

Pearl Valley Hotel

Returns and Benefits

1 Bedroom Suite



Investor Returns (1 Bedroom Suite):

Year 1	Year 2	Year 3	Year 4	Year 5
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Value Add Benefits:

Usage Rights (30 Days)	37 000	39 938	42 533	45 298	48 242
Annual PVGE Golf Club Membership	15 000	15 975	17 013	18 119	19 297
Levies/Utilities/Rates	3 792	4 038	4 301	4 581	4 878
Insurances	3 500	3 710	3 970	4 228	4 503
Asset Replacement/Upkeep	-	7 988	8 507	9 060	9 648
Sub Total	59 792	71 649	76 324	81 286	86 568

Performance Benefits:

Operating Profits	7 500	24 284	32 234	38 399	47 055
TOTAL	67 292	95 933	108 558	119 685	133 623
Effective Return on Investment	5.2%	7.4%	8.4%	9.2%	10.3%

Usage rights

- The 30 night use is on a complimentary bed and breakfast basis and can be transferable to friends and family
- Additional room nights can be purchased at 25% discount off the published seasonal rate

Golf Memberships for bona fide home owners include

- Access to the gymnasium, swimming pool, tennis courts, pétanque courts and other recreational facilities
- Access to Members Lounge
- 10% discount on food & beverage items, spa treatments and merchandise in The Golf Shop
- Complimentary use of Internet WiFi in the Members Lounge
- Preferred green fees for member and guests
- Complimentary use of practice facilities with range balls
- Access to Members' Practice Range
- Access to Member tee times
- Access to Member competitions
- Optional affiliation and handicap service at a cost of R550 (including VAT)
- Jack Nicklaus Reciprocity
 - o Subject to election of affiliation and handicap service above

Additional benefits from Mantis, subject to availability

- 20% discount at all Mantis Southern Africa properties.
- 15% discount at Draycott Hotel and Lord Milner in London
- 10% discount at select international Mantis boutique hotels and lodges