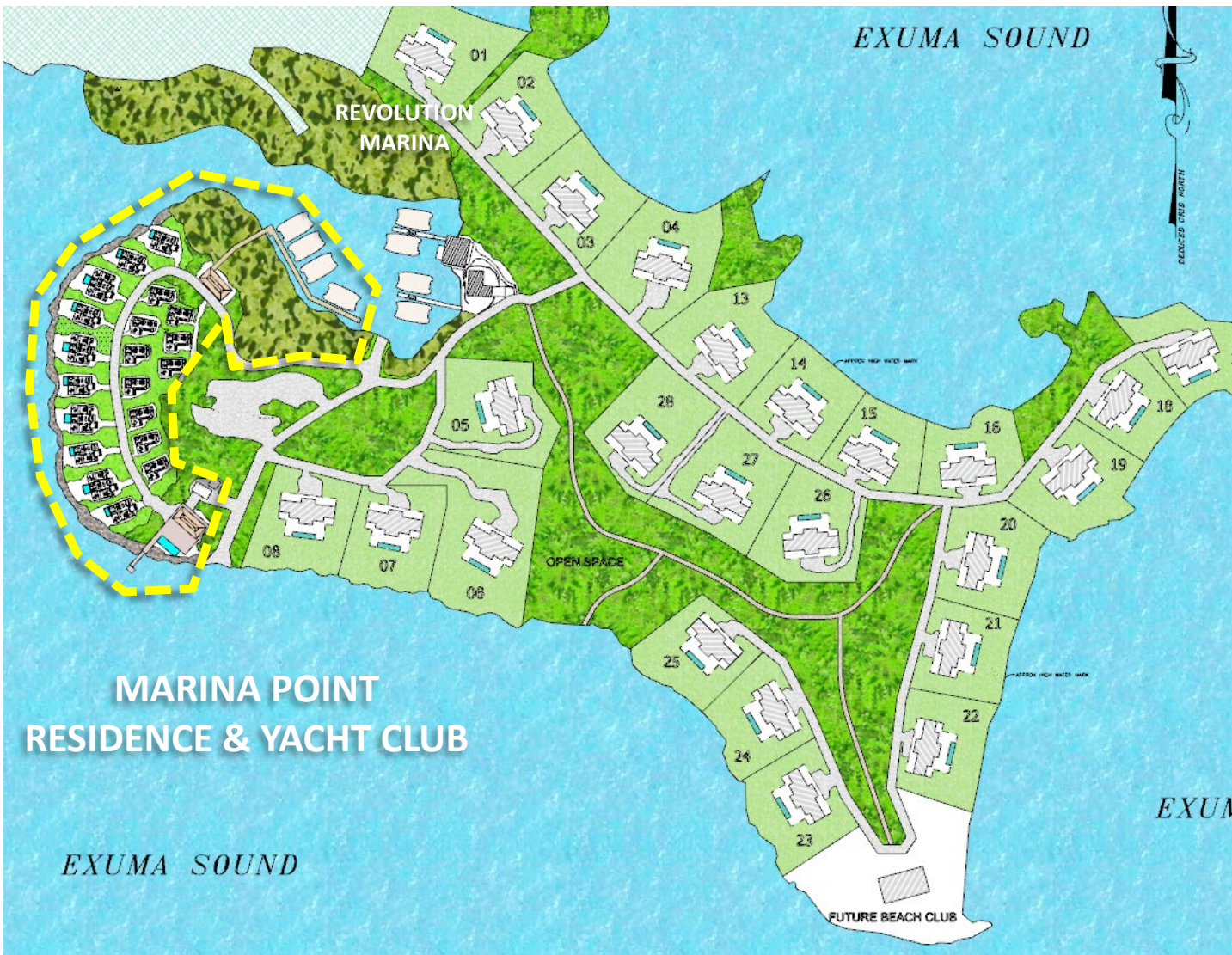




MARINA POINT RESIDENCE AND YACHT CLUB
ELIZABETH ISLAND | THE EXUMAS, BAHAMAS
MARCH 2025



MARINA POINT RESIDENCE & YACHT CLUB



PROJECT HIGHLIGHTS

- Develops the 3-acre Marina Point Parcel, builds a new dock, and a private beach club.
- Whole (100% Ownership) and Co-Ownership (50% ownership) of Solar Powered Studio, One Bedroom, and Two Bedroom Units
- 20 Units Total
 - 10 Studios
 - 6 One Bedrooms
 - 4 Two Bedrooms
- Each Whole or Shared Ownership unit includes a 7-year Membership in the Revolution 60 TriDeck Yacht Club that provides the owner no cost booking. Only cost to the owner is the All-Inclusive Fee of \$1,250 per person. For 8 guests that is \$10,000 for a \$64,000 retail value cruise.
- Each unit type is assigned "Cabin Weeks" which can be used for shared or whole yacht charters.
 - Studio – 4 Cabin Weeks (1 week Full Yacht Charter)
 - One Bedroom – 8 Cabin Weeks (2 weeks Full Yacht Charter)
 - Two Bedroom – 12 Cabin Weeks (3 weeks Full Yacht Charter)
- Owners can use and/or rent out their Residence and Cabin Weeks as they wish, and at any location
- Revolution Group retains ownership and full management of the yachts. Yacht Club owners use 17 weeks per year per yacht, leaving 17 weeks (based on a 34-week charter year) for retail charters and promotions for Revolution Marine and Silent Escapes

MARINA POINT RESIDENCE & YACHT CLUB

PROJECT HIGHLIGHTS

- A – New 200-foot Floating Dock
- B – Guest Reception and Charter Office
- C – One and Two-Bedroom Waterfront Residences
- D – Garden Studio Suites
- E – Six Bedroom Revolution Club Residence with Floating Dock for the 36 ft Canados Day Boat
- F – Revolution Yacht Club, Pool, and Beach Bar
- G – Back of House
- H – Existing Dock House and Management Residence
- I – Five Bedroom Private Residence

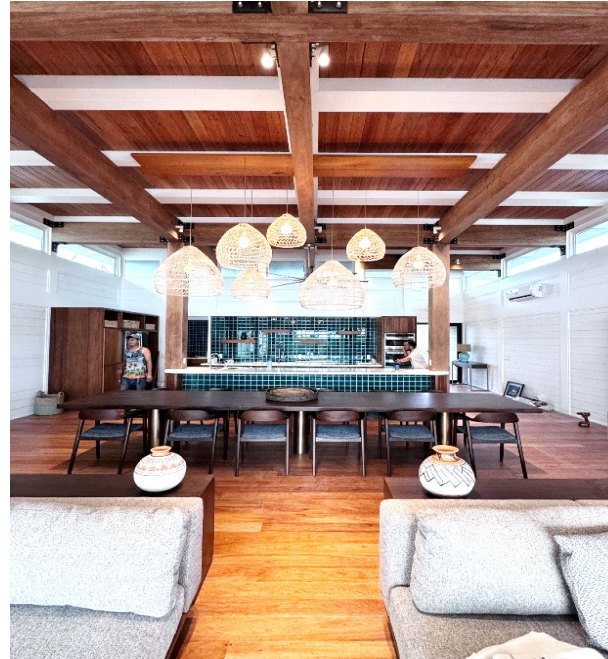


THE RESIDENCES

The only way to describe our solar residences is “extraordinarily unique”. We handcraft these homes at our factory in Belize, designing them as a family legacy, more work-of-art than simply a residence. Built from sustainably sourced tropical hardwood timber, not only are the homes naturally insect and fire resistant, but also truly “carbon negative”. Typical concrete block construction with its required disruptive earthwork, massive foundations, and extensive on-site labor and material waste, are one of the main contributors to the release of CO2 into our environment. Our residences work with the natural topography, generate little waste, can be constructed in less that 9 months, all while sequestering more CO2 than is released during the whole process.



Strong



Elegant

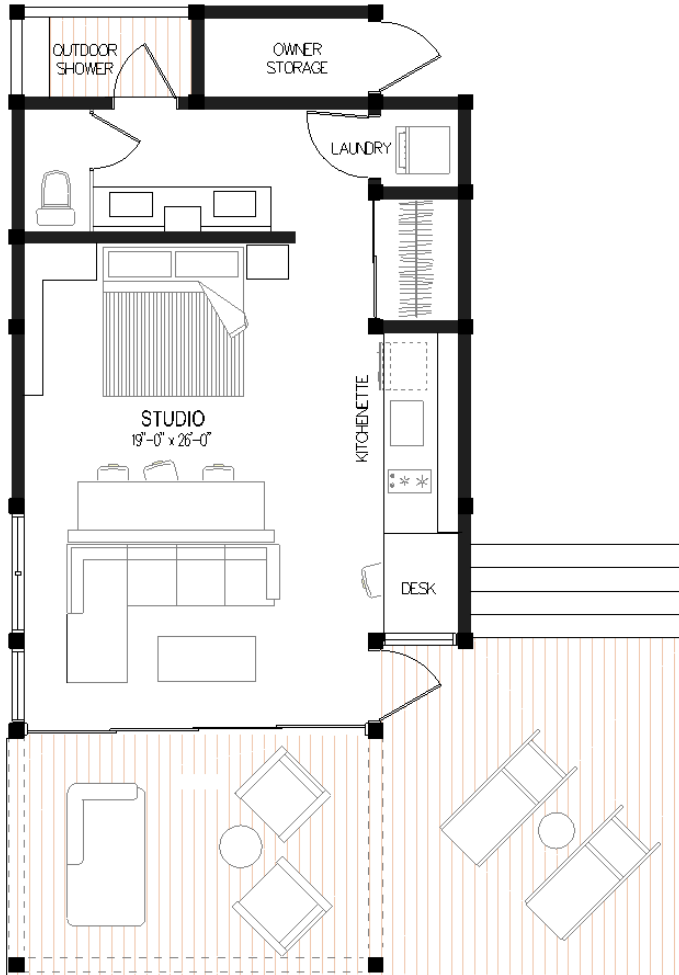


All Natural Materials
Connected to the Environment

THE RESIDENCES

SOLAR STUDIO

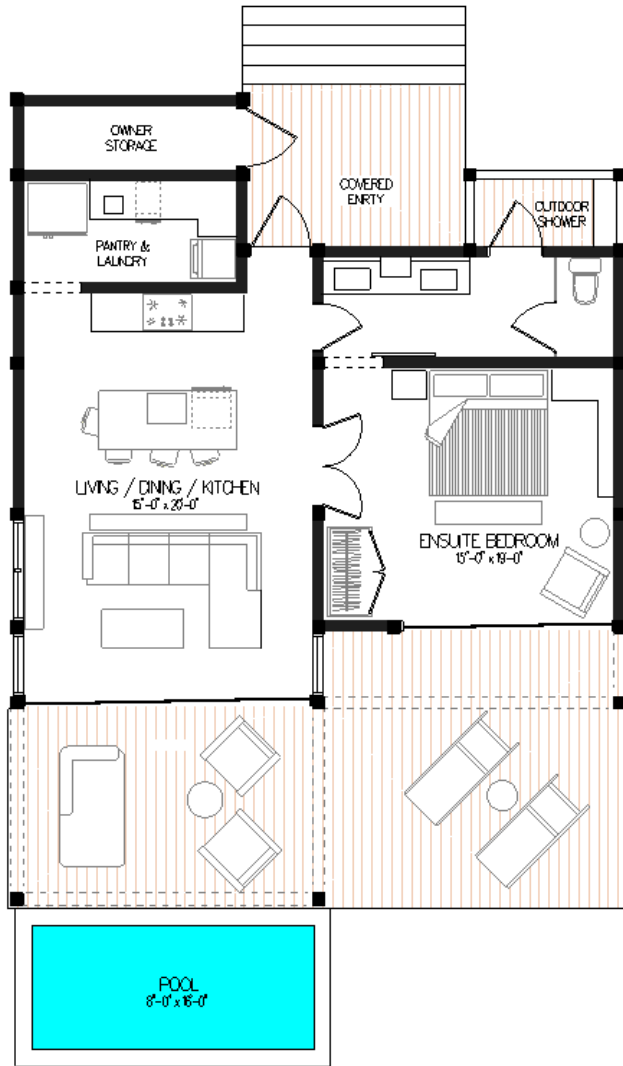
TOTAL LIVING SPACE: 924 SF
578 SF INTERIOR | 346 SF EXTERIOR
TURNKEY PRICE : \$1,444,000



THE RESIDENCES

SOLAR ONE

TOTAL LIVING SPACE: 1,384 SF
788 SF INTERIOR | 468 SF EXTERIOR | 128 SF POOL
TURNKEY PRICE : \$1,825,000



THE RESIDENCES



SOLAR ONE
Bedroom Interior

THE RESIDENCES

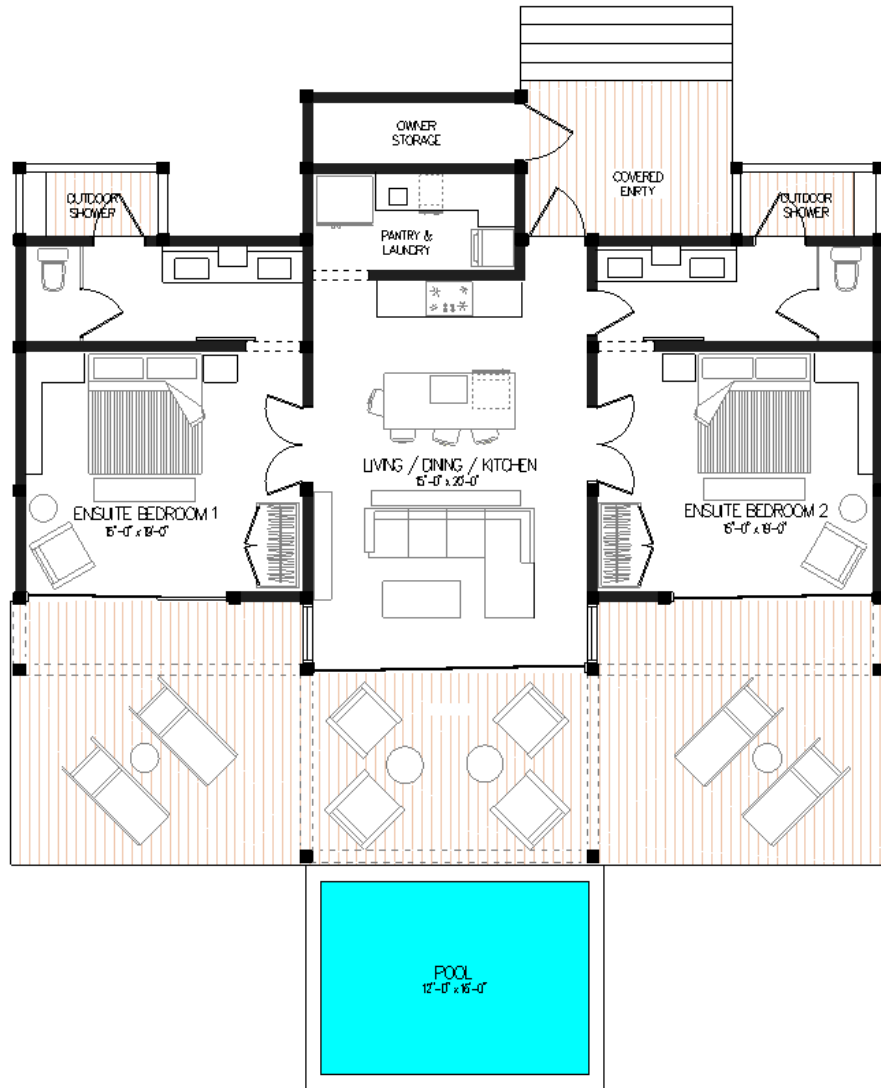


SOLAR ONE
Living Room Interior

THE RESIDENCES

SOLAR TWO

TOTAL LIVING SPACE: 1,996 SF
1,120 SF INTERIOR | 684 SF EXTERIOR | 192 SF POOL
TURNKEY PRICE w/o LOT: \$2,657,000



EXAMPLE OWNER LIFESTYLE & CASH RETURNS

ONE BEDROOM WHOLE OWNERSHIP

\$1,825,176

ON LAND	Residence Days	Retail Room Rate	Owner Value per Year		Owner House Keeping Cost per Year (\$50/Day)	Net Owner Value per Year	Owner Out of Pocket Per Year	LAND ROI
Owner Annual Residence Usage per Year (Double Occupancy by Owner or Assigns)	28	\$ 1,650	\$ 46,200		\$ 1,400	\$ 44,800	\$ 1,400	2.45%
ON SEA	Cabin Weeks	Retail Cabin Rate	Owner Value per Year	Yacht Maintenance per Year	All-Inclusive Fees per Year (\$1,250 PP)	Net Owner Value per Year	Owner Out of Pocket Per Year	SEA ROI
Owner Annual Yacht Usage per Year (Double Occupancy Cabin Private or Shared Charter)	8	\$ 16,000	\$ 128,000	\$ -	\$ 20,000	\$ 108,000	\$ 20,000	5.92%
IN THE BANK	Residence Days	Retail Room Rate	Revenues @ 45% Occupancy	Annual Residence Maintenance Fees (5% of Unit Cost)	Booking, Management, Supplies & Branding Fees @ 50%	Net Owner Income per Year	Owner Out of Pocket per Year	CASH ROI
Residence Days Available for Resort Rental	337	\$ 1,650	\$ 250,223	\$ 23,337	\$ 125,111	\$ 101,774	\$ -	5.58%
LAND SEA BANK COMBINED ANNUAL RETURN						\$ 254,574	\$ 21,400	13.95%

ONE BEDROOM SHARED OWNERSHIP

\$1,095,106

ON LAND	Residence Days	Retail Room Rate	Owner Value per Year		Owner House Keeping Cost per Year (\$50/Day)	Net Owner Value per Year	Owner Out of Pocket Per Year	LAND ROI
Owner Annual Residence Usage per Year (Double Occupancy by Owner or Assigns)	14	\$ 1,650	\$ 23,100		\$ 700	\$ 22,400	\$ 700	2.05%
ON SEA	Cabin Weeks	Retail Cabin Rate	Owner Value per Year	Yacht Maintenance per Year	All-Inclusive Fees per Year (\$1,250 PP)	Net Owner Value per Year	Owner Out of Pocket Per Year	SEA ROI
Owner Annual Yacht Usage per Year (Double Occupancy Cabin Private or Shared Charter)	4	\$ 16,000	\$ 64,000	\$ -	\$ 10,000	\$ 54,000	\$ 10,000	4.93%
IN THE BANK	Residence Days	Retail Room Rate	Revenues @ 45% Occupancy	Annual Residence Maintenance Fees (5% of Unit Cost)	Booking, Management, Supplies & Branding Fees @ 50%	Net Owner Income per Year	Owner Out of Pocket per Year	CASH ROI
Residence Days Available for Resort Rental	169	\$ 1,650	\$ 125,111	\$ 11,669	\$ 62,556	\$ 50,887	\$ -	4.65%
LAND SEA BANK COMBINED ANNUAL RETURN						\$ 127,287	\$ 10,700	11.62%



REVOLUTION
MARINE GROUP



silent escapes



REVOLUTION
MARINE GROUP