



## LEVERA RESORT AND SPA GRENADA, WEST INDIES

# Citizenship by Investment Opportunity

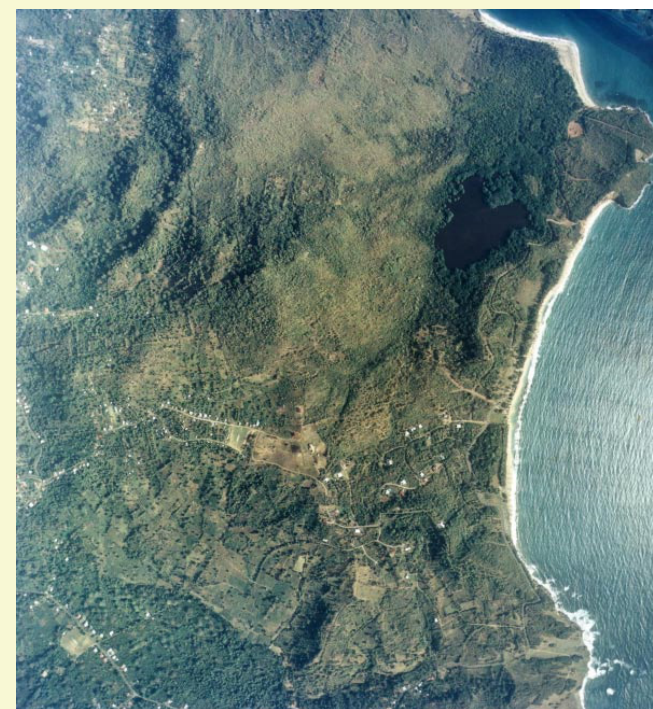
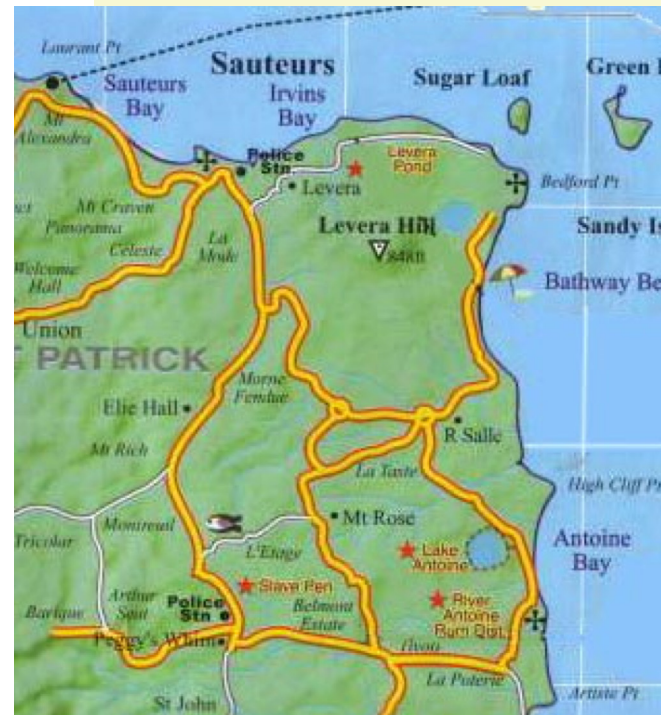


OFFER COST		
	Single Applicant	Family of Four
TOTAL COST (Fees + Investment)	306,000	338,000
Bond Repayment	200,000	200,000
	<hr/> 106,000	<hr/> 138,000





- Instrument: Senior secured loan note issued at par in denominations of \$200,000 ("Levera Note")
- Issuer: Levera Resort Loan Company Ltd
- Custodian Bank: Royal Bank of Canada
- Sponsor: Levera Resort Development Ltd
- Project: Levera Resort
- Appointed Valuer: NAI LAC
- Legal Counsel: Grant Joseph
- Appointed Auditors: Panel Kerr Foster
- Qualification: Each note will qualify for inclusion in the Grenadian Citizen by Investment Programme ("CBI") under the auspices of the Citizenship by Investment Act of Grenada No 15 of 2013
- Purpose: All funds to be applied solely to finance construction of the Project in accordance with the Sponsors development plan.
- Maturity: 5 years from the subscription date.
- Redemption: In full, at face value with accrued interest at maturity. The Issuer has the right to repay at any time without penalty.
- Coupon: 5% p.a accrued and paid in full on redemption.
- Security: 100% loan protection from first legal mortgage over unencumbered Project and development land with independent valuation from the Appointed Valuer.
- First loss protection: Each Levera Note is supported by an additional \$200K of fully subordinate equity capital issued by the Sponsor and independently verified by the Appointed Auditors.
- Management: The Issuer will appoint independent professional directors and will ensure that the loan is advanced on market standard terms and at arms length from the Sponsor, that the security is legally enforceable, that the loan proceeds are applied in accordance with the Levera Resort development plan, that interest is applied in accordance with the terms of the Levera Note , regularly monitor and report the development plan to the Noteholders and enforce the terms of the loan including ultimate redemption.
- Conversion Option: Each Noteholder will have the right to convert their Levera Note to a deposit to acquire a Project resort villa at a discount of 20% to the prevailing retail price at the time of conversion. This conversion option expires three years following the issuance of the Levera Note.



## PROJECT INFORMATION

Located on the northeastern tip of the island of Grenada, Levera is a 480 acre site with sweeping views of the Eastern Caribbean Sea. Located on the island's relatively undeveloped northeast coast, the site is ideal for a secluded, intimate getaway.

The site contains a spectacular sand beach and dramatic topography that reaches an elevation up to 800'.

Adjacent to the property is the Levera National Park, one of Grenada's most scenic and spectacular coastal areas. Its lagoon is one of the most important wildlife habitats on the island. Consisting of an extensive mangrove swamp, the lagoon is a haven for an abundance of bird species, including herons, black-necked stilts, common snipes, and other waterfowl. The project development team is taking measures to provide adequate buffers between the project site and Levera National Park to maintain this ecological landmark.

Just offshore are a number of outstanding coral reefs and sea grass beds. Here you can find lobsters and beautiful reef fishes throughout the year.

The beach at Levera is also considered one of the most important breeding grounds for sea turtles in the Caribbean. Working alongside Ocean Spirits, an extensive restoration program is underway to help restore and protect these habitat zones.

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GRENADA, WEST INDIES





## PROJECT INSPIRATION

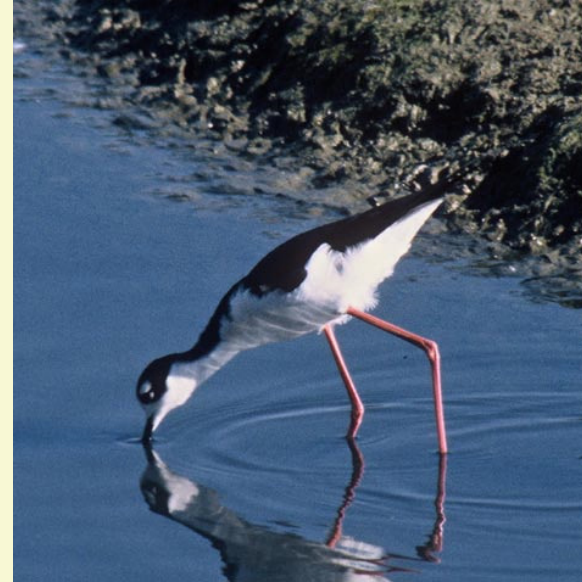
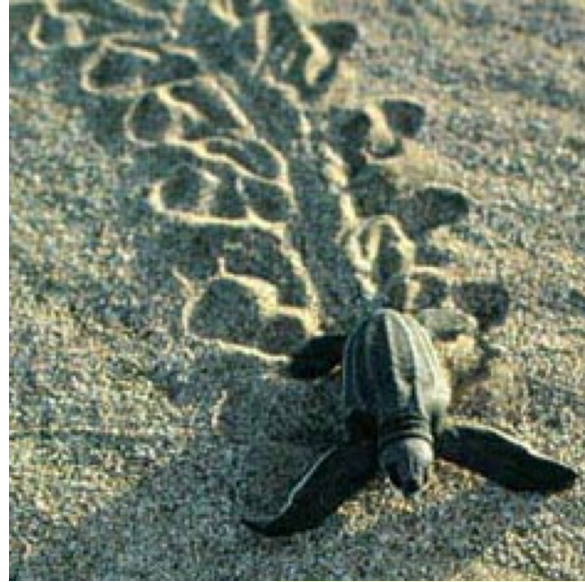
The site's greatest wealth comes from the natural, undeveloped character of the area. To maintain this feeling of privacy and intimacy with nature, nearly 1/3 of the site has been set aside as open space for the resort. During development, numerous efforts will be made to maintain the site's natural resources while at the same time enhancing the enjoyment and experience of the guests. These efforts include:

- Integrating architectural development into the scenic backdrop. All buildings will be low-rise and hidden below the vegetation line to remain out of the view of other guests.
- Establishing a program to help protect the breeding grounds for the loggerhead turtles. This area will be integrated into an over-all conservation area surrounding Levera Pond.
- Maintaining as much of the existing native vegetation where possible.

The all-encompassing approach of the masterplan's influence gives guests an incentive to explore and discover Grenada; in turn this provides investment and demand for employment which leads to a truly sustainable and natural development of the whole island.

## LEVERA RESORT AND SPA GRENADA, WEST INDIES





## CREATING AN ECOLOGICAL DESTINATION

In addition to maintaining the areas undeveloped character, it is important to incorporate the environment and culture throughout the project. Items being considered include the following:

In design:

- Use innovative materials and building practices to minimize disturbance of the site and reduce pollution
- The use of local materials and art
- Alternative energy sources

In operations:

- Recycling, composting and water reclamation programs
- Purchasing local goods as well as items from "green" companies
- Use alternative ecological solutions for laundry and cleaning

In the local community:

- Hire local staff and provide working relations with local farmers
- Sponsor local artists and adopt a nearby school
- Distribute scholarships and financial assistance to local community

In amenities and attractions:

- Sponsor on-site activities to heighten environmental awareness
- Showcase traditional West Indian ceremonies for guests

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GRENADA, WEST INDIES





#### LEGEND

1. Entry Pavilion
2. Boutique Hotel
3. Hotel Villas
4. Residential Villas
5. Piton Estate Villas
6. Spa
7. Residential Clubhouse
8. Piton Specialty Restaurant
9. Private Dining for Two
10. Tennis Center and Clubhouse
11. Interpretive Center
12. Nature Trails
13. Nature Preserve
14. Sugar Loaf Island
15. Sandy Island
16. Levera National Park
17. Levera Beach and Turtle Reserve
18. Bathway Beach
19. Organic Farming
20. Infrastructure Center





## HOTEL CORE

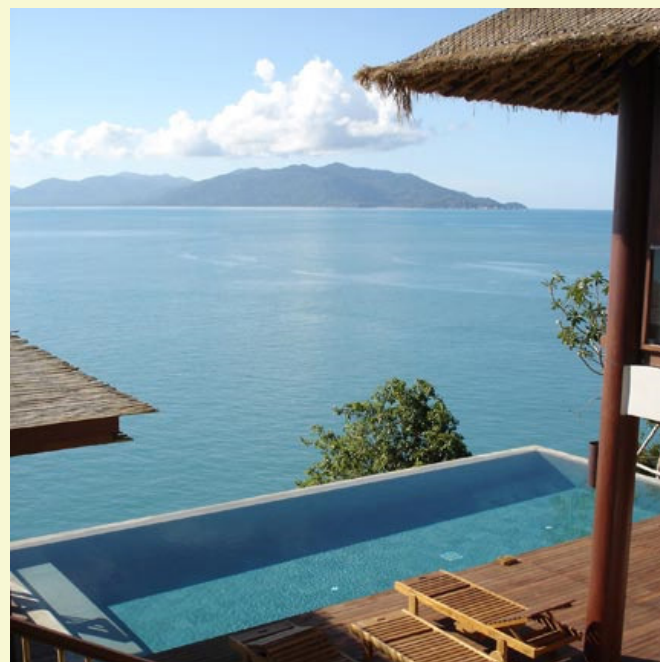
Perched above the white sand beach, the boutique hotel will provide a variety of room types to guests, all with direct ocean views.

Facilities in the hotel core include:

- Second reception/concierge
- Restaurant
- Spa facilities
- Fitness center
- Multimedia/conference
- Beach club
- Beach pool







## HOTEL VILLAS

Within the boutique hotel campus will be upscale stand alone villas, each with their own private swimming pools. With ample spacing between villas and a lush landscaping buffer, guests will enjoy this relaxing retreat as they overlook the beach, cliffs or waterfront.

Breakdown of Villas:

- (30) 1000 Sq. Ft. 1 Bedroom Villas
- (10) 1800 Sq. Ft. 2 Bedroom Villas
- (20) 2400 Sq. Ft. 3 Bedroom Villas





## SPA FACILITIES

### Main Spa Area

- Adjacent to Levera National Park
- (10) Intimate organic outdoor treatment rooms
  - a. Overlooking lagoon
  - b. Overlooking ocean towards the Grenadines
- Natural materials
- Traditional building methods
- Local spices, oils
- Spiritual retreat

### Main Hotel

- Fitness center and gym
- Exercise and 'organized' treatments
- A focus on health science

### Sandy Island

- A destination spa experience
- Accommodation interweaved within spa – a luxury getaway/retreat
- Spiritual retreat





## RESTAURANTS

### 1. Hotel

- Formal
- European and local cuisine

### 2. Formal

- Located at current estate building
- Elegant
- French/European cuisine

### 3. Private Dining for Two

- Located near spa overlooking Levera Pond
- Highly intimate

### 4. Piton Specialty Restaurant

- Specialty restaurant located midway up the Piton
- Private dining terraces cantilevered over the hillside

### 5. Beach Club

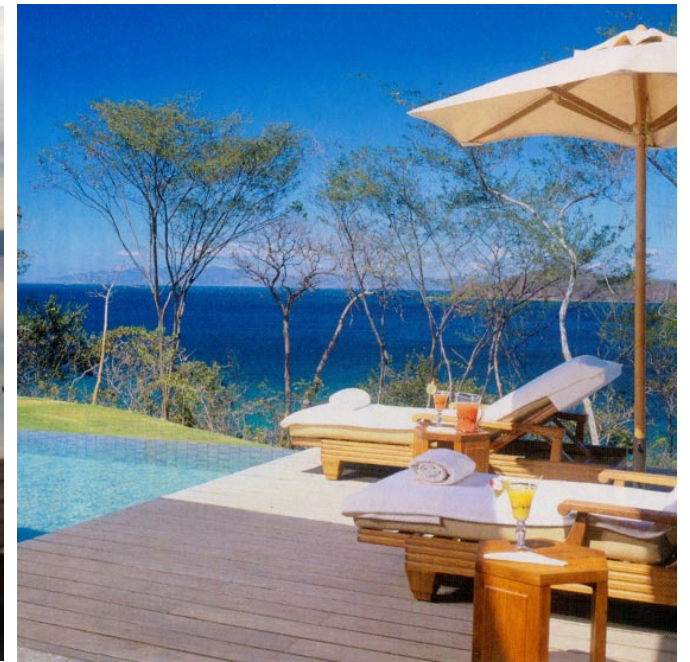
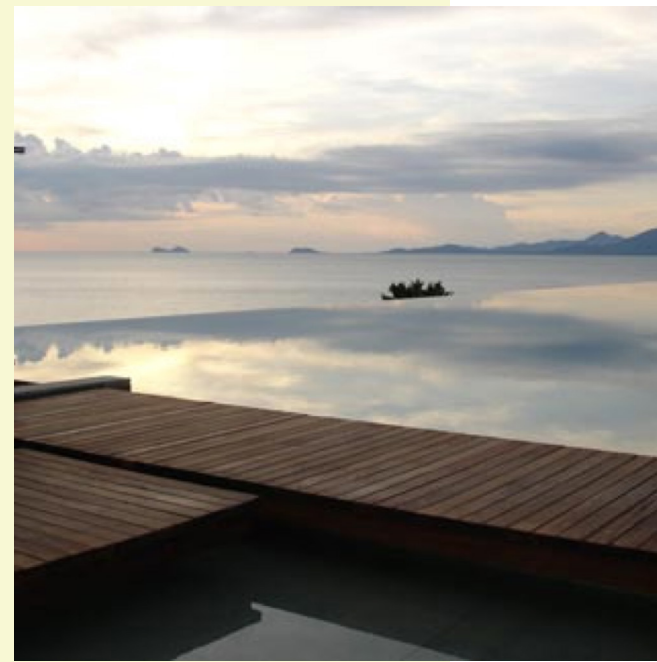
- Located at back of beach, associated with hotel
- Open grill – local seafood
- Timber decking, bare feet, white drapes, throws

### 6. Sandy Island

- Casual beach club/bar by day
- Elegant, more formal by night

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GRENADA, WEST INDIES





### RESIDENTIAL VILLA LOTS

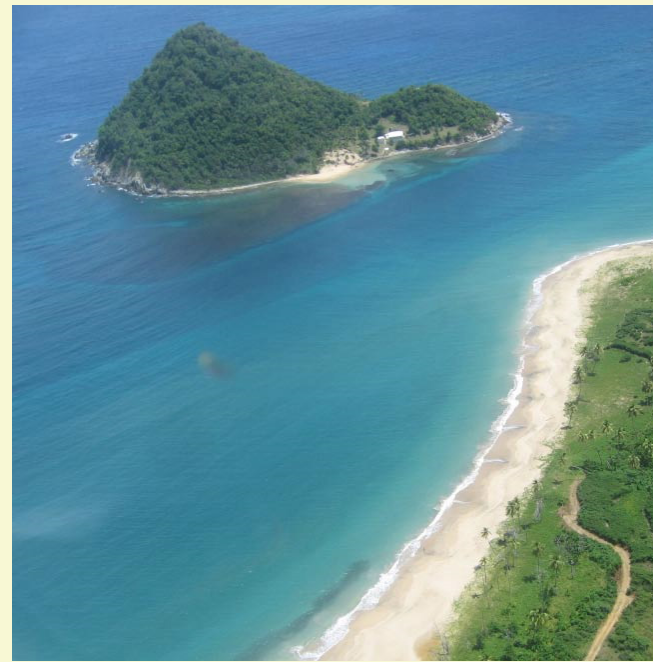
Besides a world-class hotel, the site will include 136 residential villas, all with ocean views. These villas will be situated on spacious lots. 800' above sea level, at the site's highest ground, will be 6 estate villas, each situated on at least 3 acres of land.

Careful consideration has been made to locate each of the villas amongst the site's native vegetation. A "nature curtain" will provide privacy around each unit.

Residential Villa Lot Summary:

Piton Estate Villas (3.0 – 5.0 acres)	6
Beachfront Villas (0.6 acres)	4
Oceanview Villas (0.8 – 1.6 acres)	126





### PRIVATE ISLAND VILLAS

The most unique and luxurious units on the property will be the private island villas. Located on the 3 unique islands, starting just 1000 feet from the mainland, these intimate retreats include a private beach and pool, surrounded by the azure waters of the Caribbean.

#### Sugar Loaf Island

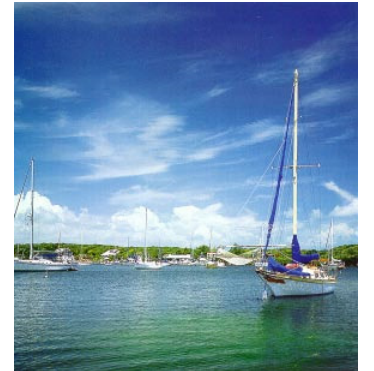
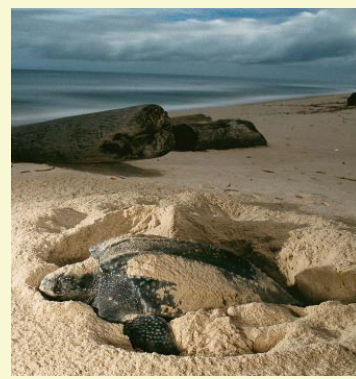
- A highly exclusive and luxurious single villa which offers an individual spa, pool, beach, jetty, etc.
- Lightweight path spiralling around mountain to a 360° private dining deck/seating/hot tub area

#### Sandy Island

- A destination day trip for hotel guests that includes a tranquil beach and calm waters throughout the year
- Restaurant with outdoor dining
- Spa facilities
- Boutique villas are available for short (1-2 night) stays

LEVERA RESORT AND SPA  
GRENADA, WEST INDIES





#### ON SITE AMENITIES

##### Tennis Facilities:

- Clubhouse would serve drinks and lunches
- Facilities are to be set in landscaped gardens
- Adjacent hillside for event seating

##### Interpretive Center:

- Turtle hatching program
- On site naturalist
- Bird watching

##### Natural Trails:

- Interpretive signage
- Fitness stations

##### Organic Farming:

- Produce used in resort restaurants

##### NEARBY AMENITIES:

- Sailing to the Grenadines
- Scuba diving and snorkeling
- Hot springs
- Waterfalls
- Grenada Chocolate Factory

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## Citizenship by Investment

### Background and Qualifications

In 2013, the Government of Grenada launched a Citizenship Business by Investment ("CBI") Program which allows qualified investors and their family members to apply for Grenadian citizenship. The Grenada CBI program allows qualified participants to invest in either approved real estate developments or into a government infrastructure fund. Both investment programs are designed to improve the country's economy, create opportunities for Grenadian citizens, and improve, expand and revitalize the tourism, manufacturing and agriculture sectors.

The real estate investment program (Section 11) allows the approved applicant(s) to invest in CBI approved real estate development and receive Grenadian Citizenship and passports within four months from submission of accurate and complete applications.

### The Levera Resort development is a CBI approved development

#### Benefits of Grenada Citizenship:

- Tax Haven - No income, capital gain or inheritance tax;
- No physical residency requirements and no requirements to travel to Grenada during application process;
- Inclusion of dependent children under 25 years of age and dependent parents (or grandparents) over 65 years of age.
- No education, management experience, or English language requirements;
- Fast Processing – Applications will be processed and approved applicants notified within 90 days from submission of completed application documents;
- Freedom of Travel – Grenadian citizens can travel to over 75 countries without the need for a visa. In addition, the E-2 treaty with the United States allows qualified Grenadian Citizens to work and reside in the United States. The completion of Grenada's inclusion into the European Schengen Visa exempt zone is scheduled to be finalized in the 1st quarter of 2015.
- Stable Government – Grenada is an independent state within the Commonwealth of Nations with a legal system based on British Law. It is a member of the United Nations and its constitution allows for and supports freedom of speech;
- Citizenship Mobility - Grenada has no restrictions on its citizens having dual citizenship.
- World Class University – Grenada is home to St. Georges University, an accredited medical, veterinary and arts & science educational institution;





## Citizenship by Investment

### Qualification Criteria

- The principal applicant must be at least 18 years old.
- Required Investments
  - a. Real Estate – Applicants must invest a minimum of US\$250,000 in a Government-approved real estate project. Property must be held for a minimum of 3 years).
  - b. National Transformation Fund – Applicants must invest US\$200,000 which will finance various infrastructure and social projects in Grenada for the benefit of the country and its citizens.
- To qualify as dependents, children must be (1) under age 18 and unmarried; or (2) full-time students aged 18-25 who are dependent on their parents; or (3) over age 18 and living with (and fully supported by) the applicant due to physical or mental disability.
- Parents or grandparents of the principal applicant or spouse may qualify as dependents if they are above 65 years of age, living with the principal applicant, and can prove financial dependency on the principal applicant.
- Applicants must pass a Due Diligence examination, and have no criminal record.
- Applicants must complete a medical examination

### Grenada CBI Application Process

- The Applicant submits the complete Grenada Citizenship application (including medical reports, supporting documents, and signed forms) to C&C Grenadines Ltd.
- C&C Grenadines reviews the application for accuracy and completeness to ensure fast Government processing.
- The applicant transfers the complete Investment amount and fees to the designated local agent's escrow account. All funds must be received in escrow at the time of application submission.
- After reviewing the application and supporting documentation, a CBI licensed local agent submits the complete file to the Grenada CBI Committee ("The Committee") for processing.
- The CBI reviews each application and conducts a due diligence review of the applicant(s). Within 60 working days of file submission, the Committee notifies C&C Grenadines Ltd. of its decision to grant or deny the application(s).



- The applicant must complete and execute all required documents for the approved development. Escrowed investment funds per the predetermined escrow agreement are now available to the approved development.
- Each approved applicant is issued a Certificate of Naturalization, which completes his/her citizenship process.
- Following citizenship issuance, the client must swear an Oath of Allegiance. It may be sworn in Grenada, or if the client visits an Embassy, High Commission, or Consular Office of Grenada abroad.
- After swearing the Oath of Allegiance, a passport application is submitted to the Immigration Department. If the client has sworn the Oath in Grenada, he may remain there to collect the passports (an additional fee of \$150 is applied if the applicant requests that passports be prepared in 1-2 business days). Alternatively, the passports may be couriered to the applicant.



## Citizenship by Investment

### Checklist of Required Documents

- All documents must be less than 6 months old unless otherwise stated (including translation and notarial stamp dates, dates Government forms are signed, dates on reference letters, etc.)
- All Government Citizenship forms (Annexes) must be printed in color (these color print-outs are considered originals).
- Each family member must submit his/her own forms (Annexes and passport application).
- Forms may be typed, or completed in block letters by hand, in blue or black ink.
- Forms must be signed by the main applicant, spouse, and any applicant over the age of 18, respectively.
- Both parents, or the legal guardian, must sign forms for children under 18 years of age.
- All photocopied documents must be certified as a true copy by a notary public. Certification must be authenticated by an apostille, or the relevant government department must validate the notary's credentials.
- All documents and forms must be submitted in English. Documents issued in another language must be accompanied by an authenticated English translation.
- All forms and necessary supporting documents should be submitted at the same time. The only exceptions are police certificates, which may be submitted separately





## Citizenship by Investment

### Visa Free Travel

Anguilla  
Antigua & Barbuda  
Argentina  
Armenia  
Aruba  
Bahamas  
Bangladesh  
Barbados  
Belize  
Bermuda  
Bolivia  
Botswana  
Brazil  
British Virgin Islands  
Cambodia  
Cape Verde  
Cayman Islands  
Central African Republic  
Chile  
Colombia  
Cook Islands  
Costa Rica  
Cuba  
Dominica  
Dominican Republic

Guadeloupe  
Guernsey  
Haiti  
Hong Kong  
Iran  
Ireland  
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Mongolia  
Montserrat

Palau  
Panama  
Peru  
Pitcairn Islands  
Philippines  
Saint Helena  
Saint Kitts & Nevis  
Samoa  
Seychelles  
Singapore  
Solomon Islands  
South Korea  
Sri Lanka  
Saint Lucia  
St. Vincent & the Grenadines  
Suriname  
Swaziland  
Tanzania  
Timor-Leste  
Togo  
Trinidad & Tobago  
Turkey  
Turks & Caicos Islands  
Tuvalu  
Uganda