



## CHÂTEAU DE LA CAZINE GOLF & SPA RESORT

**150%  
BUYBACK GUARANTEE  
OFFER ENDS MARCH 1<sup>ST</sup>**



# CHÂTEAU SUITES - SIPPS

Combine the stunning 150% developer buyback offer with the high rental returns for up to ten years and you are guaranteed to walk away with a significant return on your investment!

### THE OPPORTUNITY

- 150% buyback guarantee
- 50% Non-status finance guaranteed
- Cashback paid on your deposit
- Substantial anticipated rental returns
- Invest with less than £19,000

### THE RESORT

- World class suites in main Château
- 18 hole golf course, luxurious spa
- Children's adventure zone
- Swimming complex, cycling trails
- Restaurants, bars, boutiques

Purchasing property at Château de la Cazine offers you not only a superb investment with the guarantee of **substantial capital appreciation**, but also the option guaranteed ongoing returns for up to ten years.

Benefit from the peace of mind of a **secure exit strategy** offering not only all your money back, but 50% profit on top of this! Combine this with the **guaranteed rental return** options of either 5% for ten years or 8% for two years, and you are guaranteed to walk away with a **significant return on your investment**.

FRACTIONAL OWNERSHIP FROM: £22,000  
FULL OWNERSHIP FROM: £150,000

# RENTAL RETURNS

THE SECURITY AND FLEXIBILITY OF EITHER 5% OR 8% GUARANTEED RENTAL RETURNS

Should you wish to enjoy the security of **guaranteed rental returns**, you may choose between either the higher return of 8% for two years followed by a 50/50 split with the hotel operator thereafter, or alternatively a 5% return PA guaranteed for an incredible ten years. This ten year period will take you securely up to the time when the developer buyback guarantee takes effect.

Taking into account the 50/50 split between property owners and the hotel operator, purchasers who choose this route are predicted to enjoy **very high occupancy rates** of their property, in the region of 85%. Using the modest figure of 60% occupancy, this would provide over a 9% return annually. At 85% occupancy, as is predicted for suites at Château de la Cazine, owners will receive **annual returns of over 13%**.

# THE BUYBACK GUARANTEE

WE GUARANTEE TO BUY YOUR PROPERTY BACK AT 150% OF THE PRICE YOU PAID FOR IT

We are so confident that Château de la Cazine will flourish that we are offering to buy your property back from you 10 years post-completion at **150% of the price that you paid for it**, guaranteed. This is a solid guarantee which will be written into your contract.

Once you have experienced the luxury of your property and the high rental returns that it generates, you may prefer to keep your Château Suite for many years to come. You are not obliged to take up the buyback offer, it is simply an option available to you, should you choose to accept it.



# PRICES AND RETURNS

WITH OWNERSHIP OPTIONS STARTING FROM £22,000, CHÂTEAU SUITES SUIT ALL BUDGETS

## CHÂTEAU SUITES - FRACTIONAL OWNERSHIP PROPERTY

Ownership option	Purchase price	Deposit amount	Guaranteed rental PA at 8%	Guaranteed rental PA at 5%	Buyback price	Profit on buyback
Executive Room	£22,000	£14,740	<b>£1,760</b>	<b>£1,100</b>	£33,000	<b>£11,000</b>
Luxury Room	£28,000	£18,760	<b>£2,240</b>	<b>£1,400</b>	£42,000	<b>£14,000</b>

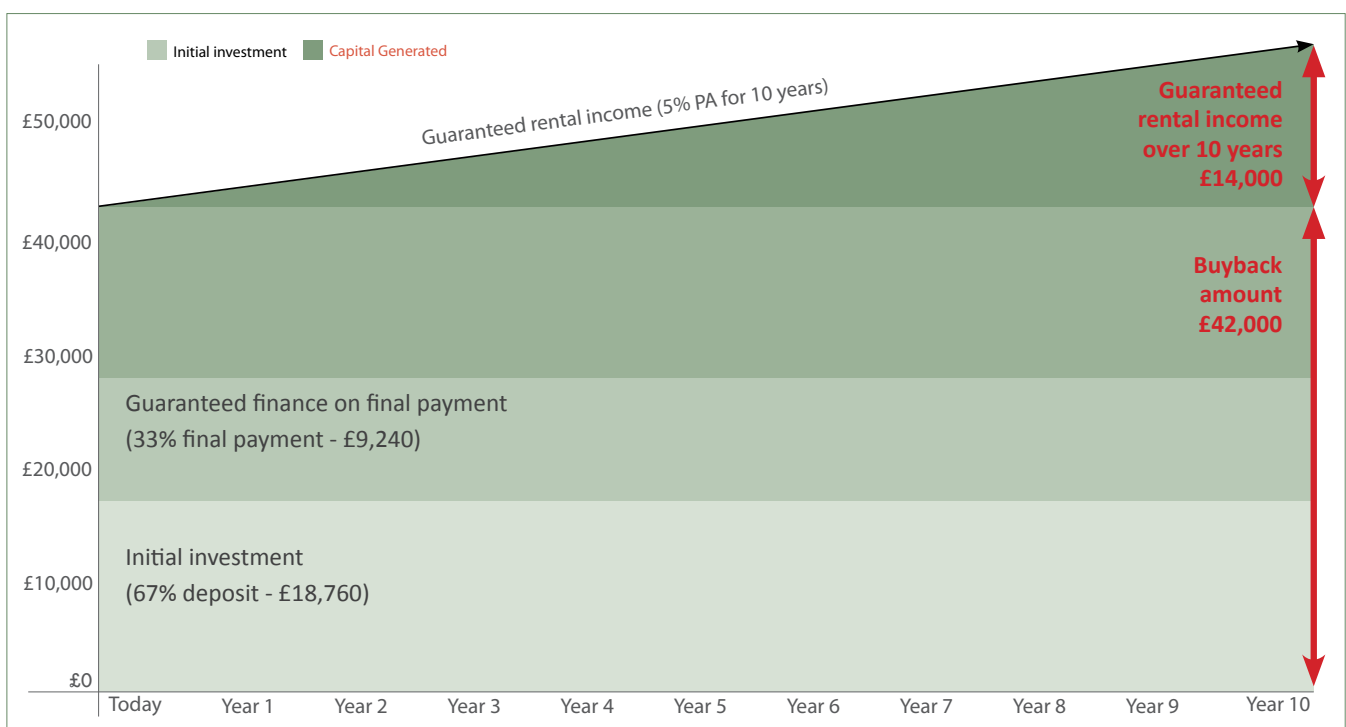
## CHÂTEAU SUITES - FULL OWNERSHIP PROPERTY

Ownership option	Purchase price	Deposit amount	Guaranteed rental PA at 8%	Guaranteed rental PA at 5%	Buyback price	Profit on buyback
Standard Room	£150,000	£100,500	<b>£12,000</b>	<b>£7,500</b>	£225,000	<b>£75,000</b>
Executive Room	£235,000	£157,450	<b>£18,800</b>	<b>£11,750</b>	£352,500	<b>£117,500</b>
Luxury Room	£285,000	£190,950	<b>£22,800</b>	<b>£14,250</b>	£427,500	<b>£142,500</b>

# PERFORMANCE MODEL OVER 10 YEARS

BASED ON CHÂTEAU SUITES LUXURY ROOM – FRACTIONAL OWNERSHIP PROPERTY

Buyback amount 10 years post-completion: **£42,000**    Rental Income over 10 years: **£14,000**    Total Return: **£56,000**



# PURCHASE PROCEDURE

STRAIGHTFORWARD PROCESS AND A FULLY REFUNDABLE RESERVATION FEE

With both full and fractional ownership properties, the purchase procedure of suites at Château de la Cazine is very straightforward.

A **fully refundable** reservation fee of either £500 for fractional ownership properties or £1000 for full ownership is payable upon reservation. This amount is fully refundable for 30 days, giving you the time to take a viewing trip to the Château and appreciate the stunning location of the resort for yourself.

Benefit from the security of guaranteed rental returns lasting for up to ten years from château opening, and enjoy **guaranteed capital appreciation** of up to £142,500 on your property investment.

We are not responsible for the repayment of any loans or mortgages and your property is at risk if you do not keep up repayments or loans secured upon it. Terms and conditions apply. Details herein are correct at time of going to print and are subject to change. V5. © Château de la Cazine 2012.

## PURCHASE PROCEDURE:

£500 Reservation fee (fractional ownership)  
or £1000 Reservation fee (full ownership)

✓ Refundable for 30 days

67% Deposit (30 days from contract date)

✓ 5% cashback PA paid on deposit

33% Final payment (upon completion)

✓ Non-status finance guaranteed for  
10 years

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