

JOINT VENTURE OPPORTUNITIES FIJI | TOURISM SECTOR

**DOUBLOON INVESTMENTS LIMITED**

Investors are invited for a unique 5-star integrated resort and luxury villa development providing an amazing "turn-key" investment opportunity, on one of the world's best beaches, Balawi Beach, Yasawa Islands, Fiji

**Location**

- 40 acres of leasehold land in total
- Resort approvals in place

**Description of Property**

- Resort: A 23 Bure (29 key) 5-star boutique resort to be built on 20 acres of pristine leasehold land
- Residential: A second 20-acre lease adjoining the resort lease, for development of luxury residential villas. This property consists of 34 lots of approx. 2,000 sqm (vendors to retain 12) as well as two large commercial areas
- Sales value of beachfront lots: \$F1.7m/lot
- Sales value of garden lots (immediately behind beachfront lots): \$F1.2m/lot

**Financial Indicators**

F\$3.2M
Purchase of
Doubloon
Investments
Ltd

F\$32.0M
Cost of resort
development

F\$30.7M
Gross proceeds
from sale of lots
included in
transaction

F\$21.7M
Net profit
from sale of
lots included
in transaction
(After tax)

F\$9.9M
Additional net
profit from villa
construction
(After tax)

**Opportunity**

- Investor to acquire both leases by acquiring Doubloon's holding company for F\$3.2M
- Investor is then required to fund the proposed 5-star, 23 bure, boutique Balawi Beach Resort - a "turn key" development of FJD\$32M (USD\$15M) to be built by locally based international construction experts CMG
- Proceeds from sale of lots largely recovers resort development cost
- Commission from villa rentals and services greatly adds to the resort profits
- First 4 years of operation is tax free
- Finance for 50% of the development cost is available from the Fiji Development Bank (10%) or Bank of the South Pacific (7.5%) - Terms to be negotiated

**Notes & Lots Description**

1. 23 Luxury Bure Resort (29 keys) - Investor
2. Lots 9-19, 21 -30 21 Investor Residential Lots
3. Lots 1-8, 31-34 12 Vendors Residential Lots
4. Residential Lots Size (40m Width x 50m Depth)
5. Lot 20 Special Use /Water Sports - Investor
6. Lot 35 Commercial -Investor
7. Lot 36 Service - Investor
8. Port Jetty & Road Access - Investor
9. Hilltop - Available for further development- Investor



For detailed information please email: info@investmentfiji.org.fj

Disclaimer: Investment Fiji has prepared this document based on information available to it, including information derived from public sources that have not been independently verified. No representation or warranty, express or implied, is provided in relation to the fairness, accuracy, correctness, completeness or reliability of the information, opinions or conclusions expressed herein. This document may contain forward looking statements including statements regarding intent, belief or current expectations

All dollar currency values referred to throughout this document are in Fijian Dollars, unless stated otherwise