

**I S L A N D  
G L O B A L  
Y A C H T I N G**

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**ATTACHMENT F**

**Village Cay: Financial Projections**

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## Acquisition Terms - Village Cay

Acquisition Budget		
<b>Due Diligence</b>		
<b>Fees</b>		
IGY Acquisition Fee	1.00%	43,333
Lender Fee	1.00%	-
Subtotal		43,333
<b>Legal</b>		
Greenburg Traurig		50,000
Deed - Filing Fee		-
Title Insurance		-
Subtotal		50,000
<b>Physical Studies</b>		
ATM - Testing		10,000
Subtotal		10,000
<b>Other</b>		
Appraisal		-
Closing Prorations		-
Lender Due Diligence		-
Survey		-
Travel		-
Valuation Letter		-
Working Capital		-
Other Closing Costs		20,000
		20,000
Conveyance Tax	1.5%	65,000
<b>Total IGY Acquisition Expenses</b>		<b>188,333</b>

Acquisition Terms	
Village Cay	\$13,000,000
<b>Total Asset Valuation</b>	<b>\$13,000,000</b>
<b>Debt</b>	
Existing Debt	\$6,418,336
Less: Total Debt	\$6,418,336
Net Equity Purchase Price	\$6,581,664
<b>IGY Equity Purchase Price (33.3% ownership)</b>	<b>\$2,193,888</b>
Add: IGY Acquisition Expense	188,333
<b>IGY Cash Requirement at Closing</b>	<b>\$2,382,221</b>

# Village Cay - Roadtown, Tortola, BVI

Revised

10 Year Pro Forma

<b>Assumptions</b>		<b>Valuation</b>		<b>Debt</b>		<b>Property Information</b>	
Revenue Growth	See annual rate	Purchase Price	(13,000,000)	Balance	6,418,336	Fixed Slips	106
Expense Growth	3.0%	Cap Rate (Going in)	9.1%	LTV	49%	Hotel/Restaurant	14,000 SF
COGS	30.4%	Cap Rate (exit)	8.5%	Rate	8.11%	Hotel Rooms	22
Mgmt Fee (SRM)	5.0%	IRR (Property)	12.2%	Term	15	Condos	2
Sales Costs (i) Year 10	3.0%	IRR (IGY)	13.5%	Amort.	15		
Terminal Year	10			Maturity	5/1/2020		

**Property Level Returns**

	Actual 2005	Reforecast 2006	Year 0	Year 1 2007	Year 2 2008	Year 3 2009	Year 4 2010	Year 5 2011	Year 6 2012	Year 7 2013	Year 8 2014	Year 9 2015	Year 10 2016
<b>Dock Revenue</b>			% of Tot Rev	5.0%	5.0%	5.0%	5.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Slips			20%	1,034,284	1,085,998	1,140,298	798,208	822,135	1,270,292	1,308,400	1,347,652	1,388,082	1,429,724
Fuel			9%	480,960	505,008	530,258	371,181	382,316	590,708	608,429	626,682	645,482	664,847
Water/Cable/Electric			6%	304,101	319,306	335,271	234,690	241,731	373,492	384,697	396,238	408,125	420,369
<b>Upland</b>													
Leases <sup>1)</sup>			3%	135,556	139,623	143,812	148,126	152,570	157,147	161,861	166,717	171,719	176,870
Hotel			15%	759,869	835,856	877,649	921,531	949,177	977,653	1,006,982	1,037,192	1,068,307	1,100,357
Hotel Other			2%	108,655	114,088	119,792	125,782	129,555	133,442	137,445	141,569	145,816	150,190
Storage			-	-	-	-	-	-	-	-	-	-	-
Service			0%	12,413	13,034	13,685	14,370	14,801	15,245	15,702	16,173	16,658	17,158
Restaurant			45%	2,322,677	2,438,810	2,560,751	2,688,789	2,769,452	2,852,536	2,938,112	3,026,255	3,117,043	3,210,554
Other <sup>2)</sup>			-	4,973	5,221	5,483	5,757	5,929	6,107	6,290	6,479	6,674	6,874
<b>Total Gross Revenue</b>	<b>3,912,058</b>	<b>4,920,114</b>		<b>5,163,088</b>	<b>5,456,944</b>	<b>5,726,999</b>	<b>5,308,433</b>	<b>5,467,686</b>	<b>6,376,621</b>	<b>6,567,919</b>	<b>6,764,987</b>	<b>6,967,906</b>	<b>7,176,943</b>
Cost of Goods Sold	1,097,497	1,497,307	30%	1,571,371	1,660,677	1,742,861	1,615,481	1,663,946	1,940,556	1,998,772	2,058,736	2,120,498	2,184,113
<b>Net Revenue</b>	<b>2,814,561</b>	<b>3,422,808</b>		<b>3,591,717</b>	<b>3,796,268</b>	<b>3,984,138</b>	<b>3,692,952</b>	<b>3,803,741</b>	<b>4,436,065</b>	<b>4,569,147</b>	<b>4,706,221</b>	<b>4,847,408</b>	<b>4,992,830</b>
<b>Expenses</b>			% of Tot Exp	3.0%	3.0%	3.0%	3.0%	3.0%					
Payroll			56%	1,273,553	1,311,759	1,351,112	1,391,646	1,433,395	1,476,397	1,520,689	1,566,309	1,613,299	1,661,698
Admin			14%	313,841	323,256	332,954	342,942	353,230	363,827	374,742	385,984	397,564	409,491
Marketing			3%	64,360	66,291	68,279	70,328	72,438	74,611	76,849	79,155	81,529	83,975
RAM			11%	255,714	263,385	271,287	279,426	287,808	296,443	305,336	314,496	323,931	333,649
Utilities			13%	291,140	299,874	308,870	318,136	327,680	337,511	347,636	358,065	368,807	379,871
Land Lease			0%	4,293	4,422	4,554	4,691	4,832	4,977	5,126	5,280	5,438	5,601
Insurance			3%	79,482	81,866	84,322	86,852	89,457	92,141	94,905	97,752	100,685	103,705
RE Taxes			-	-	-	-	-	-	-	-	-	-	-
Admin Fee			-	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>1,837,103</b>	<b>2,210,994</b>		<b>2,282,382</b>	<b>2,350,853</b>	<b>2,421,379</b>	<b>2,494,020</b>	<b>2,568,841</b>	<b>2,645,906</b>	<b>2,725,283</b>	<b>2,807,042</b>	<b>2,891,253</b>	<b>2,977,991</b>
Expense Margin	65%	65%	64%	64%	62%	61%	68%	68%	60%	60%	60%	60%	60%
<b>NOI (before Fees)</b>	<b>977,458</b>	<b>1,211,813</b>		<b>1,309,735</b>	<b>1,445,414</b>	<b>1,562,760</b>	<b>1,198,932</b>	<b>1,234,900</b>	<b>1,790,159</b>	<b>1,843,864</b>	<b>1,899,180</b>	<b>1,956,155</b>	<b>2,014,840</b>
Mgmt Fee <sup>3)</sup>	132,000	132,000		132,000	132,000	132,000	132,000	132,000	132,000	132,000	132,000	132,000	132,000
<b>Adjusted NOI</b>	<b>845,458</b>	<b>1,079,813</b>		<b>1,177,735</b>	<b>1,313,414</b>	<b>1,430,760</b>	<b>1,066,932</b>	<b>1,102,900</b>	<b>1,658,159</b>	<b>1,711,864</b>	<b>1,767,180</b>	<b>1,824,155</b>	<b>1,882,840</b>
Cap Rate			9.1%	10.1%	11.0%	11.0%	8.2%	8.5%	12.8%	13.2%	13.6%	14.0%	14.5%
Exit Value			-	-	-	-	-	-	-	-	-	-	<b>21,486,523</b>
<b>Cash Flow Before DS</b>				<b>1,177,735</b>	<b>1,313,414</b>	<b>1,430,760</b>	<b>1,066,932</b>	<b>1,102,900</b>	<b>1,658,159</b>	<b>1,711,864</b>	<b>1,767,180</b>	<b>1,824,155</b>	<b>23,369,363</b>
Debt Service				1,027,191	986,101	945,010	903,920	862,829	821,739	780,648	739,558	698,467	657,377
DSC			1.15x	1.33x	1.51x	1.18x	1.28x	2.02x	2.19x	2.39x	2.61x	2.81x	3.05x
<b>Cash Flow After DS</b>				<b>150,544</b>	<b>327,314</b>	<b>485,749</b>	<b>163,012</b>	<b>240,970</b>	<b>836,420</b>	<b>931,215</b>	<b>1,027,622</b>	<b>1,125,688</b>	<b>22,711,986</b>
Debt Pay Down				-	-	-	-	-	-	-	-	-	<b>(1,858,360)</b>
<b>Net Cash Flow</b>				<b>150,544</b>	<b>327,314</b>	<b>485,749</b>	<b>163,012</b>	<b>240,970</b>	<b>836,420</b>	<b>931,215</b>	<b>1,027,622</b>	<b>1,125,688</b>	<b>20,853,626</b>
Dock Capital	3,143,504					1,571,752	1,571,752						
Structural Capital	463,660	109,750		318,910				35,000					
Equipment Capital													
Revenue Enhancement/Development													
<b>Total Capital<sup>4)</sup></b>	<b>3,607,164</b>	<b>109,750</b>		<b>318,910</b>	<b>1,871,752</b>	<b>1,871,752</b>	<b>35,000</b>						
<b>Net Cash Flow IRR</b>	<b>(6,769,997)</b>		<b>12.2%</b>	<b>40,794</b>	<b>8,404</b>	<b>(1,086,803)</b>	<b>(1,408,740)</b>	<b>205,070</b>	<b>836,420</b>	<b>931,215</b>	<b>1,027,622</b>	<b>1,125,688</b>	<b>20,853,626</b>
<b>Return on Equity</b>				<b>0.6%</b>	<b>0.1%</b>	<b>-16.0%</b>	<b>-20.8%</b>	<b>3.0%</b>	<b>12.4%</b>	<b>13.8%</b>	<b>15.2%</b>	<b>16.6%</b>	

**IGY Level Returns**

<b>Ownership</b>	33%												
Purchase Price Equity		(2,193,888)											
Acquisition & Due Diligence Costs		(188,333)											
Acquisition Fee (1% of Acq. Equity)		43,333											
IGY Mgmt Fees (50% of Mgmt Fee)		66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000
IGY Cash Flow		13,598	2,801	(362,001)	(469,580)	68,357	278,807	310,405	342,541	375,229	411,229	451,229	491,229
<b>Net Cash Flow IGY IRR</b>	<b>(2,338,888)</b>		<b>13.5%</b>	<b>79,598</b>	<b>68,801</b>	<b>(296,001)</b>	<b>(403,580)</b>	<b>134,357</b>	<b>344,807</b>	<b>376,405</b>	<b>408,541</b>	<b>441,229</b>	<b>7,017,209</b>
<b>Return on Equity</b>				<b>3.4%</b>	<b>2.9%</b>	<b>-12.7%</b>	<b>-17.3%</b>	<b>5.7%</b>	<b>14.7%</b>	<b>16.1%</b>	<b>17.5%</b>	<b>18.9%</b>	

Notes:  
 1. Tenant and Land Leases are fixed @ 3% annual growth  
 2. Upland Other = Business Center, Misc., etc.  
 3. Mgmt Fee is currently split 50% between BVI Investment Club and Sun Resorts  
 4. Capital is assumed to be split by ownership share between IGY and BVI Investment Club.

Village Cay Marina  
2006 - 2010 Capital Projections

Blue Font Indicates Revised Sun Capex  
Red Font Indicates ATM Capex  
Indicates Item Sun excluded from original 5yr plan

Item	Sun Resorts (revised 5 year plan)					Sun Resorts and ATM (5 yr plan)					
	2006	2007	2008	2009	2010	Total	2007	2008	2009	2010	Total
<b>Marine</b>											
Avon Dinghy	150					150					
Repair Docks	25,000					25,000					
Company Truck	18,000					18,000					
Caribe Rib Dinghy	2,500					2,500					
Outboard Engine	2,000					2,000					
Fire Suppression Equipment	10,000					10,000					
Pedestal Maint. and Improvements	3,000					3,000					
<b>Hotel</b>											
Television	5,000					5,000					
Room renovations	190,000					190,000					
Soda/snack Mach.	4,000					4,000					
Landscaping	6,000					6,000					
Refrigerator	2,500					2,500					
Pool chairs/tables	10,000					10,000					
Airconditioners	15,000					15,000					
<b>Restaurant</b>											
Beratoole	5,665					5,665					
Mixer	6,576					6,576					
Oven	8,410					8,410					
Floor Mats, Plates	3,048					3,048					
Portable Bar, Blender	3,130					3,130					
Reach In Freezer	6,168					6,168					
Glasses Wine Buckets	2,000					2,000					
Chaffers, Toasters	2,388					2,388					
Hotel pans, Sheet Pans, Pots	1,480					1,480					
Waitress Cooler	1,724					1,724					
Espresso Machine	3,514					3,514					
Sandwich Cooler	2,353					2,353					
<b>Deli</b>											
Deli Pizza Cooler	2,400					2,400					
Floor Mats	300					300					
Digital Scale	600					600					
Reach -in Cooler	2,600					2,600					
Display Freezer	2,600					2,600					
Blank	0					0					
Food Cryovac Mech	4,000					4,000					
Asst. Utensils	800					800					
Hotbit Slicer	3,800					3,800					
Pizza Oven	5,000					5,000					
<b>Life Safety Issues</b>							109,750				109,750
<b>Brdg A</b>								57,600			57,600
<b>Brdg B</b>								59,500			59,500
<b>Retail</b>								66,000			66,000
<b>Kitchen</b>								34,700			34,700
<b>Restrooms</b>								26,000			26,000
<b>Pool Gazebo</b>								41,960			41,960
<b>Dockmaster's Office</b>								12,250			12,250
<b>Condos</b>								20,900			20,900
<b>Replace Docks</b>									1,571,752	1,571,752	3,143,504
<b>Total Capex (Original)</b>	361,706	0	0	0	0	361,706					
<b>(excluded items)</b>						0					
<b>Total Capex (ICM Memo)</b>	361,706	0	0	0	0	361,706					
<b>Total Capex for Revised ICM Memo</b>							109,750	318,910	1,571,752	1,571,752	3,572,164

Capital Improvements by Category	2007	2008	2009	2010
Dock Capital	-	-	1,571,752	1,571,752
Structural Capital	109,750	318,910	-	-
Equipment Capital	-	-	-	-
<b>Total Capex for Revised IC Memo</b>	<b>109,750</b>	<b>318,910</b>	<b>1,571,752</b>	<b>1,571,752</b>