



Breakas Beach Resort VANUATU

Investment Example based on 80% Finance Option

purchase price AUD\$250,000

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total 9 Yr
Capital Value *	\$250,000	\$258,750	\$267,806	\$277,179	\$286,881	\$296,922	\$307,314	\$318,070	\$329,202	\$329,202
Income *	\$18,750	\$19,406	\$20,085	\$20,788	\$21,516	\$22,269	\$23,049	\$23,855	\$24,690	\$194,409
Bank Interest Payment **	\$11,346	\$10,879	\$10,379	\$9,843	\$9,268	\$8,651	\$7,990	\$7,281	\$6,521	\$82,160
Vendor Interest Payment ***	\$1,400	\$1,400	\$1,400	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$21,000
Bank Principal Repayment **	\$6,451	\$6,918	\$7,418	\$7,954	\$8,529	\$9,145	\$9,806	\$10,515	\$11,276	\$78,012
Total Finance Payments	\$19,197	\$19,197	\$19,197	\$20,597	\$20,597	\$20,597	\$20,597	\$20,597	\$20,597	\$181,171
Cash Excess *	-\$447	\$209	\$889	\$192	\$919	\$1,672	\$2,452	\$3,258	\$4,093	\$13,238
Accommodation Value *	\$7,500	\$7,763	\$8,034	\$8,315	\$8,606	\$8,908	\$9,219	\$9,542	\$9,876	\$77,764
Equity * (Capital Gain + Principal paid off Bank Loan)	\$6,451	\$15,668	\$16,474	\$17,327	\$18,230	\$19,186	\$20,199	\$21,271	\$22,408	\$157,214
Total Cash, Accommodation & Equity Gain *	\$13,504	\$23,639	\$25,397	\$25,834	\$27,756	\$29,766	\$31,870	\$34,072	\$36,377	\$248,216
Return on \$50,000 Deposit *	27.01%	47.28%	50.79%	51.67%	55.51%	59.53%	63.74%	68.14%	72.75%	496%
Accumulated Return *	\$13,504	\$37,144	\$62,541	\$88,375	\$116,130	\$145,896	\$177,766	\$211,838	\$248,216	\$248,216

Year	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Total 18 Yr
Capital Value *	\$340,724	\$352,650	\$364,992	\$377,767	\$390,989	\$404,674	\$418,837	\$433,497	\$448,669	\$448,669
Income *	\$25,554	\$26,449	\$27,374	\$28,333	\$29,324	\$30,351	\$31,413	\$32,512	\$33,650	\$459,369

Bank Interest Payment **	\$5,706	\$4,832	\$3,895	\$2,890	\$1,812	\$657	\$0	\$0	\$0	\$101,952
Vendor Interest Payment ***	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$2,412	\$1,519	\$553	\$21,284
Bank Principal Repayment **	\$12,091	\$12,965	\$13,902	\$14,907	\$15,984	\$17,140	\$0	\$0	\$0	\$165,000
Vendor Principal Payment ***	\$0	\$0	\$0	\$0	\$0	\$0	\$10,750	\$11,642	\$12,608	\$35,000
Total Finance Payments	\$20,597	\$20,597	\$20,597	\$20,597	\$20,597	\$20,597	\$13,161	\$13,161	\$13,161	\$288,236

Cash Excess *	\$4,958	\$5,852	\$6,778	\$7,736	\$8,727	\$9,754	\$18,252	\$19,351	\$20,489	\$171,133
Accommodation Value *	\$10,222	\$10,579	\$10,950	\$11,333	\$11,730	\$12,140	\$12,565	\$13,005	\$13,460	\$263,198
Equity * (Capital Gain + Principal paid off Bank Loan)	\$23,613	\$24,890	\$26,245	\$27,682	\$29,206	\$30,825	\$14,164	\$14,659	\$15,172	\$454,671
Total Cash, Accommodation & Equity Gain *	\$38,792	\$41,321	\$43,972	\$46,750	\$49,663	\$52,719	\$44,980	\$47,015	\$49,121	\$662,550
Return on \$50,000 Deposit *	77.58%	82.64%	87.94%	93.50%	99.33%	105.44%	89.96%	94.03%	98.24%	1325%

Accummulated Return *	\$287,008	\$328,329	\$372,301	\$419,051	\$468,715	\$521,433	\$566,413	\$613,429	\$662,550	\$662,550
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* All future increases are estimates only and based on a 4 quarter CPI increase of 3.5%. Actual CPI increases are calculated on the Sydney All Index CPI published by the Australian Bureau of Statistics. (Actual March to December 4 quarter Sydney All Index increases: 2005 = 2.4%, 2006 = 3.1% , 2007 = 2.4% , 2008 = 3.8%)

** Bank Repayment is based on an AUD\$165,000 bank loan at an interest rate of 7.0% p.a., principal & interest over 15 years.

*** Vendor Finance is based on an AUD\$35,000 vendor loan at an interest rate of 8% p.a. Interest only for 15 years. The 1st 3 years are offered at 4.0% p.a.



Breakas Beach Resort VANUATU

Investment Example based on 65% Finance Option **purchase price AUD\$250,000**

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Total 16 Yr
Capital Value *	\$250,000	\$258,750	\$267,806	\$277,179	\$286,881	\$296,922	\$307,314	\$318,070	\$329,202	\$340,724	\$352,650	\$364,992	\$377,767	\$390,989	\$404,674	\$418,837	\$340,724
Income *	\$18,750	\$19,406	\$20,085	\$20,788	\$21,516	\$22,269	\$23,049	\$23,855	\$24,690	\$25,554	\$26,449	\$27,374	\$28,333	\$29,324	\$30,351	\$31,413	\$219,964
Income % *	7.50%	7.76%	8.03%	8.32%	8.61%	8.91%	9.22%	9.54%	9.88%	10.22%	10.58%	10.95%	11.33%	11.73%	12.14%	12.57%	87.99%
Bank Interest Payment **	\$11,174	\$10,714	\$10,222	\$9,694	\$9,128	\$8,520	\$7,869	\$7,171	\$6,422	\$5,620	\$4,759	\$3,836	\$2,846	\$1,785	\$647	\$0	\$100,407
Bank Principal Repayment **	\$6,353	\$6,813	\$7,305	\$7,833	\$8,400	\$9,007	\$9,658	\$10,356	\$11,105	\$11,907	\$12,768	\$13,691	\$14,681	\$15,742	\$16,880	\$0	\$162,500
Total Finance Payments	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$17,527	\$0	\$262,907
Principal Remaining	\$156,147	\$149,334	\$142,029	\$134,195	\$125,796	\$116,789	\$107,131	\$96,775	\$85,670	\$73,763	\$60,995	\$47,304	\$32,623	\$16,880	\$0	\$0	\$0
Cash Excess *	\$1,223	\$1,879	\$2,558	\$3,261	\$3,989	\$4,742	\$5,521	\$6,328	\$7,163	\$8,027	\$8,922	\$9,847	\$10,805	\$11,797	\$12,823	\$31,413	\$130,300
Accommodation Value *	\$7,500	\$7,763	\$8,034	\$8,315	\$8,606	\$8,908	\$9,219	\$9,542	\$9,876	\$10,222	\$10,579	\$10,950	\$11,333	\$11,730	\$12,140	\$12,565	\$157,283
Equity * (Capital Gain + Principal paid off Bank Loan)	\$6,353	\$15,563	\$16,361	\$17,207	\$18,101	\$19,048	\$20,050	\$21,112	\$22,237	\$23,430	\$24,694	\$26,034	\$27,456	\$28,964	\$30,565	\$14,164	\$331,337
Total Cash, Accommodation & Equity Gain *	\$15,076	\$25,204	\$26,954	\$28,783	\$30,696	\$32,697	\$34,791	\$36,982	\$39,276	\$41,678	\$44,195	\$46,831	\$49,594	\$52,491	\$55,528	\$58,141	\$618,919
Return on \$85,000 Deposit *	17.74%	29.65%	31.71%	33.86%	36.11%	38.47%	40.93%	43.51%	46.21%	49.03%	51.99%	55.10%	58.35%	61.75%	65.33%	68.40%	728%
Accumulated Return *	\$15,076	\$40,281	\$67,235	\$96,018	\$126,714	\$159,411	\$194,202	\$231,184	\$270,460	\$312,139	\$356,334	\$403,165	\$452,759	\$505,250	\$560,778	\$618,919	\$618,919

* All future increases are estimates only and based on a 4 quarter CPI increase of 3.5%. Actual CPI increases are calculated on the Sydney All Index CPI published by the Australian Bureau of Statistics. (Actual March to December 4 quarter Sydney All Index increases: 2005 = 2.4%, 2006 = 3.1%, 2007 = 2.4%, 2008 = 3.8%)

** Bank Repayment is based on an AUD\$162,500 bank loan at an interest rate of 7.0% p.a., principal & interest over 15 years.



Investment Example based on 40% Finance Option
purchase price AUD\$250,000

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Total 16 Yr
Capital Value *	\$250,000	\$258,750	\$267,806	\$277,179	\$286,881	\$296,922	\$307,314	\$318,070	\$329,202	\$340,724	\$352,650	\$364,992	\$377,767	\$390,989	\$404,674	\$418,837	\$340,724
Income *	\$18,750	\$19,406	\$20,085	\$20,788	\$21,516	\$22,269	\$23,049	\$23,855	\$24,690	\$25,554	\$26,449	\$27,374	\$28,333	\$29,324	\$30,351	\$31,413	\$219,964
Income % *	7.50%	7.76%	8.03%	8.32%	8.61%	8.91%	9.22%	9.54%	9.88%	10.22%	10.58%	10.95%	11.33%	11.73%	12.14%	12.57%	87.99%
Bank Interest Payment **	\$6,876	\$6,594	\$6,290	\$5,965	\$5,617	\$5,243	\$4,843	\$4,413	\$3,952	\$3,458	\$2,929	\$2,361	\$1,751	\$1,098	\$398	\$0	\$61,789
Bank Principal Repayment **	\$3,910	\$4,192	\$4,496	\$4,820	\$5,169	\$5,543	\$5,943	\$6,373	\$6,834	\$7,328	\$7,857	\$8,425	\$9,034	\$9,688	\$10,388	\$0	\$100,000
Total Finance Payments	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$10,786	\$0	\$161,789
Principal Remaining	\$96,090	\$91,898	\$87,402	\$82,582	\$77,413	\$71,870	\$65,927	\$59,554	\$52,720	\$45,393	\$37,535	\$29,110	\$20,075	\$10,388	\$0	\$0	\$0
Cash Excess *	\$7,964	\$8,620	\$9,300	\$10,003	\$10,730	\$11,483	\$12,263	\$13,069	\$13,904	\$14,768	\$15,663	\$16,588	\$17,547	\$18,538	\$19,565	\$31,413	\$231,418
Accommodation Value *	\$7,500	\$7,763	\$8,034	\$8,315	\$8,606	\$8,908	\$9,219	\$9,542	\$9,876	\$10,222	\$10,579	\$10,950	\$11,333	\$11,730	\$12,140	\$12,565	\$157,283
Equity * (Capital Gain + Principal paid off Bank Loan)	\$3,910	\$12,942	\$13,552	\$14,194	\$14,870	\$15,583	\$16,336	\$17,129	\$17,966	\$18,850	\$19,783	\$20,768	\$21,809	\$22,909	\$24,072	\$14,164	\$268,837
Total Cash, Accommodation & Equity Gain *	\$19,374	\$29,325	\$30,885	\$32,512	\$34,207	\$35,974	\$37,818	\$39,740	\$41,746	\$43,840	\$46,025	\$48,306	\$50,689	\$53,177	\$55,777	\$58,141	\$657,538
Return on \$150,000 Deposit *	12.92%	19.55%	20.59%	21.67%	22.80%	23.98%	25.21%	26.49%	27.83%	29.23%	30.68%	32.20%	33.79%	35.45%	37.18%	38.76%	438%
Accumulated Return *	\$19,374	\$48,699	\$79,585	\$112,096	\$146,303	\$182,277	\$220,095	\$259,835	\$301,582	\$345,421	\$391,446	\$439,753	\$490,442	\$543,619	\$599,396	\$657,538	\$657,538

* All future increases are estimates only and based on a 4 quarter CPI increase of 3.5%. Actual CPI increases are calculated on the Sydney All Index CPI published by the Australian Bureau of Statistics. (Actual March to December 4 quarter Sydney All Index increases: 2005 = 2.4%, 2006 = 3.1% , 2007 = 2.4% , 2008 = 3.8%)

** Bank Repayment is based on an AUD\$100,500 bank loan at an interest rate of 7.0% p.a., principal & interest over 15 years.



Breakas Beach Resort VANUATU

Investment Example - No Finance purchase price AUD\$250,000

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Total 16 Yr
Capital Value *	\$250,000	\$258,750	\$267,806	\$277,179	\$286,881	\$296,922	\$307,314	\$318,070	\$329,202	\$340,724	\$352,650	\$364,992	\$377,767	\$390,989	\$404,674	\$418,837	\$340,724
Income *	\$18,750	\$19,406	\$20,085	\$20,788	\$21,516	\$22,269	\$23,049	\$23,855	\$24,690	\$25,554	\$26,449	\$27,374	\$28,333	\$29,324	\$30,351	\$31,413	\$219,964
Income % *	7.50%	7.76%	8.03%	8.32%	8.61%	8.91%	9.22%	9.54%	9.88%	10.22%	10.58%	10.95%	11.33%	11.73%	12.14%	12.57%	87.99%
Bank Interest Payment **	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bank Principal Repayment **	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Finance Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Principal Remaining	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Excess *	\$18,750	\$19,406	\$20,085	\$20,788	\$21,516	\$22,269	\$23,049	\$23,855	\$24,690	\$25,554	\$26,449	\$27,374	\$28,333	\$29,324	\$30,351	\$31,413	\$393,207
Accommodation Value *	\$7,500	\$7,763	\$8,034	\$8,315	\$8,606	\$8,908	\$9,219	\$9,542	\$9,876	\$10,222	\$10,579	\$10,950	\$11,333	\$11,730	\$12,140	\$12,565	\$157,283
Equity * (Capital Gain + Principal paid off Bank Loan)	\$0	\$8,750	\$9,056	\$9,373	\$9,701	\$10,041	\$10,392	\$10,756	\$11,132	\$11,522	\$11,925	\$12,343	\$12,775	\$13,222	\$13,685	\$14,164	\$168,837
Total Cash, Accommodation & Equity Gain *	\$26,250	\$35,919	\$37,176	\$38,477	\$39,824	\$41,218	\$42,660	\$44,153	\$45,699	\$47,298	\$48,954	\$50,667	\$52,440	\$54,276	\$56,175	\$58,141	\$719,327
Return on Purchase Price *	10.50%	14.37%	14.87%	15.39%	15.93%	16.49%	17.06%	17.66%	18.28%	18.92%	19.58%	20.27%	20.98%	21.71%	22.47%	23.26%	288%
Accumulated Return *	\$26,250	\$62,169	\$99,345	\$137,822	\$177,645	\$218,863	\$261,523	\$305,677	\$351,375	\$398,673	\$447,627	\$498,294	\$550,734	\$605,010	\$661,185	\$719,327	\$719,327

* All future increases are estimates only and based on a 4 quarter CPI increase of 3.5%. Actual CPI increases are calculated on the Sydney All Index CPI published by the Australian Bureau of Statistics. (Actual March to December 4 quarter Sydney All Index increases: 2005 = 2.4%, 2006 = 3.1%, 2007 = 2.4%, 2008 = 3.8%)

** Bank Repayment is based on an AUD\$0.00 bank loan at an interest rate of 7.0% p.a., principal & interest over 15 years.