





Redesigning the Hospitality Experience



BLUE HORIZON  
BOUTIQUE RESORT  
HOME OF THE LOTUS SPA



# EXECUTIVE SUMMARY

# A TIMELESS CONCEPT

At precisely this Latitude  
during any time of the year,  
**Something Magical Happens...**

Earth, and all its inhabitants  
become one with water.

It creates a certain something  
that is transformative and to some,  
Life changing. Some call it love

We call it Timeless.



# THE PERFECT LOCATION



Vieques lies about 8 miles (13 km) to the east of the Puerto Rican mainland, and measures approximately 21 miles (34 km) long by 4 miles (6 km) wide.

The two main towns of Vieques are Isabel Segunda (sometimes written "Isabel II"), the administrative center located on the northern side of the island, and Esperanza, located on the southern side. At peak, the population of Vieques is around 10,000.

The island's name is a Spanish spelling of a Native American word said to mean "small island". It also has the nickname "Isla Nena", usually translated from the Spanish as "Little Girl Island", as a reference to its being perceived as



Puerto Rico's little sister island. During the colonial period the British name was "Crab Island". The island has an early history of French colonists and often referred to as "Le Petite Paris".

To the north of Vieques is the Atlantic ocean, and to the south the Caribbean Sea. The island of Culebra is about 10 miles (16 km) north of Vieques, and the US Virgin Islands lie to the east.

Vieques and Culebra, together with various small islets, make up the so-called Spanish Virgin Islands, sometimes known as the Passage Islands.

# THE PERFECT CLIMATE



Vieques has a warm, relatively dry, tropical to sub-tropical climate. Temperatures vary little throughout the year, with average daily maxima ranging from 82 °F (28 °C) in January to 87 °F (31 °C) in July. Average daily minima are about 10 °F (6 °C) lower.

Rainfall averages around 45 to 55 inches (1150 to 1400 mm) per year, with the months of May and September–November being the wettest. The west of the island receives significantly more rainfall than the east. Prevailing winds are easterly.

For sixty years the majority of Vieques was closed off by the US Navy, and the island remained almost entirely undeveloped for tourism. This lack of development is now marketed as a key attraction. Vieques is promoted under an ecotourism banner as a sleepy, unspoiled island of rural "old world" charm and pristine deserted beaches, and is rapidly becoming a popular destination.

Snorkeling is excellent, especially at Blue Beach (Bahía de la Chiva). Aside from archeological sites, such as La Hueca, and deserted beaches, a unique feature of Vieques is the presence of two pristine bioluminescent bays, including Mosquito Bay. Vieques is also famous for its ferril horses, which roam free over parts of the island. These are descended from stock originally brought by European colonizers.

## PLACES OF INTEREST

## FESTIVALS AND EVENTS

- Cultural Festival – April
- Three Kings Day Festival – January 6
- Carnival Patronales - July
- Bili Festival – November
- Arepa Festival – November
- Matron Celebrations – December

- Playa Esperanza (Esperanza Beach)
- Malecon (Boardwalk) in Esperanza
- The tomb of Le Guillou, the island's "founder", in Isabel Segunda
- Old Nayda Cinema Theater
- Faro Punta Mulas (Punta Mulas Lighthouse), built in 1896
- Sun Bay Beach (soon to be a Blue Flag Beach)
- The 300 year old Ceiba tree
- 41 named, beautiful beaches
- The Bioluminescent Bay



- Fortín Conde de Mirasol (Count Mirasol Fort), a fort built by the Spanish in the mid 19th century, now a museum

# BRIGHTEST BIOLUMINESCENT BAY

- **"Brightest Bioluminescent Bay"**  
(by Guinness World Book Of Records)

The Bioluminescent Bay (or "bio bay" as it is sometimes called), is perhaps the world's largest and brightest. The luminescence is caused by micro-organisms (dinoflagellates) which glow whenever the water is disturbed, leaving a trail of neon blue.

A combination of factors create the necessary conditions for bioluminescence: red mangrove trees surround the water (the organisms feed off the dead leaves), a complete lack of modern development around the bay, the water is cool enough and deep enough, and a small channel to the ocean keeps the dinoflagellates in the bay.

This small channel is the result of Spanish ship's attempts to choke off the bay from the ocean's waters. The Spanish believed that the bioluminescence they first encountered was the work of the Devil 'El Diablo' and tried to block the ocean's waters from entering the bay by dropping huge boulders in the channel.

The Spanish only succeeded in preserving and increasing the luminescence. Kayaking and swimming are permitted in the bay and can be arranged through local vendors or the hotel concierge.



# AIR LIFT



Vieques is served by **Antonio Rivera Rodriguez Airport**, may be booked on the Global Distribution System. Services to the island run from San Juan's Luis Munoz Marin International Airport, Fajardo Airport or Isla Grande Airport (20-30 minute flight).

Ferries runs from Fajardo several times a day. The Resort itself will accommodate 3 Heli Pads. Moreover a Sea Plane could land and dock on the Bay in front of the Resort.



# PRESS



*"The **Blue Horizon Boutique Resort**, dramatically-even cinematically-named...like a home, comfortable, unfussy, casual with a subtle insistence on privacy, well thought out, sited on a pretty beach...it does not look like a hotel and hardly seems like an inn. It is rather the fantasy of living in the elegant compound of an inspired and generous host on a tropical island"* Paul Theroux, *Architectural Digest*

The Blue Horizon Boutique Resort is a small boutique hotel that overlooks the sparkling waters of the Caribbean. A former Spanish sugar plantation Great House, it features 10 rooms, a swimming pool, a tennis court and fine dining at the Carambola Restaurant.

Since its inception, The Blue Horizon Boutique Resort has been a successful concept and venture, thus, has enjoyed and relied mostly on publicity and word-of-mouth for its operation.

Among other internationally recognized publications, have all printed editorial material praising the resort.

- Architectural Digest,
- Conde Nast Traveler,
- Travel and Leisure and
- Vogue,
- Bride
- Newsweek
- Mens Journal
- InStyle



# PROOF OF CONCEPT



Throughout the years, the “experience” provided by this secluded hideaway has been a favorite mostly for United States self-directed urbanites sophisticates: professionals and executives who enjoy the finer things in life, to whom sense of style and exclusivity are paramount, while being socially and environmentally conscious.

Looking into the future, the Blue Horizon Boutique Resort will be restructuring.

Current market trends indicate that the travel industry is growing fast. Thus, a new venture, consisting of a portfolio of properties and a new brand, renamed Blue Horizon, will be developed and positioned to “reach out” even better and to

a broader audience. The current customer base will be expanded to include the **worldwide** affluent, sophisticated high-end travelers and investors with the economic power to “buy” what they want.

# PLANNED RESORT



The Blue Horizon Boutique Resort and Spa will be a World Class Upper Upscale LUXE Resort with all the amenities of a full service destination mix-use resort, combined with an overall “green” philosophy pervasive in all aspects of design development and hospitality operations.

Guest experience will be maximized by a spectacular service criteria combined with a mature, environmentally sound development and altruistic motives as guidelines.

The Luxury Resort will be defined by a Hotel Brand that speaks about the owner’s exquisite taste and style; how the quality of products

and materials impart real meaning to the major elements of the resort and translate to the guest’s intimate perceptions.

Life style and guest experience become one as the culture of Vieques and Puerto Rico is embraced and made part of the guest’s journey. Health, well-being, and the essence of spirit also define the resort by imparting a genuine sensitivity to environmental issues and true sustainability.

# ATTRIBUTES



## **The key attributes that will define the brand are the following:**

- Simple and understated luxury
- High-end services and convenience
- Integration of culture and nature
- Caribbean exotic and sexy Tropic

The name Blue Horizon brings up positive perceptions that are valuable for a unique definition.

They also add tangibility. These attributes are the ones that contribute best to the concept of Blue Horizon.

## **Blue**

- sky
- sea
- beautiful day
- clean air
- space

## **Horizon**

- skyline
- range
- dimension
- perspective
- beauty
- last frontier
- nature
- earth
- view with no barriers
- where the earth / sea meets the sky

# ATTRIBUTES

## 1. THE BLUE HORIZON

The Existing Blue Horizon Boutique Resort will be the Central Organizing Element for the Resort.

## 2. EARTH, WIND, FIRE, WATER, ETHER

Provide a Self Sustaining Project not relying on outside sources for Energy and Water. Integrate these Elements Throughout the Design.

## 3. GREEN

Provide an Environmentally Friendly Sustainable Resort. Observe Sustainable Practices Throughout the Planning and in Selection of Materials.

## 4. LISTEN TO THE LAND

The Built Environment Should be in Harmony with the Natural Environment. The Resort Should Respond to the Site and History of Vieques...  
"Keep Vieques in the Resort".  
- Granite Rocks - Serenity - Vegetation

## 5. TIMELESSNESS

The Resort Should Create a Sense of Timelessness..."It's Always Been Here

## 6. CONNECTIVITY

The Resort Should Connect Spiritually to Other Blue Horizon Properties.

## 7. WONDER AND MAGIC

The Resort Should Create Memorable Imagery. The Guest Should "Fall in Love" with The Resort. The Resort Should Provide a Unique / Varied Experience for the Guest.

## 8. SECRET SERVICE

The Service Component Should be a Carefully Considered and Planned Component. Minimize Visual Impact of BOH Operations While Providing the Highest Level of Service.

## 9. EXCLUSIVITY

The Resort Should be Thoughtful in Providing Amenities to the Ultra Luxury Guest. The Resort Should Raise the Level of Expectations for the Puerto Rico Hospitality Industry.

## 10. COMFORT

Provide a Secure, Comfortable and Safe Environment for the Guest.

## 11. GRATEFULNESS

Design with a Sense of Gratitude to Vieques. Return / Give Back to the Land...  
"We are Custodians of the Site".



# ENTRANCE



## ***The Resort Entrance: A Sweet View***

Our new resort entrance will be marked using a classic Caribbean hallmark: a tall sugar cane mill that reaches high towards the blue island sky. This attractive tower replica, constructed of rough natural stones, an antique wooden structure and palm-leaf thatch roof, will double as a welcoming portal to the resort.

As guests enter the Portal, they will be greeted by history and taken back to a simpler time as it serves as a landmark for the transition that took place in our island's history. For guest security and convenience, this "Sugar Cane Gate" will be staffed around-the-clock.

As the entrance sits at a seventy feet elevation, our oceanfront resort will afford guests that breathtaking "I've arrived" moment from first view. As guests pass through the Gates, their eyes are embraced fully by the 180 degree view of the "blue horizon" - our signature Caribbean coastal skyline.

# RECEPTION



## ***The Reception Area: An Ocean Air Embrace***

Our reception building will be our guests first moment to relax and experience our distinctive service via the actual physical design. Therefore, the reception building has been designed as a large open-air atrium with only side walls so that guests immediately witness the expansive ocean views and the resort landscaping. Furthermore, there is a path that leads directly down to the ocean, for those guests who can't wait to dip their toes in the water.

Adjacent to the check-in area will be a walk-up tower, offering an unlimited 360 degree view –

the first picture perfect moment of the guests' stay. In the reception building, we are also including a library and bar/coffee lounge, both for relaxing, quiet conversation and reading.

After check-in, each guest party will be privately "toured" through the property while their luggage is taken to their villa, so as the guest arrives to the room, they find out their luggage had been properly set in for them. For transportation, We will be using a solar-powered golf cart – one of the many eco-tourism methods the new IBH will be employing.

# TERRAIN ENTRY

## ***A Single Road & Lush Landscaping***

As the Blue Horizon Boutique Resort prides itself on being situated on a choice parcel of lush Caribbean oceanfront property, we've opted to only build one vehicle road into the resort.

Instead of regular pavement, we have opted for a type of compacted ground or at the most use a natural road covering in the form of a mosaic made of elements like clay or terracotta/granite, as it takes us back to the days long gone.

This single road will keep the property sonically peaceful, allowing the ocean breezes to work their calming magic on guests. This road descends briefly to the reception area and a guest parking lot.

Parking lots are invisible below eye level, and/or covered with fauna. (no headlights to disturb the guest). The employee parking lot will be separate as well. The paths will have different intensities of light barely lit as the evening melds into the morning, twinkling as if the very paths were part of the Milky Way. We might have a suspension bridge in a certain area.

The landscaping of the Inn at the Blue Horizon Boutique Resort will feature beautiful native



plants and flowers of the Caribbean, lushly planted into the grounds as well as incorporated into physical structures. The plantation villas will include open air terraces with variations of pink, orange and white bougainvilleas. Each private spa suite will include dramatic flora and fauna arrangements as part of their indoor-outdoor pool.

There is much thriving existing landscaping that will be incorporated into the new resort, including: dozens of palm trees, exquisite bright orange Flamboyans - Puerto Rico's national flowering tree, brightly colored bougainvilleas, tall and shady mango trees and numerous "Travelers Palms."

# SIGNATURE FEATURES

One signature landscaping feature of our property and Vieques in general are massive granite boulders – typically 8 feet tall and wide. These will be incorporated into the landscaping to elicit a “Zen” feeling of stillness amongst guests.

In addition, a Japanese pond with koi fish, will amuse children and infuse a sense of quiet life to the grounds, while sculptures will bring guests’ artistic senses to life. A small chapel, alluding to the spirituality of the natural surroundings, will be constructed on the grounds. The façade will blend with the earth thanks to natural stone, inlaid plaster decorations and earth-orange colored roof tiles hiding a wooden roof structure.

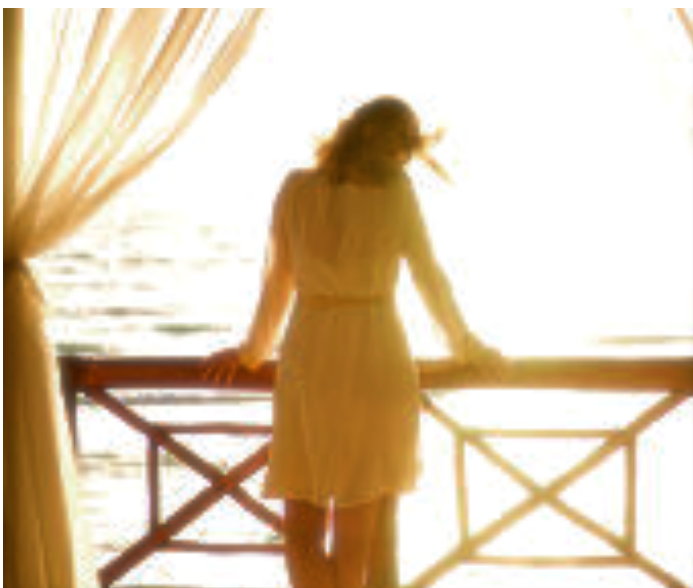
A shaded walk-jog path will meander around the property for the health and sun protection of exercise enthusiasts. The property also has a couple of small bridges covering quaint creeks, as well as a shade-area for taking a simple rest under the trees.

Lastly, there will be a boardwalk through the property’s red mangroves stand - a unique natural feature of the Caribbean ecosystem, converted into a path through nature for romance or solitude.



# PLANTATION VILLAS

*Relaxed Coastal Luxury*



Our 32 villas take their inspiration from the timeless elegance of Mediterranean coastal villas, combined with the breezy, open-air feel of Caribbean plantation designs.

Each of our 32 villas will be an independent structure, with four guest quarters per villa.

Each quarter within the villa will enjoy a private patio; the top levels feature a verandah blossoming with colorful flora and plants.



## PLANTATION VILLAS

**The current design of the villas calls for the following floor plan:**

- Each bathroom shower will feature a “Water Forest” with 6 shower heads and oversized bathtubs; and outdoor shower with gardens.
- Each living room will feature hidden desktop technology with wireless Internet access
- The structures will be insulated and ventilated, requiring only the most minimum air conditioning/electricity expenditures/led lighting important min switch off for suite or villas while leaving some plugs on.
- The bedrooms feature 16 foot high ceilings, exquisite interior design, complete with a wine refrigerator. Some hotel suites will include a mini kitchen.
- Each floor’s terrace includes a bench for relaxing and enjoying the views; one could choose to sleep outdoors on balcony.
- All villas include a private Jacuzzi (mechanics to include a rapid filling system) for the ultimate in evening relaxation and star-gazing
- The courtyard is landscape, furnished and lighted to form privacy, creating an additional outdoor living space. There could also be a pool in this space as well.

# THE PARK-PAVILION RESTAURANT



**This restaurant will define a new standard of relaxed “modern art nouveau style.”**

A dual sided structure with a central building, the exterior appearance is artistic and inviting. Imagine this stunning awning: a decorative glass plane, softly fusing pale yellow, warm orange and peach shades which will be illuminated by the Caribbean sunlight.

The center building has an extra floor level with a spacious dining area.

The ambience will suit a range of meals, from champagne brunch to semi-formal lunches and dinners.

The interior features plenty of natural light wood and stone, with different vaulted arches, resembling an French wine cellar.

Included in the interior will be mosaics, water colored paintings, aquarelles with Botanic designs & trompe oeils alluding to the natural bounty of a grape harvest, done in a French-impressionist style, a la Renoir.

Included will be an outside terrace with a view of the entire resort; on the ground level, a winding trail connects this restaurant with the oceanfront pool & restaurant.

# OUR OCEANFRONT POOL & RESTAURANT:

*A duet of Play & Dining*



Set directly on the ocean, next to the mangrove trees, and surrounded by numerous palms and orchid plants, our signature restaurant + pool combination structure will consist of two natural-looking, open buildings with palm-leaf thatch roofs.

On the top floor, guests will discover an oceanfront casual restaurant, featuring colorful, outdoor canopy beds for shade and relaxation. This level will be well suited for weddings, fashion shows, product-promotions & private parties.

On the middle level, guests can linger in or beside expansive infinity pool - with its signature dramatic twist. Our first infinity pool descends via waterfall into a lower level infinity pool.

Then within the lower level infinity pool, guests can gracefully walk over water – stepping on large granite stones which lead them to an artificial sandy white beach, waiting with parasols and oversized sunbather poster beds. There are grotto's (water pool in Cave area) in one pool area. We are able to increase the pool water level so the entire look of the pool will change.

In addition to the infinity pool, our middle level features a bar and food terrace for poolside drinks and snacks, with a pergola connecting the pool and restaurant elements.

# DESTINY ISLAND



Restaurant décor will invite guests with a relaxing and cheery Caribbean palette of pale ocean blue, bright lime green, soft honeydew melon and white. The furniture will be made of dark brown rattan and other woods.

From the early evening until 9PM, live music will create a wonderful ambience for cocktails and elegance. In the evenings, scores of candles and orchids will set the mood for romantic dining. Our fare will focus on seafood, elegant salads and exceptional wine selections. Our staff will wear crisp and elegant all-white uniforms.

The kitchen will be underground to keep noise to a minimum (while connecting to the poolside bar for food and drink delivery).

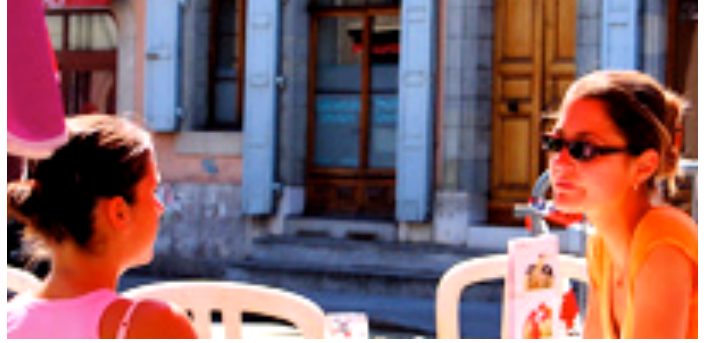


## **Destiny Island:**

A floating platform for swimming, snorkeling, surfing, sunbathing and lounge in the middle of the Caribbean Sea.

# LE PETITE VILLAGE:

## *The Shopping Village*



Fashioned after open-air markets found in Old World Paris, this European style shopping village will include only the finest artisan made and unique goods available.



The village will include a pâtisserie, a charcuterie for fresh cuts of meats, cheeses and foie gras for an oceanfront picnic, a parfumerie, a fine shoe store, a cigar shop. A book and music store, a wine cellar, an ice cream boutique.



A coffee store, an antique store, a museum, an art gallery, and finally: a café-crêperie designed in dark wood grains, featuring wonderful strong coffees and a menus of internationally-inspired crêpes.

An antique water windmill that shovels water will power a little river/ creek that runs through the shopping –village and or villa's landscaping.

There will be a separate parking lot for non-resort island visitors and locals to patronize the shopping village, and amphitheater.

# THE AMPHITHEATER

*The Amphitheater: Casually Elegant  
Culture, al Fresco*



Puerto Rico is home to some of the most talented Latin Jazz musicians in the world, notable artists who feature salsa, cha-cha, bolero and other signature rhythms from the Latin world. This talent pool also includes world famous percussionists known for their mastery of the congas, bongos, timbales and other instruments.

Our al Fresco Amphitheater will regularly feature a Latin Jazz ensemble, as well as book prominent outside acts for Vieques appearances.

A partnership with a company who manages various venues on Puerto Rico's mainland will allow us to bring in name brand acts for larger events or special appearances. It will also be a big screen outdoor evening movie theatre extra.

# TENNIS



The tennis courts are located just on the left as guests enter the resort grounds.

Incorporating the existing Omni tennis courts on the IBH grounds, our new courts will feature state of the art grass beds with soft night lighting to prevent light pollution around the rest of the resort. There will also be a small country clubhouse for pre or post game gathering, and to house the equipment and amenities for playing tennis in the warm Caribbean climate.



# LOTUS SPA

*Spiritual Spa: Mind & Body*



Our spa takes the shape of a lotus flower, with its three stories designed as unfolding tiers of petals. The entrance and check-in area will be illuminated by expansive roof-embedded sun-light. Beyond their radiant quality, the sun-light rays will draw guests' attention to our sculpture fountain – designed as a waterfall surrounded by lush plants – which initiates the guest's relaxation time at our spa.

The Sadayatana Lotus Spa consists of several private Spa Suites, each including its own sauna, Turkish steam bath, and Rainforest showers. Each will also include an outdoor pool.





All suites are being created to accommodate a variety of treatments – from acupuncture to elaborate massages – as well as private mind-body instructional sessions.

Our treatment menu is being designed to accommodate discriminating spa tastes, and stay away from menu standards. The menu will highlight and draw from local ingredients that thrive in Puerto Rico and are staples within the cornucopia of natural beauty secrets. Avocado masks will be made with pure and ripe avocados and mango butters will be created from the just-picked fruits. Every guest will leave feeling breezy, tropical and beautiful inside and out.

Our Spa store will feature a signature line of high-end products, hand-crafted and designed in Europe, and focusing on pure and rare natural ingredients packaged in hip, biodegradable designs. For example, a trio of Madagascar Vanilla soaps wrapped in a beautiful blue recycled paper with a real fern leaf imprint.

Our top floor Spa-cuisine café offers an incredible 360 degree view, and features a lean gourmet menu of tapas and sushi.



# ECO-DESIGN

Beyond the above mentioned saline pool, solar-powered golf carts, on-site recycling, on-site fruit and vegetable garden, the new IBH is making a large effort to develop the property with eco-friendly building practices:

- Solar Power
- On-site windmill to keep electricity bills at minimum
- Tertiary Waste Water Treatment System
- Rainwater collection and Irrigation

At the commencement of this project, we invited the Department of Natural Resources to work with us and help advise us so that we could best protect our beautiful property for both guest enjoyment and sustainability. We took the extra measure of setting all physical properties back beyond the minimum “Maritime line” where construction begins. Our construction begins back additional 10 yards, to both protect the buildings and ensure the long-term preservation of our signature, pristine coastline.

The majestic red mangrove stand on our property will be preserved in most part by the creation of our nature’s path through this ecosystem.

It is worth noting that in the event of a storm or hurricane, mangroves greatly bolster the coastline and earth.

Therefore, preserving this ecosystem is in our resorts’ long-term best interest.

# ARCHITECTURE



The Blue Horizon Boutique Resort is inspired by the European Colonial plantation Architecture in the period of 18<sup>th</sup> century to the early 20<sup>th</sup> century. The architecture reflects an eclectic array of colonial influences. This beautiful tropical island resort will be reminiscent of the Caribbean life of the Spanish,

French, British, and Dutch settlers. Aristocratic Caribbean living and European opulence married with the Caribbean sun and sky where ocean kissed sunsets can be viewed throughout the resorts unique villas and plantation homes.

This, along with Great Houses and extensive entertainment areas, will contribute to the guest experience. Exotic interior-design and varied furniture will also incorporate the Colonial upscale décor. The elegant lifestyle consists of magnificent estate homes and villas with archways, tiled or thatched roofs, grand verandahs with balustrades, and high ceilings. Elevated terraces will be supported by tall columns wound by vines of beautiful bougainvilleas.

Large floor to ceiling windows and oversized bathrooms add to the experience. All of these features will be accompanied with the amenities of a luxury Hotel. Palms, bougainvilleas, towering bamboo and Caribbean flowers, natural to the region, will abound the resort's manicured gardens.

# RESORT MAJOR ELEMENTS

The Resort itself contains the following Major Elements:

| ELEMENT                                    | APR. SF |
|--------------------------------------------|---------|
| BOUTIQUE HOTEL VILLAS (5 STAR)             |         |
| GUEST ROOMS (32KEYS)                       | 48K     |
| COMMON AREA/ADMIN/BOH                      | 1.3K    |
| F&B/BANQUET                                | 1.5K    |
| HOTEL POOL                                 | 1.5K    |
| GROTTO POOL                                | 2.0K    |
| <b>SPA VILLAS</b>                          |         |
| GUEST ROOMS (24 KEYS)                      | 36K     |
| POOLS/WATER FEATURES                       | 7K      |
| <b>SPA</b>                                 |         |
| SPA SUITES (16 KEYS)                       | 24K     |
| LOTUS SPA TREATMENT ROOMS                  | 3.3K    |
| RESTAURANT & JUICE BAR                     | 3.3K    |
| FITNESS AREA                               | 1.6K    |
| SHOP & RETAIL                              | 2.8K    |
| SPA POOLS/ WATER FEATURES                  | 3.5K    |
| <b>LE PETITE VILLAGE SUPPORT STRUCTURE</b> |         |
| RESORT MANOR HOUSE / RECEPTION AREA        | 10K     |
| STORAGE & TECHNICAL AREAS                  | 28K     |
| PARKING (450 CARS (150 INT/300 EXT)        | 61K     |

| ELEMENT                               | APR. SF   |
|---------------------------------------|-----------|
| <b>LE PETITE VILLAGE</b>              |           |
| SUGAR CANE TOWER (GUARD HOUSE)        | 1.6K      |
| TENNIS CLUB & COURTS (2)              | 15K       |
| RETAIL SHOP AREA                      | 50K       |
| STUDIOS/TERRACES (21 KEYS)            | 27K       |
| AMPHITHEATER & PRESS ROOM             | 4K        |
| MAINTENANCE/SERVICE BUILDING          | 10K       |
| VIP AREAS                             | 3K        |
| BANQUET AREA                          | 2K        |
| <b>RESORT RESIDENCES</b>              |           |
| PLANTATION VILLAS (32 UNITS/128 KEYS) | 192K      |
| <b>CONSERVATION</b>                   | 2.5 ACRES |
| <b>ECO BOARDWALK</b>                  | 5000 LF   |
| <b>TOURISM INVESTMENT</b>             | \$ 263M   |
| <b>PERMANENT JOBS</b>                 |           |
| AP.                                   | 450       |
| <b>INDIRECT JOBS</b>                  |           |
| AP.                                   | 1000      |



THE BLUE HORIZON  
BEGAN AS NATURE  
INTENDED IT TO BE...  
A SACRED PLACE OF  
UNSPEAKABLE BEAUTY.

WE HAVE JUST DONE  
OUR VERY BEST,  
TO KEEP IT THAT WAY.

### THESE ARE OUR GUIDING PRINCIPALS:

1. The Vision for Blue Horizon Should be Experienced Throughout the Resort.
2. Nature should provide a Self Sustaining Project not Relying on Outside Sources.
3. Observe Sustainable Practices throughout the Planning and in Selection of Materials.
4. Be in Harmony with the Natural Environment. "Keep Vieques in the Resort".
5. Create a Sense of Timelessness... "It's Always Been Here".
6. Connect Spiritually to Other Blue Horizon Properties.
7. Provide a Memorable experience. Create Memorable Imagery. Provide a Unique / Varied Experience for the Guest to "Fall in Love" with The Resort.
8. Minimize Visual Impact of Operations While Providing the Highest Level of Service.
9. Providing Amenities to the Ultra Luxury Guest, Raising the Level of Expectations for the Hospitality Industry.
10. Provide a Secure, Comfortable and Safe Environment for the Guest.
11. Design with a Sense of Gratitude to Vieques. "We are Custodians of the Site".

# FINANCIAL HIGHLIGHTS

Financial Model Sources and Uses

## BOUTIQUE HOTEL, OCEAN FRONT & HILLSIDE SUITES



|                                  |              |      |
|----------------------------------|--------------|------|
| Total Investment for Development | \$31,758,000 | 100% |
| <b>Use of Funds</b>              |              |      |
| Land Cost                        | 3,900,000    | 12%  |
| Hard Construction + FF & E       | 19,908,000   | 63%  |
| Design/Eng/Permit & Others       | 5,443,000    | 17%  |
| Financing Cost                   | 2,507,000    | 8%   |
| <b>Sources of Funds</b>          |              |      |
| Raising cash equity (EB-5)       | 6,669,180    | 21%  |
| Tax Credit TDA equity            | 2,858,220    | 9%   |
| Term Loan                        | 15,879,000   | 50%  |
| HDC Loan/Bond debt               | 3,175,800    | 10%  |
| TDF Loan/Bond debt               | 3,175,800    | 10%  |

32 keys

TDA, Tourism Development Act Tax Credit 10% Total Dev. Cost  
HDC, Hotel Development Corporation Gov. funds for hospitality dev.  
TDF Tourism Development Fund is Gov. funds for dev. in PR

# HOTEL SPA & WATER VILLAS



# LOTUS SPA HOLISTIC CENTER



|                                  |            |      |
|----------------------------------|------------|------|
| Total Investment for Development | 21,067,000 | 100% |
| <b>Use of Funds</b>              |            |      |
| Land Cost                        | 3,300,000  | 16%  |
| Hard Construction + FF & E       | 13,577,000 | 64%  |
| Design/Eng/Permit & Others       | 3,140,000  | 15%  |
| Financing Cost                   | 1,050,000  | 5%   |
| <b>Sources of Funds</b>          |            |      |
| Raising cash equity (EB-5)       | 4,424,070  | 21%  |
| Tax Credit TDA equity            | 1,896,030  | 9%   |
| Interim Loan                     | 10,533,500 | 50%  |
| HDC Loan/Bond debt               | 2,106,700  | 10%  |
| TDF Loan/Bond debt               | 2,106,700  | 10%  |
| <b>Repayment</b>                 |            |      |
| Cash from Sellout                | 38,400,000 |      |
| Available for P/S + ROI          | 15,412,000 | 40%  |

Hotel Spa Water Villas, 8 Hotel Spa Villas 24 keys include tempered layered pools surrounded with Zen Gardens. Villas will be sold as TDA Condo Hotel Fractional keys managed by Brand . Price per squared feet \$1,200.00 its justified with comparables in the Caribbean as luxury Spa Villas with international branding.

|                                  |              |      |
|----------------------------------|--------------|------|
| Total Investment for Development | \$23,170,000 | 100% |
| <b>Use of Funds</b>              |              |      |
| Land Cost                        | 5,400,000    | 23%  |
| Hard Construction + FF & E       | 12,029,000   | 52%  |
| Design/Eng/Permit & Others       | 3,772,000    | 16%  |
| Financing Cost                   | 1,969,000    | 9%   |
| <b>Sources of Funds</b>          |              |      |
| Raising cash equity (EB-5)       | 4,865,700    | 21%  |
| Tax Credit TDA equity            | 2,085,300    | 9%   |
| Term Loan                        | 11,585,000   | 50%  |
| HDC Loan/Bond debt               | 2,317,000    | 10%  |
| TDF Loan/Bond debt               | 2,317,000    | 10%  |
| <b>Repayment</b>                 |              |      |
| Payoff with Real Estate Sellout  | 5,936,000    |      |
| Permanent Loan or Bond           | 11,585,000   |      |

Lotus Spa Holistic Center is signature activity of the Blue Horizon Resort. North West end of the Resort. Exclusive location at resorts highest elevation. En Suite Private Spa and treatment rooms. Total permanent loan and/or bond \$27.5 million including \$15.9 million from Hotel Suite and Holistic Center of \$11.6 million.

# LE PETITE VILLAGE



|                                  |              |      |
|----------------------------------|--------------|------|
| Total Investment for Development | \$41,400,000 | 100% |
| <b>Use of Funds</b>              |              |      |
| Land Cost                        | 828,000      | 2%   |
| Hard Construction + FF & E       | 27,738,000   | 67%  |
| Design/Eng/Permit & Others       | 10,764,000   | 26%  |
| Financing Cost                   | 2,070,000    | 5%   |
| <b>Sources of Funds</b>          |              |      |
| Raising cash equity (EB-5)       | 8,694,000    | 21%  |
| Tax Credit TDA equity            | 3,726,000    | 9%   |
| Interim Loan                     | 20,700,000   | 50%  |
| HDC Loan/Bond debt               | 4,140,000    | 10%  |
| TDF Loan/Bond debt               | 4,140,000    | 10%  |
| <b>Repayment</b>                 |              |      |
| Cash from Sellout                | \$27,720,000 |      |
| Payoff with Real Estate Sellout  | 5,400,000    |      |

Le Petite Village includes 21 Pent House Apt, tennis club, Old World Market, Restaurants, Boutique Retail Shops, Recording studio, and amphitheater/theater., (underground “secret service” support facilities for the resort/Back of the House.

# PLANTATION VILLAS



|                                  |               |      |
|----------------------------------|---------------|------|
| Total Investment for Development | \$103,478,000 | 100% |
| <b>Use of Funds</b>              |               |      |
| Land Cost                        | 9,960,000     | 10%  |
| Hard Construction + FF & E       | 72,428,000    | 70%  |
| Design/Eng/Permit & Others       | 16,502,539    | 16%  |
| Financing Cost                   | 4,587,641     | 4%   |
| <b>Sources of Funds</b>          |               |      |
| Raising cash equity (EB-5)       | 21,730,380    | 21%  |
| Tax Credit TDA equity            | 9,313,020     | 9%   |
| Interim Loan                     | 51,739,000    | 50%  |
| HDC Loan/Bond debt               | 10,347,800    | 10%  |
| TDF Loan/Bond debt               | 10,347,800    | 10%  |
| <b>Repayment</b>                 |               |      |
| Cash from Sellout                | \$197,120,000 |      |
| Available for P/S + ROI +Debt    | 95,340,000    |      |

The most exclusive residential of the Blue Horizon Resort, only to market and sell by bid process with very distinguish real estate firms specialized in luxury market.

# SUMMARY



# SUMMARY ON FINANCIAL PROJECTION



|                                    |               |      |
|------------------------------------|---------------|------|
| Total Investment for Development   | \$220,873,000 | 100% |
| <b>Use of Funds</b>                |               |      |
| Land Cost                          | 23,388,000    | 11%  |
| Hard Construction + FF & E         | 145,680,000   | 66%  |
| Design/Eng/Permit & Others         | 39,621,359    | 18%  |
| Financing Cost                     | 12,183,641    | 5%   |
| <b>Sources of Funds</b>            |               |      |
| Raising cash equity (EB-5)         | 46,383,330    | 21%  |
| Tax Credit TDA equity              | 19,878,570    | 9%   |
| Interim Loan                       | 82,972,500    | 38%  |
| HDC Loan/Bond debt                 | 22,087,300    | 10%  |
| TDF Loan                           | 27,464,000    | 12%  |
| <b>Repayment</b>                   |               |      |
| Cash from Sellout                  | \$263,240,000 |      |
| Interim Loan                       | 82,972,500    | 32%  |
| Available for Other Debt + ROI 35% | 122,253,206   | 46%  |
| Partner distribution + contingency | 58,014,249    | 22%  |

Tax Exempt on 100% of operating income, capital gain tax exemption, dividend, property tax and others. No revenues from Spa treatment & store, weddings and special events. ADR and Rev PAR are below luxury hotel market Puerto Rico hotel industry occupancy rate is 70%

|                                   |                |
|-----------------------------------|----------------|
| Projected                         | Amount         |
| Average EBITDA                    | \$8,900,000    |
| ADR from Year 1 to Year 5         | \$511 to \$729 |
| Rev PAR from Year 1 to Year 5     | \$317 to \$508 |
| Occupancy Rate from Year 1 to Y 5 | 60% to 66%     |
| DCF Valuation (10%)               | \$365,000,000  |
| Coverage Ratio                    |                |
| Year 2                            | 2.81           |
| Year 5                            | 5.78           |
| Payback period Other Debt         | 5 years        |
| ROI of Other Debt                 | 35%            |
| <b>Real Estate Sellout</b>        | \$263 million  |
| <b>Net Profit</b>                 | \$121 million  |
| <b>Net Margin</b>                 | 46%            |

Total sellout of real estate component will repay total interim construction loan and Other Debt. Our worst case real estate sellout scenario of \$151 million will repay interim financing and establish fund account for O/D payback. O/D with ROI of 35% is considered take out in five years.

