

Pearl Valley Hotel

# Returns and Benefits

2 Bedroom Suite



**Investor Returns (2 Bedroom Suite):**

Year 1	Year 2	Year 3	Year 4	Year 5
--------	--------	--------	--------	--------

Value Add Benefits:

Usage Rights (30 Days)	75 000	79 875	85 067	90 596	96 485
Annual PVGE Golf Club Membership	30 000	31 950	34 027	36 238	38 594
Levies/Utilities/Rates	7 584	8 077	8 602	9 161	9 757
Insurances	7 000	7 455	7 940	8 456	9 005
Asset Replacement/Upkeep	-	15 975	17 013	18 119	19 297
<b>Sub Total</b>	<b>119 584</b>	<b>143 332</b>	<b>152 649</b>	<b>162 570</b>	<b>173 138</b>

Performance Benefits:

Operating Profits	15 000	48 569	64 468	76 799	94 111
<b>TOTAL</b>	<b>134 584</b>	<b>191 901</b>	<b>217 117</b>	<b>239 369</b>	<b>267 249</b>
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

**2 x 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