninsula overlooking the calm Caribbean sea. With elevations up to to 16' above Sea Level with views and sea breezes that will capture all your natural senses. The numerous trails and natural plants and sea and wildlife will keep you busy exploring or hanging around in a shaded hammock with your favorite Bahama Mama.



Matthew Schilowitz - Owner/Developer/Entrepreneur

- *Owner/Developer of Sayle Point House and build site for Smocovich, LLC*
- *Owner/Developer of [Acanto Boutique Hotel](#) - 5 Star Hotel in Playa Del Carmen, Mexico*
- *Founder of Travelit Network - Blockchain application expected to ICO in Q3 2018. Intended to benefit the Travel community by compensating travelers for their travel activity (reviews, posts, likes, shares, etc.)*
- *Developer of 200+ homes in the Hamptons, Long Island*

Brief Eleuthera Overview

- Eleuthera is the 4th most populated island of the Bahamas (approx. 11,000 residents).
- Much of the architecture and way of life on the island was influenced by British Loyalists who settled here in the 1700s.
 - Has since been adopted by other Bahamian Islands, making Eleuthera the birthplace of the entire country.
- Located close to Harbour Island, known as one of the best and wealthiest islands in the Caribbean.
- Vacated often by celebrities such as George Clooney, Mariah Carey, and Lenny Kravitz (Lenny has a house 10 minutes away from Sayle Point Cove).
- Stretching 110 miles long and at points barely 1 mile wide, Eleuthera offers views of both the Atlantic and Caribbean Sea.
- Resorts with nightly rates ranging anywhere from \$200-\$600/night



Several “Tings” to do in Eleuthera

- Pizza Night at The Rainbow Inn - Guests from all over the island will flock to the Rainbow Inn on Mondays & Thursday to enjoy delicious brick oven pizza accompanied by Live Music. - located 1 mile down the road from Sayle Point Cove.
- Windermere Island - provides some of the best fishing on the Atlantic. Also home to Mariah Carey.
- Pineapple Festival in Gregory Town - occurs during the summer and is 10 minutes from Sayle Point Cove.
- Excursions - diving, snorkeling, fishing, Adventure tours, cave exploration, sightseeing, swimming with the pigs, and MORE!
- Fish Fry Fridays - Heavy island attendance for deep fried fish and grilled chicken with live music.
- Eleuthera Jazz Festival - annual Jazz festival that attracts tourists from across the globe.
- Or if you'd prefer, ***absolutely nothing***

Sayle Point Cove Location



Note: Pre-construction of the Sayle Point House

Master Plan and Current Progress

- Phase 1 - Build the Sayle Point House - COMPLETED
 - All permits have been secured for the property and accompanying land plots
- Phase 2 - Build on-site Tiki Bar - COMPLETED
- Phase 3 - Build 3 oceanfront bungalows - Capital Raise
- Phase 4 - Build 3 beachside bungalows - Round 2 of Capital Raising
- Phase 5 - Build Solar Bar and Grill - TBD



Sayle Point Cove and Tiki Bar

The Sayle Point House



Private Cove Beach



Newly constructed tiki bar



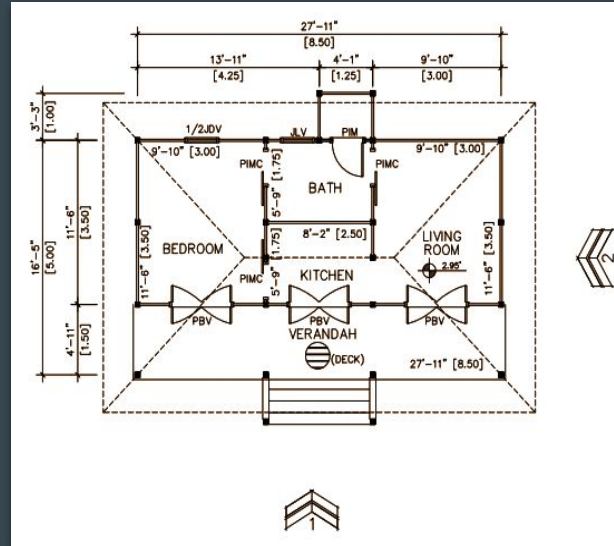
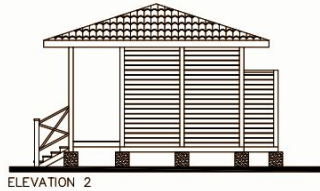
Current Phase Overview - Oceanfront Bungalows

- The current phase of the resort is to raise capital to build a set of oceanfront bungalows.
- The bungalows will be built with Brazilian Hardwood, imported from Brasmerc Commercial, a trusted prefabricated home provider for the Bahamas and other locations. All windows will have hurricane shutters installed for protection.
- All shipping will be provided by Brasmerc Commercial.
- All labor (foundation, excavation, electric, plumbing, etc.) will be done by local Bahamians who have previously worked for Sayle Point.
- All furniture and equipment will be shipped from the United States.
- Oversight of the build will be done by property owner Matthew Schilowitz, and Brian and Matthew Smocovich.
- All interior design of the bungalows will be done by Laurie Schilowitz.
- Estimated build time is roughly 6 months with delivery.

Photos of Oceanfront Build Site



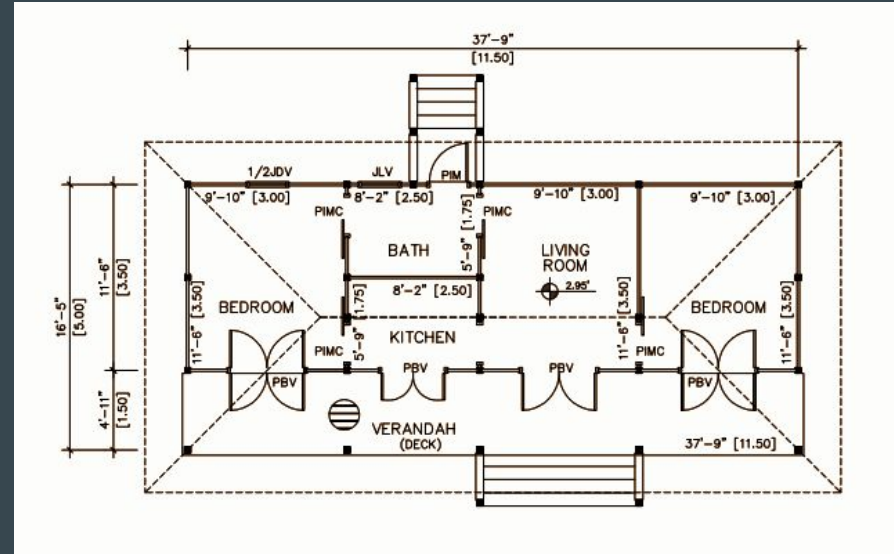
1 Bedroom - Bungalow design and floor plan



DOORS & WINDOWS

PIMC (MASSIVE/SLIDING) 2'-4" [0.72] X 6'-11" [2.10]	PBV (GLASS/LOUVERED) 4'-7" [1.40] X 6'-11" [2.10]
PIM (MASSIVE) 2'-8" [0.82] X 6'-11" [2.10]	JCV (GLASS/LOUVERED) 4'-7" [1.40] X 3'-2" [0.96]
JLV (GLASS/LOUVERED) 2'-4" [0.71] X 1'-8" [0.52]	1/2JSV (GLASS/LOUVERED) 2'-4" [0.70] X 6'-1" [1.86]

2 Bedrooms - Bungalow design and floor plan



Renderers of Bungalows



Financial Information*

Capital Targets

- Total target capital to raise: \$750,000 USD
- Minimum investment to contribute: \$10,000 USD (cash only)
 - Individual investors only

Bungalow Costs

- Initial build cost (1 bedroom): Estimated \$100,000 USD per bungalow
- Initial build cost (2 bedrooms): Estimated \$150,000 USD per bungalow
- Annual operational expenses: 55% of annual revenue (50% resort fee + 5% annual maintenance fund)
- Annual admin expenses: 20% of annual revenue

Forecasted* ROI with Risk Assumptions**

	Conservative		Moderate		Aggressive	
Investment Amount	Est. Return Y1	Est. ROI Y1	Est. Return Y1	Est. ROI Y1	Est. Return Y1	Est. ROI Y1
\$150,000.00	\$10,261.52	6.84%	\$14,659.31	9.77%	\$19,057.11	12.70%
\$100,000.00	\$6,841.01	6.84%	\$9,772.88	9.77%	\$12,704.74	12.70%
\$75,000.00	\$5,130.76	6.84%	\$7,329.66	9.77%	\$9,528.55	12.70%
\$50,000.00	\$1,710.25	6.84%	\$2,443.22	9.77%	\$3,176.18	12.70%
\$25,000.00	\$1,710.25	6.84%	\$2,443.22	9.77%	\$3,176.18	12.70%
\$10,000.00	\$684.10	6.84%	\$977.29	9.77%	\$1,270.47	12.70%

*No forecasted returns are guaranteed

**Full set of assumptions, costs, and fees can be found in provided financial model

Risks and how we're addressing them

1. To do business in the Bahamas you need prior approval from the Bahamas Investment Authority (BIA)
 - a. Secured by property owner
2. Zoning Rights for the property
 - a. Secured for 23 Bungalows
3. Bahamas as a hurricane zone
 - a. Hurricane insurance will be purchased on all bungalows and will be paid for with revenue
4. Intense heat during summer months
 - a. All bungalows will be equipped with a ductless air conditioner

Rules of Engagement

- All bungalows developed will be under the full control of the fund managers; Matt Schilowitz, and Brian and Matthew Smocovich
- Ownership of the bungalows will reside with the LLC and all investors will be members of the LLC, providing them with direct proportional ownership
- Each investor will receive an annual 4-night stay at \$55/night (covers stay costs, maid, etc.) - no rollovers and no booking during peak times (this is an investment property after all!)
- Investors will have no ownership of the Sayle Point Resort (House, Tiki Bar, brand, etc.)
- All day-to-day operation of the resort will be run by Matthew and Laurie Schilowitz, with Brian and Matthew Smocovich as advisors
- Sayle Point will reserve the right to sell the resort in its entirety, paying out all investors proportionally to the value they initially invested
- The LLC reserves the right to buy-out any initial investors for their initial investment plus any value appreciation of the bungalows

Exit Strategies

1. Capacity to buy out individual investors contingent on LLC cashflow
2. Wholesale of entire property will payout investors proportionally to their initial investment
3. In the event of bankruptcy: liquidation of all assets and distribution of funds by percentage of total capital invested