

GOVERNMENTS MAKE IT EASY

Caribbean governments are bending over backward to make life easy for resort developers in a way that would make even Hyman Roth blush. **Mainsail Development Group LLC** and **The Tavistock Group** set up shop on islands offering tax breaks and land donations to spark developments. **RockResorts** lends its management credibility to the Bahamian-based **Montana Holdings Ltd.** development company in order to attract the American tourist dollars that can spur economic growth.

Mainsail Development Group will develop a private resort community on the 230-acre Scrub Island in the British Virgin Islands, which is the first such development in the BVI in 15 years. The \$80M **Mainsail Resort & Spa** will be built to five-star standards and will be accessed by a five-minute ferry ride from Beef Island. Residential units entered into a rental program make up the resort's hotel and will sell from \$2.2M to \$4.2M.

Twenty-six, two-bedroom Marina Suites measure 1,260 s.f., 12 Ocean View Villas with a pair of master suites in each measure 1,950 s.f., plus an additional 1,200-s.f. terrace and 21 Long View Residences hold three to five bedrooms and measure 3,600 s.f. to 5,700 s.f. Mainsail also includes the 39-lot Estates at Scrub Island, a gated community with lots starting at \$999K and measuring between 1.5 acres and seven acres.

South Florida boat owners constitute the bulk of the target market, and thus, a featured Mainsail amenity is its 60-slip marina capable of holding boats up to 150 ft. in length. Other target buyers will come from major cities along the northeastern seaboard and Texas seeking to take advantage of the generous tax breaks from local Caribbean governments looking to spark tourism. First priority at the marina is given to buyers at the Estates, and access will be provided on the island's west side to provide boaters with easy entree to the world-famous North Drop fishing area and its abundant marlin population.