



Turks &
Caicos

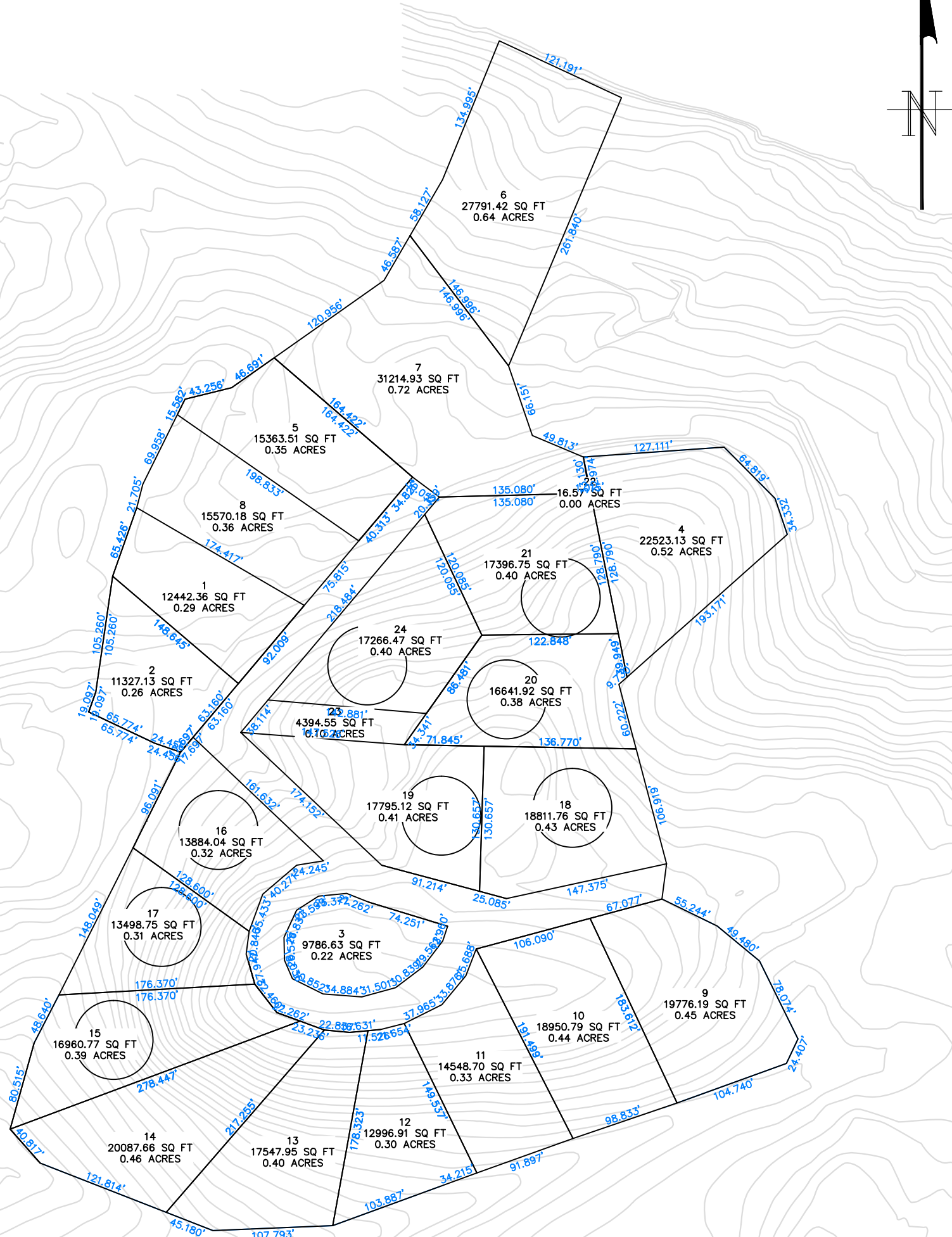


Sotheby's
INTERNATIONAL REALTY

**Blue Mountain Development Parcel
Proposed Mutation & Value Set
Block 60702 - 40, 41, 43, 44 45, 48 to 52, 139**

Prepared by: Richard Sankar & Joe Zahm
Turks & Caicos Sotheby's International Realty

PROPOSED MUTATION



BLUE MOUNTAIN DEVELOPMENT PARCEL 60720 Lots 40, 41, 43, 44, 45, 48 to 52, 139

PROPOSED MUTATION & VALUE SET

Lot #	Lot Size	Retail Value	Comments
1	0.29	\$ 600,000	Grilley House (accessed from Thompson's Cove - can be purchased separately)
2			Private Home - not part of the development
3	0.22		Highest Point on Provo, common area/yoga/exercise pavilion
4	0.52	\$ 350,000	
5	0.35	\$ 350,000	
6	0.64	\$ 1,200,000	Oceanfront Lot - best use, amenities to create value for ocean view properties
7	0.72	\$ -	Parking
8	0.36	\$ 300,000	
9	0.45	\$ 300,000	
10	0.44	\$ 300,000	
11	0.33	\$ 250,000	
12	0.3	\$ 250,000	
13	0.4	\$ 250,000	
14	0.46	\$ 250,000	
15	0.39	\$ 250,000	
16	0.32	\$ 300,000	
17	0.31	\$ 250,000	
18	0.43	\$ 450,000	
19	0.41	\$ 850,000	White two storey duplex, could be a sales office
20	0.38	\$ 350,000	
21	0.4	\$ 300,000	
22			Roadway
23			Roadway
24	0.29	\$ 300,000	
Total	8.12	\$ 7,450,000	Total acreage including roadway is approx. 9.6

List Price \$ 4,250,000

SURVEYED BY: Royal Robinson
DRAWN BY: Andrew Jhun

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ROBINSON SURVEYING SERVICES
 CERTIFIED AND AUTHORISED SURVEYORS

(LICENSED LAND AND ENGINEERING SURVEYORS)
 PO BOX 512, PROVIDENCIALES, TURKS AND CAICOS, B.W.I
 CELLULAR 231 0327





Water Frontage - 121 Feet
Proposed Waterfront Amenities for Homeowners



Land Development Features

- Waterfront properties to the East and West of the Proposed Development Site range in price from \$1.8M to \$3M
- Quiet Residential Community
- Centrally Located
- Within the protected Princess Alexandra National Park
- Proposed Development Site could easily be fenced and gated for privacy and security
- Dramatic elevation changes offer the ability to personalize the homesites with landscape and structural enhancements
- Proposed Waterfront site would be the opportunity to provide waterfront amenities for homeowners and/or for villa rentals. The site could also house the management facility for guest check-in and other villa management requirements





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