



Top Investor Offer



Lighthouse Apartments and Spa Centre

**Profit from the booming property market of Russian
holiday home seekers.**

2010

Completion and ready for rent
100% contract price increase



**“The south coast of Crimea is one of
the property world’s best kept secrets”**

The “Surfing Concept” of investment

Surfers are always looking for the biggest waves to carry them further and faster. The more adventurous ones will travel far, even abroad, to find the best waves. So too for wise property investors. They look for the strongest markets to invest in. In other words, they “follow the money”.

With the economies of the USA and much of Western Europe becalmed in a Saragossa sea of slow growth, inflation and shortage of credit, parts of the world are completely different. They are getting richer, and quickly. Principally, the Gulf state, Russia, and China.

Probably the biggest transfer of wealth in history.

The fast growing wealth of Russia is based mainly on the rocketing price of energy. It's the world's second biggest producer of oil and supplies Europe with one third of its gas supplies. That and a host of other raw material exports are pouring vast sums into that country and much is finding its way into increased purchasing power of its growing middle class. And they are snapping up holiday homes, usually for cash.

Where to invest to benefit from this wealth? Buying off plan property in Russia itself can be risky. The rule of law is relatively primitive and it is difficult to go to court to enforce a contract. It can also take over a year after construction to formalise property rights; not good news if you need a mortgage. And, it's not unknown for developers to disappear with your cash.

Ukraine, however, despite its uncertain image abroad, has quite straightforward property laws. An individual can buy in their own name, there are strict controls on off plan offers, and as long as the developers are competent, property registration should be straightforward. And, where can you buy warm water seafront property in Russia? Options are obviously limited due to geography. Sochi is an option, but prices there have skyrocketed in anticipation of the winter 2014 Olympics. In fact, no less than 5 fold, although recent confiscation of private property there by the Russian government has dampened private investment.



Sochi

Ukraine, on the other hand, has a long coastline with the Black sea and the cream of tourist destinations. But where exactly to invest? Kiev has boomed for a number of years and prices are quite high. Now it's the turn of provincial cities and one area in particular.

Crimea – a favoured location

Since the time of the Tsar's and before, the south coast of Crimea has been a favoured destination for holidaymakers. A line of mountains just behind the coast protects from cold Northern winds, creating a climate that is remarkably favourable. A bit like sitting in front of a south facing wall.

Climate in Crimea

Month:	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Day:	7	0	12	18	25	28	30	30	25	20	10	7
Sea:	8	8	10	12	17	22	26	26	24	17	13	10

As can be seen from the chart above, very cold weather is rare and the Weather is warm most of the year. It's wine producing country and has a very beautiful coastline, swathed in a sub tropical cornucopia trees and plants, and featuring some very famous tourist attractions and resorts.



Places such as the city of Sevastopol, Yalta, and Balaclava (Picture to right). Sevastopol is along with Kiev, the fastest growing city in Ukraine. Its economy is benefiting from a double boost. The general upswing in the Ukrainian property market. And its position as Russia's main naval base, which is leased till 2017. Russia has the cash nowadays to properly finance its military.

Even to the extent of underwriting the purchase of holiday apartments by its naval and army officers!



There are many thousands of naval personnel in Sevastopol and they are buying property in great numbers. As personnel change regularly, the demand is continuous.

The impressive Russian officer's mess hall to left gives some idea of the importance of this sub market

This subsidised purchasing power is a unique selling point of Sevastopol. It's a jewel of a neo classical City and as a potentially very important trading centre, doesn't need such support, but with it, prices have risen sharply.

Despite this very attractive market, development has been surprisingly muted. There is nowhere near the amount of new build apartments that have sprung up in Bulgaria, starting with Sunny Beach near Bourgas, then spreading all along the coast as far as Kavarna.

A main reason for this poor supply is simply the difficulty of realising developments in Ukraine. Whilst it has clear enough property laws, bureaucracy is a formidable obstacle in gaining all permissions. A hat load of signatures is usually required, from a whole array of departments, before building can begin. Looking across Ukraine, there's a noticeable absence of Western developers. No doubt, this will change, but slowly. In the meantime, competition is confined to the well connected and determined locals. And they charge!

The example in the box to above right is just along the coast from the Lighthouse and isn't even near any services, such as shops or restaurants. With the Lighthouse apartments, you will have the

High priced local developments



This monster apartment block is down the coast from Sevastopol. About 500 apartments.

Sale price is from 3150 to 4150 Euros m2

UNFINISHED, which means add another 40%...total finished price up to about 6000 Euros m2!!!

Website (doesn't work at time of writing) www.relekiev.ua

whole City of Sevastopol at your disposal. Dating back to pre Roman times, this is an area steeped in history. A mix of the very modern with classical buildings.



The Lighthouse apartments and Spa Centre is positioned overlooking the entrance to Sevastopol harbour (see map below). Although front line sea view, the site has 6m elevation and an area of "sanitary" land in front. This position affords excellent protection from storms and possible sea surges. Nothing can be built on the land in front and as the site is on a promontory, there are full sea views on two sides. The area has recently been designated as a "villa zone" and is seeing rapid development.

It is the developers intention to lease (49 years) the sanitary land in front and build a small yacht mooring jetty in the lee of the sheltering promontory. And improve the existing stony sea frontage with sand. There are some large and very nice beaches near by, on the Lighthouse side of the harbour. The locals favoured place for a day out by the sea.

Mains water and gas have been laid to provide services to the location, and Lighthouse site. There is good road access.



View of site (to South)



close view (to South East)



St Vladimir Cathedral opposite



The zone is ideal to escape the bustle of the City but convenient to benefit from local facilities. Shops are about a kilometre away and car and passenger only ferries operate on the half hour in summer (on hour in winter) for the short hop across the harbour to the city centre.

Unlike typical sea views, the ones from the Lighthouse apartments are panoramic and will provide endless fascination for lovers of maritime activities. Military ships, submarines, merchant shipping and private boats of every description sail past. Spend an afternoon on your balcony

boat spotting, and then admire the bright city lights at night reflecting off the harbour waters.

Architectural style of the Lighthouse building is modern with neo-classical signatures, to link to the roman pillars and ruins opposite. Such as the colonnaded cupola on roof. This will make a superb shaded view area, with staggering sea views.



All apartments are south facing and have large balconies

Or make the short trip to the city centre, to admire the modern shops, classical architecture or extensive nightlife. Sevastopol's popularity is growing fast,



Getting to Sevastopol from Russia is very convenient. Look At the map to right and see how close the Lighthouse apartments are to Belbeck airport. Very close.

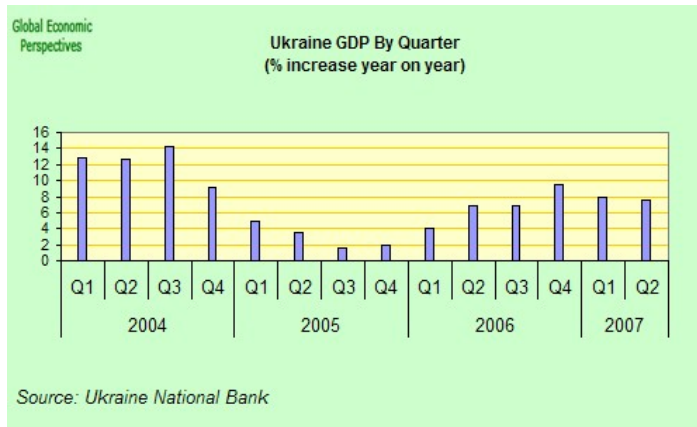
Belbeck airport is only about 10 kms from the Lighthouse apartments. It has direct flights to Moscow, St. Peterbourgh, as well as Kiev

So, no long car journey when you (or your tenants) arrive for their holiday. For a wider range of air links, the Crimea's main airport is at Simferopol, about 1.5 hours away.



Return on investment

Ukrainian economic growth has been strong in recent years, as indicated by the graph below.



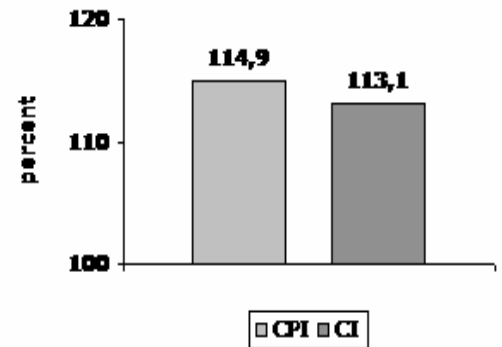
However, it's true that inflation has risen in 2008, to nearly 15% (see graph below). However, it's worth keeping this in context. Real inflation in USA, for example, has been calculated at 16.7% for 2007 by the Economist, with further sharp increase this year. (Energy and food prices are excluded as being too volatile!)

Regarding validity of statistics in Ukraine, it's necessary to bear in mind that about 40% of the economy is estimated to be "black", even

higher than Italy's approximate 30%. Clearly this undermines the usefulness of figures regarding wages, for example. The business classes in particular, have significant disposable income and cash is king.

Ukraine economic data 2006

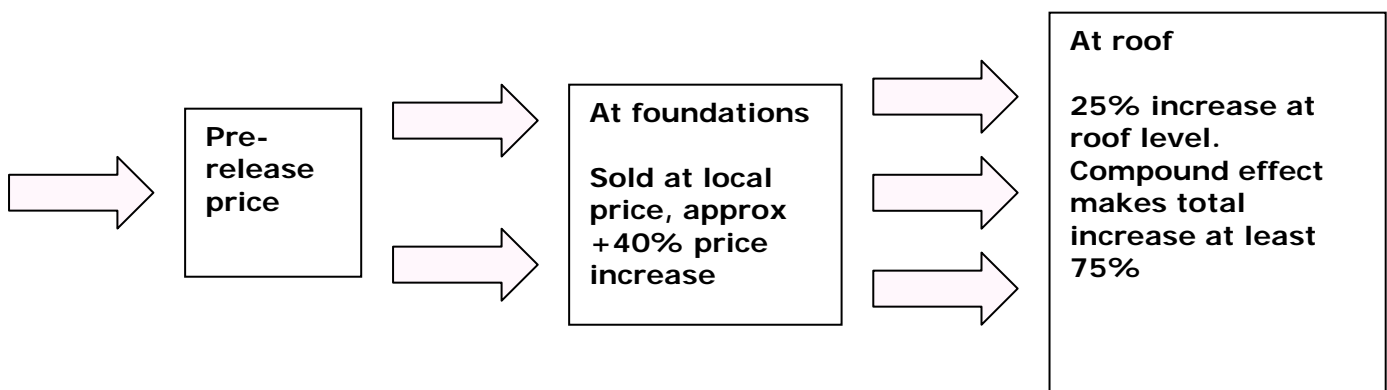
Population, total (millions)	46.79
Population growth (annual %)	-0.68
Life expectancy at birth, female (years)	74.11
Life expectancy at birth, male (years)	62.27
GDP (current US\$) (billions)	106.47
GDP growth (annual %)	7.10
GNI, Atlas method (current US\$) (billions)	90.74
Inflation, consumer prices (annual %)	9.08
Foreign direct investment, net inflows (% of GDP)	5.26
Unemployment, total (% of total labor force)	..
Time required to start a business (days)	33.00
Internet users (per 100 people)	11.85



Data and graph: State Statistics Committee

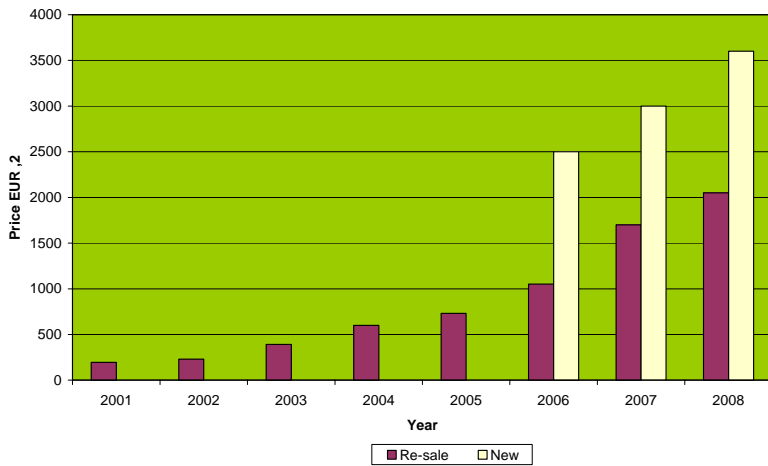
In built capital appreciation

Pre-release price of the apartments is about half those of comparable developments. Furthermore, the standard Ukrainian system is to increase price the higher the build goes, often by a factor of 100% increase. The chart below shows the projection for the Lighthouse development.



The above increase does not take into consideration any local price increase over time of build.

Crimea south coast apartment price



Graph: uaproperty.com

The chart to left shows prices of re-sale and new apartments with sea view along the Crimea south coast. After a slow start, prices started to rise sharply from 2005, to levels which are higher than typical for other East European “sunshine” markets.

Whilst the past is not a sure indicator of the future, it does provide a positive background to the Lighthouse apartments. **Which are being sold at half current prices**

Purchase process

The attached sheet lists the available apartments. Select the one(s) you wish to purchase and fill in personal details and return to your sales agent, who will forward to Crimea’s admin office in Kiev. Please note: reservation fees are non refundable, so please ask all questions you wish before making this commitment.

About 4 to 6 weeks later, a contract will be sent to you, in Ukrainian and your own language. This needs to be signed and one copy returned to your agent. A date for first stage payment will be in this contract; typically within a month.

Payment plan:

	1 st stage payment	2 nd (at foundation)	3 rd (at roof)	4 th (at completion)
Option 1	30% less reservation fee	20%	20%	30%
Option 2	70% less reservation fee			30%
Note:	Option 2 price is less 5%			

Discounts available: 5% for 3 apartments and more. (In addition to 5% for option 2 discount)

A project manager is designated to deal with all your concerns during build process.



Join this key development and contact your agent now

Please note:

Information in this brochure is for general information only and is not intended to be relied upon by individual readers in making (or not making) specific investment decisions. Appropriate independent advice should be obtained before making any such decision. Your capital is at risk when you invest in property – prices can fall as well as rise, so never risk more than you can afford. Always seek personal advice if you are unsure about the suitability of any investment.