

# NormansPondCay

presented by



Harrington  
International



The subject property:  
Norman's Pond Cay  
Aerial photo taken on 10/19/2011



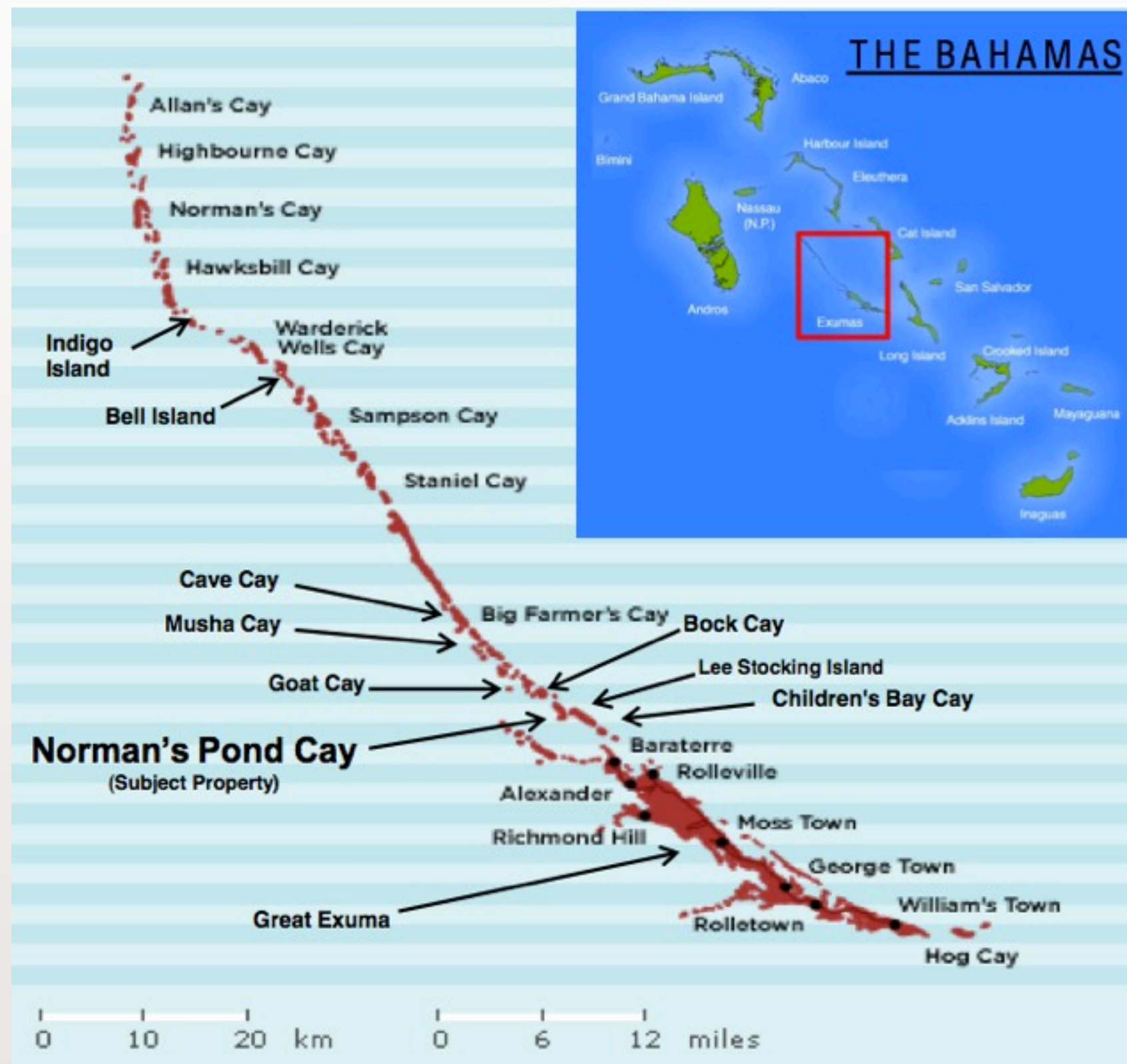
Harrington  
International

## THE EXUMA CAYS

The Exumas are a 120-mile-long island chain-within-the-chain of the Out Islands, with the Exuma Cays scattered in a long line extending north toward New Providence from Great Exuma.

The anchor of the Exumas archipelago is Great Exuma, Bahamas. Great Exuma is presently experiencing explosive growth anchored by the 500 acre Sandals Emerald Bay Resort and Marina. The Island boasts an International airport complete with a 7500' runway and a newly completed-FBO- Private Aviation Terminal (November, 2011 ).

Across the bay from Great Exuma is a barrier cay that protects the main island from the Atlantic. Stocking Island features spectacular views from atop its high bluff and a series of idyllic beaches separated by limestone promontories. The principals of Harrington International are currently partnered with John McGarvey of McGarvey Development (Fort Myers, Florida) on a planned resort on Stocking Island. [www.McGarveyDevelopment.com](http://www.McGarveyDevelopment.com)





# NOTABLE OWNERS OF THE EXUMA CAYS



The Aga Khan  
Mid-East Billionaire



Barbara Johnson  
Johnson & Johnson



Michael Dingman  
Allied-Signal Former  
CEO



John Malone  
Direct TV/Cable Mogul



Butch Steward  
Owner and Chairman of  
Sandals Resorts



Johnny Depp  
Actor, Writer, and  
Producer



Mark Holowesko  
Managing Director  
Templeton Funds



Bernard Arnault  
LVMH-Forbes #4



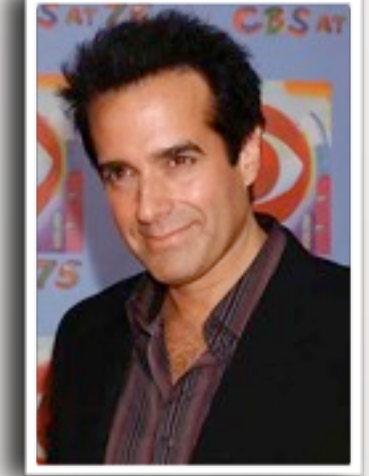
Sandy McTaggart  
Canadian Billionaire



Tim McGraw &  
Faith Hill



Tyler Perry  
Actor



David Copperfield  
Emmy Award  
Winning Performer



# SOUTHERN EXUMA CAYS



**Musha Cay**  
 David Copperfield  
[www.mushacay.com](http://www.mushacay.com)  
 "Most Luxurious Island in the World" -  
 Rents for \$300k+ per week



**Bock Cay**  
 John Fry—Fry's Electronics  
 \$250M Development of Nick Faldo Golf Course & 5 Estates  
 Planned \$500k/week rental



**Lee Stocking Island**  
 - 3,000' Airstrip  
 - Papillon Resorts purchased approx. 100 acres in Fall 2009 for \$20 million



**Children's Bay Cay**  
 167 acres  
 Barbara Johnson—J&J  
 Listed for \$60 million on [privateislandsonline.com](http://privateislandsonline.com)



**NORMAN'S POND CAY**  
 500 acres



**Goat Cay**  
 17 acres  
 Tim McGraw & Faith Hill  
 \$30M Private Retreat



**CLOVE CAY**  
 145 acres  
 4 BR House



**SUGAR CAY**  
 20 acres



**GREAT EXUMA**

5 miles



**Cave Cay**  
 222 acres  
 Existing 35-slip marina,  
 2,800' airstrip & main house  
 Listed on [hgchristie.com](http://hgchristie.com) for  
**\$110 million**

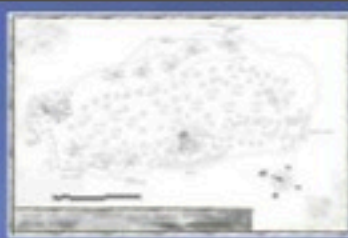




# GREAT EXUMA



**NORMAN'S POND CAY**  
500 acres



**SUGAR CAY**  
20 acres



**CLOVE CAY**  
145 acres  
4 BR House



**Sandals' Emerald Bay Golf Course & Marina**  
- Planned expansion to 400-room resort  
- Greg Norman golf course  
- 154-slip mega-yacht marina  
- The "Waterfront" 92-lot private subdivision on canal



**STOCKING ISLAND**  
- Home of the "Chat'n'Chill"  
- St. Francis Boutique Hotel  
- Higgins' Landing Resort



**Great Exuma Int'l Airport**  
7,500' Runway



**Georgetown**

**Crab Cay**  
180 acres  
Peter Murphy—billionaire  
- Completed \$9M bridge  
- Planned Mega-yacht marina



**February Point**  
3/4-acre rocky shore lot  
sold for \$3.5 million in  
March 2010



**Juan Mendoza Estate**  
One of Venezuela's  
wealthiest individuals



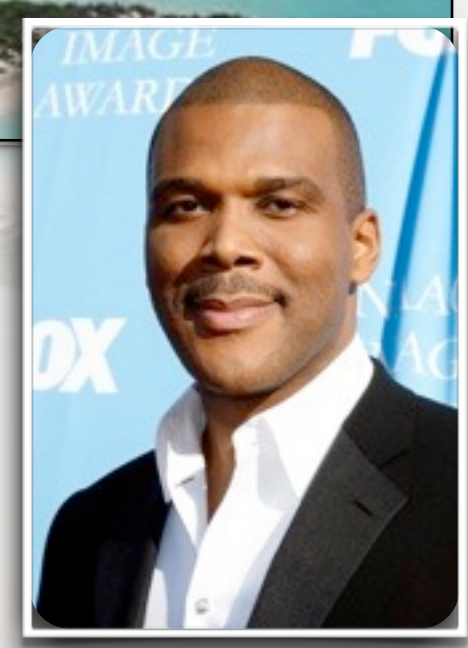
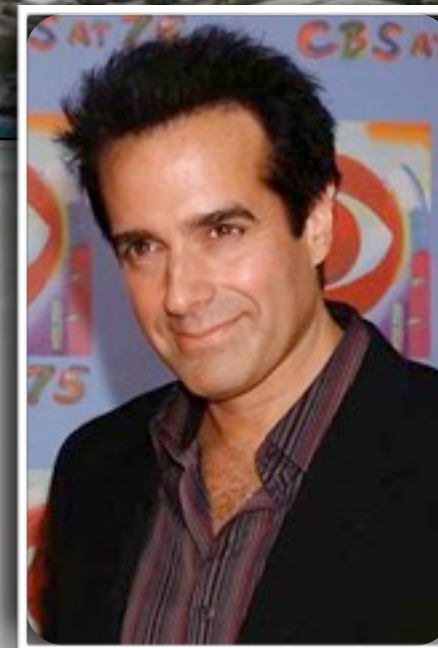
5 miles





## THE EXUMAS IN THE NEWS:

The Exuma Cays are presently home to nine Forbes Billionaires as well as numerous celebrities including Johnny Depp, David Copperfield, Tyler Perry, Tim McGraw, and Faith Hill. On July 29th 2011, the Wall Street Journal ran a two page cover story on the growing popularity of this island chain with the world's elite. [Link to article.](#)



### THE WALL STREET JOURNAL. WSJ.com

HOMES | JULY 29, 2011

## My Own Private Island

*Wealthy buyers are flocking to a little-known archipelago in the Bahamas, fueling Privacy comes at a price: Owning a personal island means importing everything f*

By CANDACE JACKSON





## THE WALL STREET JOURNAL

“Roughly 300 miles off the coast of South Florida is a string of mostly uninhabited small islands amid clear blue water and coral reefs on a limestone plateau. There's virtually no nightlife, no major airports, no celebrity chef restaurants. There are also no neighbors. That remoteness is attracting a rarefied group of wealthy entertainers and name-brand CEOs. In the world of high-end real estate, privacy is an increasingly prized amenity.

Islands in Exuma Cays, a 365-island archipelago in the Bahamas, have recently sold to producer/director Tyler Perry, spiritual leader Aga Khan and country singers Tim McGraw and Faith Hill, joining earlier arrivals Johnny Depp, David Copperfield and LVMH Chairman and Chief Executive Bernard Arnault. Ms. Hill and Mr. McGraw are in the final stages of construction on a roughly 15,000-square-foot, four-bedroom home on their 17-acre island, Goat Cay, which they purchased a few years ago, according to people familiar with the project. Mr. Perry bought a 25-acre island called White Bay Cay as well as a nearby seven-acre island in 2009, and is currently building a tropical/Balinese-style home with several guest bungalows.

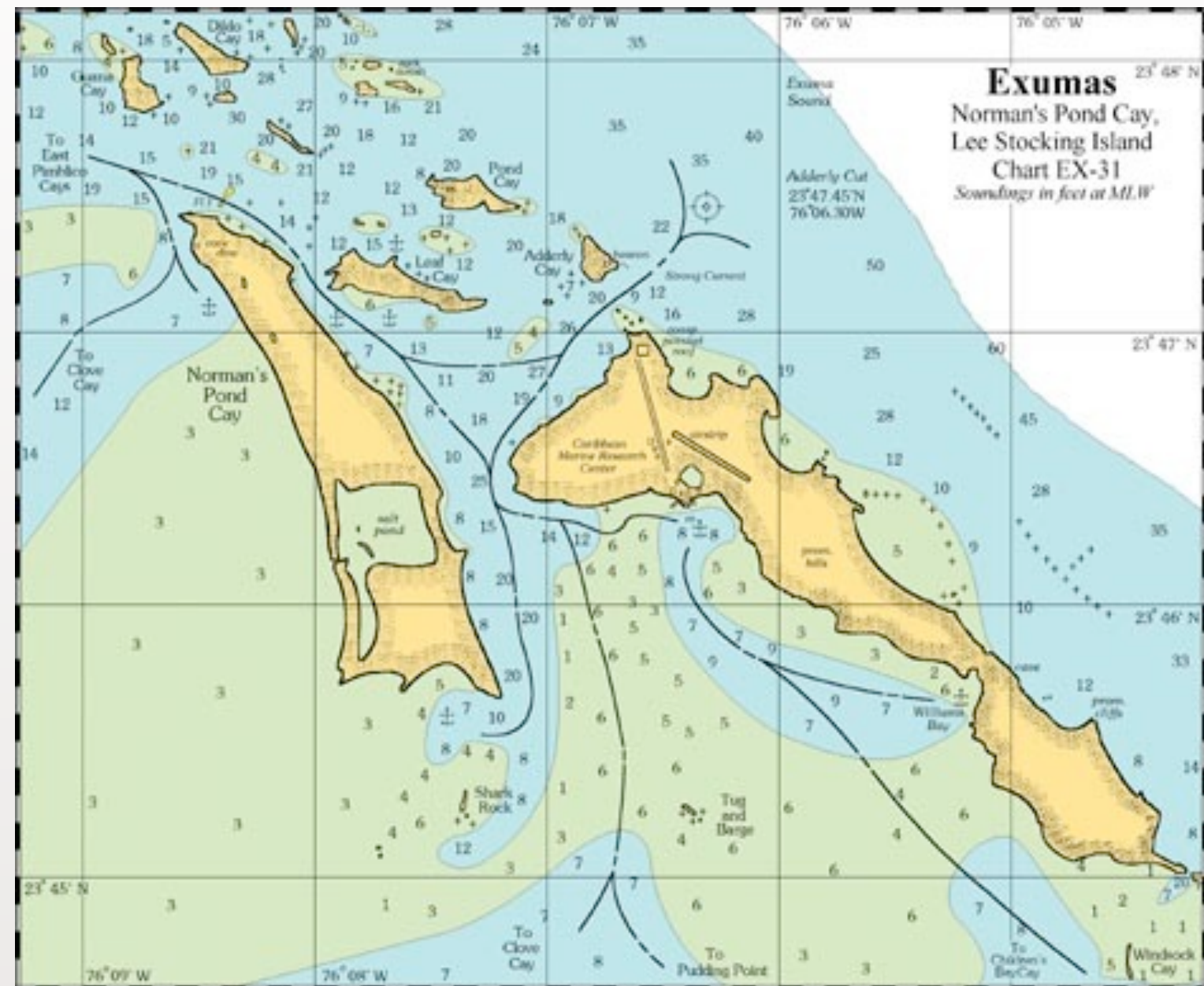
Despite the weak economy, the number of millionaires in the U.S. and their combined net worth hit record highs in 2010, with investible assets up more than 8.4% from 2009, according to the World Wealth Report by Merrill Lynch and Capgemini. Several record-breaking real-estate sales this year have buoyed optimism in the ultra-high end of the market, including the \$85 million sale of a Los Angeles estate owned by Candy Spelling earlier this month. In March, a Russian buyer paid \$100 million for a home in Silicon Valley, the highest price ever paid for a single-family home.”

Candace Jackson - The Wall Street Journal, July 29, 2011



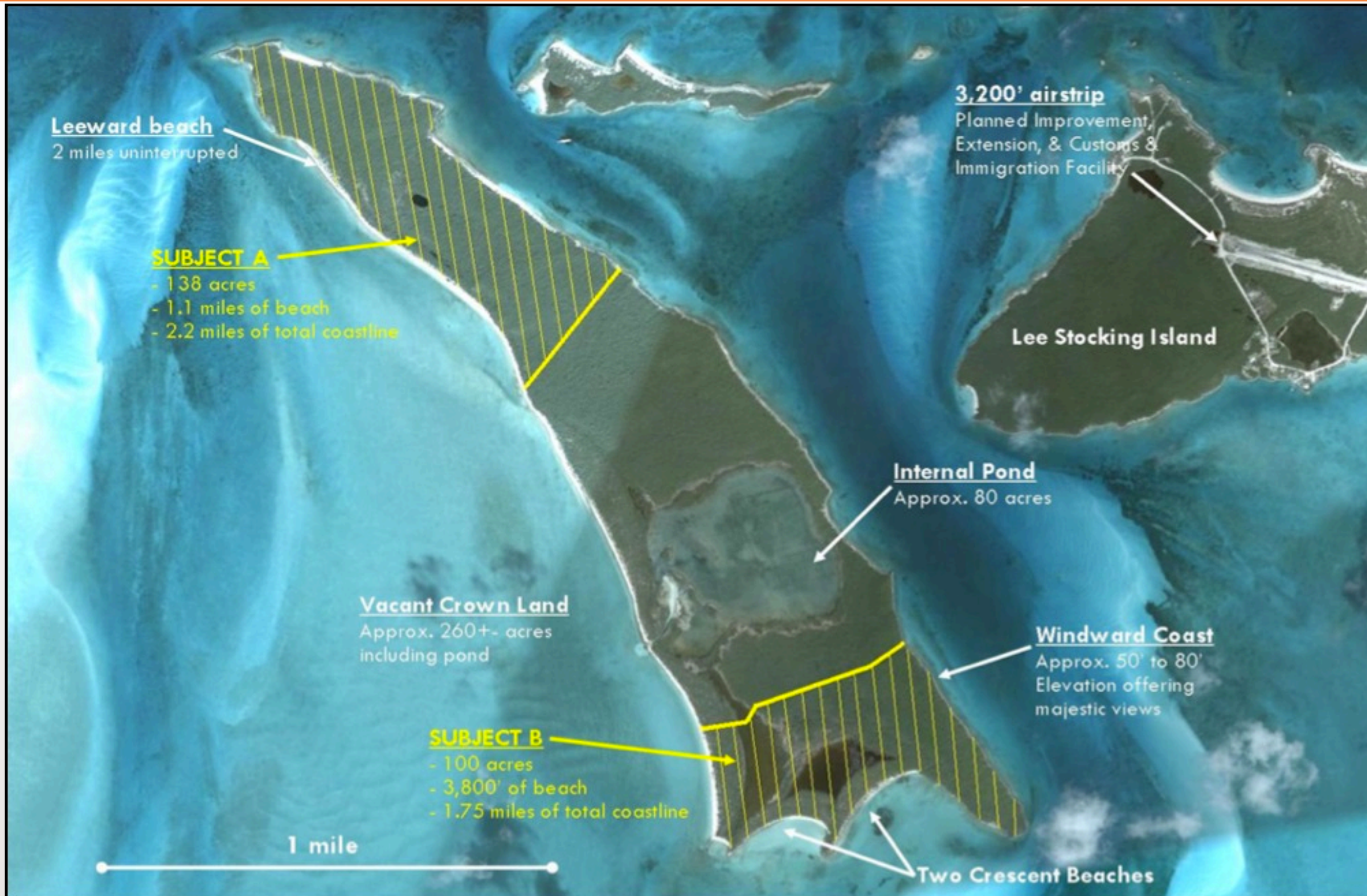
## NORMAN'S POND CAY (SUBJECT PROPERTY)

Norman's Pond Cay is Located just south of Bock Cay, where an ultra exclusive private resort is being built with a Nick Faldo golf course, and just north of billionaire Barbara Johnson's Children's Bay cay. Norman's Pond Cay has over 2.5 miles of beaches, dramatic waterfront vistas, great elevations, deep protected channels running just off the island, and an incredible setting in the stunning waters of the Exuma Cays. It has all the makings of an incredible resort or private retreat development site. The ownership of the island is split into two different sections with a piece of Crown land in the middle where the Salt Pond is located.





# PROPERTY BOUNDARIES





# Two miles of Leeward Beach





## WHY INVEST “NOW” IN THE BAHAMAS?

- The Chinese government is financing and building the largest single-phase resort in the history of the Caribbean. The \$3.4billion Bahamar project is an incredibly strong validation of the Bahamian Government as well as the overall Bahamian investments thesis. [www.Bahamar.com](http://www.Bahamar.com)
- Nassau International Airport is completing a \$409 million renovation. This will represent the largest public works project in the countries history.
- The combined effect of these two expansive projects should usher in a new generation of world-wide capital investment into the Bahamas.
- As the single greatest concentration of billionaires and celebrities in the Bahamas, the Exuma Cays should attract a disproportionate amount of real-estate interest as the Bahamas are further introduced on the world-wide stage.
- No local taxes on capital gains, inheritance, corporate and personal income, dividends and interest
- Independent judicial system based on English Common Law
- Sovereign country with peaceful and stable democracy since 1729
- Purchasers buy Fee Simple title to property with U.S. Title Insurance.
- International financial center with 250 banks and trust companies licensed in The Bahamas with a combined balance sheet of assets valued at more than \$300 billion
- The Bahamas maintains an A3 rating and positive outlook from Moody's Investors Service





## YEAR-ROUND EASY ACCESS

Daily nonstop air service to Nassau and Exuma is offered from several major U.S. cities.

The main airport on Exuma is Georgetown which is a short flight of approximately 70 minutes from Miami and a 40 minute flight from Nassau. Nassau International Airport is currently completing its \$409 million renovation and expects to be fully completed by December 2012. Direct commercial flights to Great Exuma from Nassau, Miami, Atlanta, Toronto and Fort Lauderdale are provided by Bahamas Air, American Eagle, Lynx Air, Delta, Air Canada and Continental Connection with many others planned.

Charter flights are also available and can now take advantage of the new Private Aviation Terminal (FBO) at Exuma International Airport (Provided by Odyssey Aviation Bahamas).



**Continental  
Connection**

**American Eagle**

**bahamasair**  
*We don't just fly there, we live there.*

**Sky Bahamas**  
*The Bahamian regional Airline*

**AIR CANADA**





## INVESTOR INFORMATION

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