

**water island
resort**
executive
summary

On January 1st 1954, the Water Island Hotel officially opened for business bringing style and grace to the USVI. Over the next three decades, the hotel thrived and received media attention that brought investment to the Virgin Islands.

Our vision is to
bring back a world-class
resort and hotel
to Water Island.

history

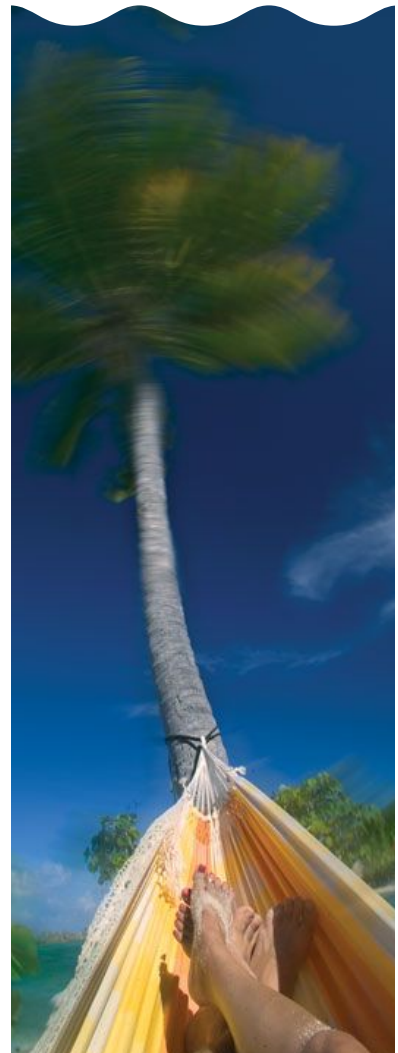
*The Future Lies
In The Past*



To bring to Water Island a world-class resort and hotel that appeals to the new breed of discriminating world traveler, eco-sensitive and intellectually curious.

The ecologically sensitive, culturally rich resort experience will embody the philosophy, the technology and the practical application of sustainable design.

vision



a preliminary conceptual plan has been developed. It will evolve, with input from the community, regulatory agencies, hotel operators and investors, into a thoughtful, environmentally sound final development plan.

The preliminary conceptual plan for a five star hotel is designed with three separate unique areas in one dynamic resort, each of the three areas containing guest rooms, suites and amenities, providing the ambiance of a smaller destination property.

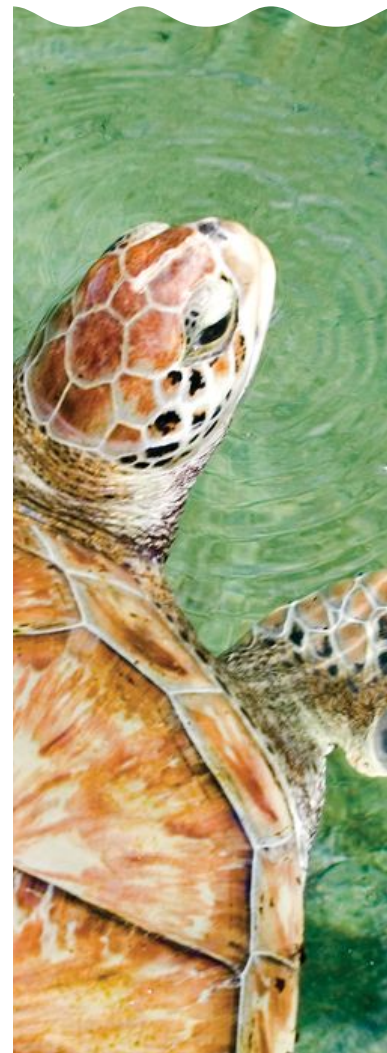
The plan will take full advantage of the natural terrain, the views overlooking Druif Bay and Flamingo Bay to the west, and the Caribbean Ocean to the south, the east-to-west prevailing winds, the beauty of Honeymoon Beach, the height of the Catchment, and the protected marina in Flamingo Bay.

The resort includes luxury resort accommodations totaling 122 guest rooms and suites, 35 hotel serviced villas, the Water Island Institute, along with a state-of-the-art marina.

The marina will accommodate both deep water/large yachts and smaller, locally based boats. There will be dedicated areas designed for Water Island resident's dinghies. Additional phases are likely to include resort residences and other resort related services.

site plan

Preliminary Conceptual Plans





Summary:

The Original Hotel site will include 28 hotel rooms and 16 suites.

The Catchment Lodge area will include 20 hotel rooms and 2 suites.

Honeymoon Beach Hillside will contain 40 hotel rooms and 16 suites in small, bungalow type buildings.

The Upland / Marina area will contain 15 villas and 20 townhome style units, all serviced by the hotel.

Total hotel serviced units will be 157 keys.

The original hotel in its heyday was approximately the same size. However, the current design does not exceed two stories in height and is much less dense.

aerial
view





catchment lodge

honeymoon beach

marina

original hotel site

the Water Island Development Company, LLC, helmed by Stephen Evans-Freke has extensive experience living, working and developing real estate in the USVI. With a proven track record of international venture capitalism and successful USVI business and real estate financing and development the team is well poised to make the Water Island Resort a reality.



Stephen Evans-Freke
Managing Partner



Dr. Tim Barber
Investor



Bob Jackson
EVP-General Manager

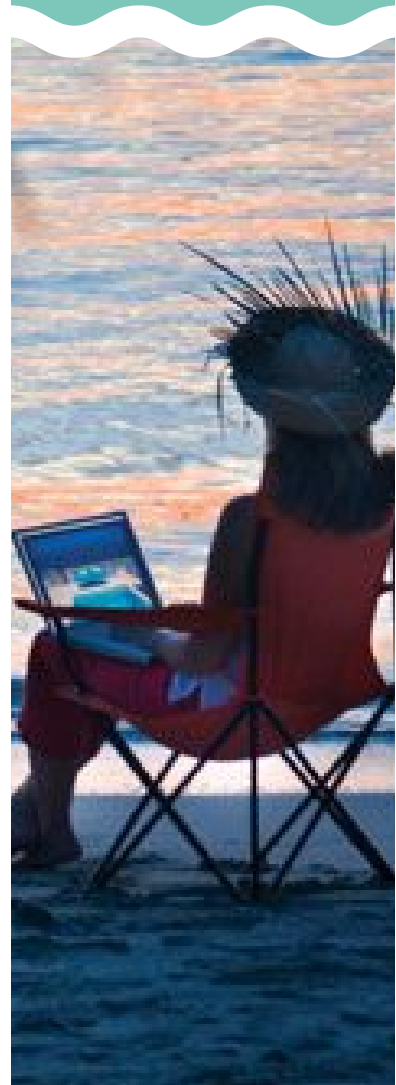


Peter Briggs
EVP-Branding & Alliance Manager



Lynn Min
*WI Institute,
Cultural Liason*

team



michael Graves & Associates is widely regarded as one of the world's great architecture and design firms. Mr. Graves, himself, is a leader in environmentally sound and ecologically sustainable green design. The firm's portfolio includes some of the finest resorts in the world.

architects





ST. REGIS CAIRO | Cairo, Egypt

BARRANCO DE VENEGUERA RESORT | Canary Islands, Spain



NATIONAL AUTOMOBILE MUSEUM | The Hague, Netherlands

UNIVERSAL PLAZA | Resorts World, Sentosa



51 DEGREES | Leukerbad, Switzerland



A mutual opportunity to learn, invest and prosper

a rare set of circumstances exists, allowing a catalytic public/private partnership to create a unique resort; developing Water Island as a naturally luxurious, ecologically sensitive paradise for the discerning, responsible traveler. More importantly, it is an opportunity to help rebrand the USVI as a tourist destination, and as a place to invest, encouraging economic development that benefits all Virgin Islanders, encouraging connections to the local culture and economy; offering a mutual opportunity to learn, invest and prosper has long range benefits for the USVI. Immediate economic stimulus from over \$140,000,000 of development:

Over 220 construction period jobs

Over 200 permanent jobs

Rebranding the USVI as a high end
overnight destination

Increased gross receipts and
ad valorem tax revenue

Increased income tax revenue

Increased EDC investment

Contact:

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opportunity

*A Public-Private
Partnership*

