

AndAZ™ | TURKS & CAICOS
RESIDENCES
AT GRACE BAY

FACT SHEET

DEVELOPER

Vista Development, Ltd. – Turks and Caicos Islands
ProNet Capital, LLC – Denver, CO

PROJECT NAME & LOCATION

Andaz Turks & Caicos Residences at Grace Bay

2 Penn's Rd. The Bight Settlement,
TKCA 1ZZ, Turks and Caicos Islands.

REAL ESTATE OFFERING

74 Residences range starting from USD \$450K - \$6.8M

PROGRESS PAYMENT SCHEDULE

15% on Contract
10% on Construction Start
25% on Completion of Roof
25% on Completion of Windows / Doors
25% on Closing and Certified Completion

EXPECTED OPENING

Early 2021

ANDAZ TURKS & CAICOS

Andaz Turks & Caicos Residences at Grace Bay, a hotel, resort and residences on the number one beach in the world, Grace Bay Beach. A one-of-a-kind combination of modern design, stunning location, and a barefoot chic atmosphere shaped by the idea of personal style unique to the Andaz brand.

Andaz Turks & Caicos Residences at Grace Bay offers all the conveniences of hotel living along with access to a full suite of services and amenities that transform day-to-day life into an inspiring and unforgettable experience. Each residence is integrated into the resort, while two- to four-bedroom residences are designed with lock-off bedrooms to maximize rental income and flexibility. All operations run smoothly through the Hyatt brand reservation system.

Residences feature beachfront living juxtaposed with chic, modern, and sophisticated style. Penthouse rooftop terraces with bar and plunge pools complete the full lifestyle experience

ANDAZ HOTELS & RESORTS

A CONCEPT BY HYATT

Andaz is a Hindi word meaning 'personal style. Our name celebrates the individuality of every guest and speaks to the uniqueness of our properties, each exhibiting its own distinctive personality to deliver an incomparable authenticity.

Each Andaz hotel is one of a kind in every sense – an elevated reflection of the destination's culture. See the locally inspired architecture in our facades. Get a feel for the neighborhood vibe through the music heard in our lobby lounge. Taste the flavors in our market-to-table restaurants. Touch the distinctive textures in our guestrooms. And breathe in the soothing aromas at our spas.

FEATURES & AMENITIES

7 STORIES
74 RESIDENCES
59 EXCLUSIVE HOTEL ROOMS
INDOOR / OUTDOOR SPA
INDOOR FITNESS STUDIO
OUTDOOR GARDEN
TENNIS AND WATER SPORTS
SNORKELING STEPS FROM BIGHT REEF
3 RESTAURANTS AND 3 BARS
POOLS OVERLOOKING GRACE BAY BEACH
KIDS ACTIVITY CLUB

WORLD OF HYATT®

With the World of Hyatt loyalty program, you'll experience rewards that matter. Earn points for what you already do—from stays to dining and spa experiences—and redeem them for free nights with no blackout dates in standard rooms at Hyatt hotels and resorts. Earn and redeem points for unique experiences, stays at over 750 locations worldwide, and more.

Join World of Hyatt. It's a world filled with thoughtful perks, personal connections and amazing experiences. And it revolves around you. Beyond great locations, luxurious rooms and top-notch amenities, World of Hyatt connects you to the people, places and stories at the heart of your world.



ARTIST'S CONCEPTUAL RENDERING

THE RESIDENCES

INTERIOR FEATURES

- Spanish porcelain tile flooring tile evoking the look of a unique cement style floor
- High design accent wall coverings.
- Wired for high-speed internet, wi-fi, TV, phone.
- Specialized engineered solid wood doors.
- Brushed stainless steel door hardware.
- Custom millwork throughout.
- Smart home ready.
- Elegant interior architectural details.
- Custom floor-to-ceiling and wall-to-wall hurricane sliding glass doors/windows.
- Each residence is individually metered.
- Custom designed master residence.
- Built-in safe in each closet.
- Ceiling heights starting at 9ft.

KITCHEN FEATURES

- European-style kitchen cabinets with soft closing hinges and full extension cabinet glides to maximize storage capacity.
- Custom built-in panels on refrigerator and dishwasher for a quiet, sophisticated look.
- Ceramic subway tile on backsplash.
- Countertops in a light, highly durable Sintered Stone.
- Bosch® appliances which include integrated refrigerator, dishwasher, electric range, oven, hood and microwave.
- Liebherr wine cabinet.
- Elkay® stainless steel under mount kitchen sink.
- Hansgrohe kitchen faucet with pull-out spray.

BATHROOM FEATURES

- Walk-in wet room in owner's bathroom with free-standing soaking tub.
- Hansgrohe rain and hand showerhead.
- Porcelain mosaic floors and glazed porcelain mosaic walls in shower wet room.
- Quartzite vanity tops.
- Undermount vitreous China sinks.
- Toilet with dual-flush and slow closing seat.
- Hansgrohe chrome bathroom hardware fixtures and accessories.
- Signature Hardware 3-jet outdoor shower panel. (not in all residences)

Project specifications and amenities subject to change.

TURKS & CAICOS: AT A GLANCE

There are more than 30 cays and islands, of which eight are inhabited.

LOCATION

British West Indies Geographically, the islands are a southeastern continuation of the Bahamas just east of Cuba and NE of the Dominican Republic.

CAPITAL

Cockburn Town on Grand Turk.

PRIMARY EXPORTS

Lobster and conch are the primary exports.

PRIMARY LANGUAGE

English.

ETHNIC GROUPS

The population is largely of African descent and Christianity is the dominant religion practiced by over 90% of the population.

POPULATION

Approx. 31,450 (2012 census).

SIZE

430 square kilometres (170 sq mi).

PHONE CODE

U.S. to Turks and Caicos Islands
international dialing format: 1-649

CLIMATE

Tropical climate, pleasant year round.

The average temperature ranges between 80 and 90 degrees (29-32 degrees celsius). From November to May the average temperature is 80 to 84 degrees (27-29 degrees celsius).

Water temperature in the summer is 82 to 84 degrees (28-29 degrees celsius) and in winter about 74 to 78 degrees (23-26 degrees celsius).

TRAVEL VISA

Not required for nationals of European Union member states, Canada, and the United States with a valid passport for stays of up to 90 days.

CURRENCY

The U.S. dollar is the official currency of Turks and Caicos. Most credit cards are accepted and banks offer ATM's as well as cash advances on credit cards.

GOVERNMENT

British Territory including a Unicameral 20-seat House of Assembly with 15 elected members (5 at large and 10 from constituencies), 4 appointed members, and the attorney general, all of whom serve four-year terms. A premier heads the government, and the monarch, of Great Britain and Northern Ireland, represented by a governor, is the head of state.

FOREIGN INVESTMENT

Turks and Caicos is experiencing one of the fastest growth rates in the Caribbean; an annual budget surplus; and a Standard & Poors' credit rating of BBB+. With a GDP growth of 5.94% in 2015, the Turks and Caicos is projected to experience economic growth of 4.4% in 2016, 4.3% in 2017 and 5.3% in 2018.

LEADERSHIP

R. MATT MCDONALD
MANAGING DIRECTOR,
VISTA DEVELOPMENT, LTD.

R. Matt McDonald is Managing Director of Vista Development, Ltd. and ProNet Capital, LLC, Vista's Colorado-based sister company. ProNet Capital, which Mr. McDonald co-founded in 2000 with W. Scott Boatman, is a boutique private equity and real estate development firm with an established track record in the development and co-development of multifamily properties in the Seattle area and hospitality properties primarily in the Caribbean market. Mr. McDonald has substantial financial management experience with private and publicly held companies, as well as a significant background in the banking industry. He is currently an active Board Member for the West Caicos Reserve project, a \$1 billion residential and hospitality real estate enterprise where he led recapitalization and restructuring efforts that resulted in a \$120 million equity investment. McDonald was also the first developer to bring new luxury villas to the north shore area of Providenciales in Turks and Caicos, including the 7,600+ square foot Mother's House, which achieved 2017's highest resale price at \$7.625 million. In addition, as Director of Development for NCPA, McDonald is managing the marina and residential development on over 100 acres of property in the North Creek area of Grand Turk.

JON SIEGEL
MANAGING DIRECTOR,
VISTA DEVELOPMENT, LTD.

Jon Siegel is Managing Director of Vista Development, Ltd. He is also the CFO of ProNet Capital, LLC, which he joined in 2004. Over the past 25 years, Mr. Siegel has held various executive positions in real estate development. Most recently he served as Managing Director and CFO for the West Caicos Reserve projects, a \$1 billion residential and hospitality real estate enterprise where he continues to serve as a board member. Previously, Mr. Siegel was founder and managing member of The Provo Fund, a real estate fund that made early investments in West Caicos Reserve, was Chief Investment Officer for a Cayman-based resort developer, and consulted for a Bangkok-based hotel development company. He has an extensive background in the brokerage industry, and worked at LF Rothschild, Drexel Burnham Lambert, and Donaldson, Lufkin, and Jenrette, Inc. He co-founded the Grand Charter Group and its broker/dealer subsidiary, Prime Charter, Ltd., was Chairman and CEO of Global Capital Markets, LLC, a full-service brokerage firm, and was Chairman and CEO of the parent company of Sutton Online, Inc., a publicly traded provider of online solutions to broker-dealers and individuals.

JOHN FAIR
DIRECTOR OF DEVELOPMENT,
VISTA DEVELOPMENT, LTD.

John Fair is Director of Development for Vista Development, Ltd. He launched his real estate investment and development business in 1986 with \$12,000. By 2004, his businesses were generating \$100 million in annual revenues with 400 employees in three countries. Mr. Fair was the visionary and developer of Esperanza Resort in Los Cabos and co-developer of Grace Bay Club including the Villas and the Estates. John has 20 Years of successful development experience in Turks and Caicos, Mexico, and the United States.

RAMEZ HAKOURA
DIRECTOR,
VISTA DEVELOPMENT, LTD.

Ramez Hakoura is a Director of Vista Development, Ltd. and a founding investor in Andaz Grace Bay. He is a long-standing Turks and Caicos investor and business owner and was one of the original shareholders of KH Capital, which founded the IGA and IGA Gourmet supermarkets on Providenciales. Mr. Hakoura subsequently developed IGA Plaza and Graceway Gourmet as well as the Flamingo Park Townhomes. He is currently the owner and operator of TCI Waste Disposal, the only recycling factory in Turks and Caicos, and the owner of Eden Yacht Charters, the only company in Turks and Caicos offering all-inclusive fishing and diving trips with fresh food prepared on board. Mr. Hakoura has over 15 years' experience in real estate, which he was first involved with in Mayfair, London before he moved to Turks and Caicos.

DR. PETER LUE
DIRECTOR,
VISTA DEVELOPMENT, LTD.

Dr. Peter Lue is a Director of Vista Development, Ltd. and a founding investor in Andaz Grace Bay. Born and raised in Jamaica, he has developed deep knowledge of the entire Caribbean region through a career that spans the fields of science and real estate. Dr. Lue is President and owner of Scientific Supplies & Technology International, an export and service business specializing in providing clinical and laboratory products throughout the Caribbean; a founding investor in Gimrock Construction, a construction company that operates in South Florida's Miami-Fort Lauderdale area as well as the Caribbean; and a founding partner of NCPA, Ltd., which aims to build a master-planned community anchored by a world-class marina on the North Shore of Grand Turk. Dr. Lue earned his BSA and MSc in Agriculture from the University of Guelph (1965-1966), his PhD in Biochemistry from the University of Ottawa (1970) and did post-doctoral work at the University of Edmonton and the University of Toronto's Banting Institute (1971- 1973).

TEAM

ARCHITECTURE

RAD Architecture Inc. is a design firm specializing in hospitality, commercial, and residential projects. This boutique firm offers clients a wide range of design services with personalized attention to detail. RAD is dedicated to providing innovative design solutions while respecting its clients' economic, marketing and aesthetic goals. Every project undertaken by the firm is treated individually, and benefits from the years of hospitality, residential and commercial design experience RAD principals and associates bring to their work. The unique design created by RAD reflects the culture and atmosphere of their locations, and at times, the themes requested by their clients. Notable projects include The Shore Club Turks and Caicos, The Regent Palms TCI, Freedom Bay Six Senses St. Lucia, Westin Le Paradise St. Lucia.

INTERIOR DESIGN

Modus Operandi A+D, Inc. is an international design firm based in Fort Lauderdale, Florida, with core expertise in the design of luxury hotels, resorts, and condominiums.. The firm's principal, supported by a team of exceptional architects and interior designers, brings clients 30 years of experience in the design arena, including a body of work comprised of some of the most exclusive, innovative, and unique hotel properties from around the world. Past and present clients include Hyatt International, Hilton Hotels, Four Seasons Hotels, Capella Hotels, and Shilla Hotels, among others. Modus Operandi was established with the goal of providing its clients personalized and exceptional service and design. The firm has purposely remained small, allowing the principal direct, focused, and continuous involvement in each project the firm undertakes. In addition to the core of professionals based in its Florida offices, Modus Operandi has the support of two licensed architects in Madrid, Spain. Modus Operandi approaches each new commission as a unique opportunity to create integrated environments that have their own personality while reflecting the spirit of their locale and are beautiful, effective, and functional.

CONTRACTORS

DCK Worldwide is a global construction company dedicated to the development, management and construction of projects around the world. For more than 90 years, corporations, developers, and governments have trusted DCK worldwide to flawlessly bring their blueprints to life. Headquartered in Pittsburg, Pennsylvania, with regional offices in Hawaii, Arizona, Florida, the Philippines, and the Caribbean, DCK employs construction professionals and craftsmen worldwide with the commitment, expertise, and passionate work ethic that is the cornerstone of DCK's success and continued growth. DCK has built over 38,000 hotel rooms consisting of more than \$2.2 billion of construction in the Caribbean alone.

Projotech Construction Management & Services Ltd., is one of the leading major construction companies in Turks and Caicos Islands. Their firm enjoys an excellent reputation for quality work and good relations with our clients on some of the largest and most prestigious projects in the country. They have worked with a wide array of clients on many different types of projects from private homes and villas to hotels and more. They offer well over 100 years combined experience in Turks and Caicos Islands, completing in excess of 200 different building and civil engineering projects throughout the islands. Projects have ranged in size from \$250,000 to in excess of \$70 million, from custom luxury homes to commercial spaces and hotel/condominiums. Notable projects include The Grace Bay Club, The Ocean Club, and The Somerset.

THIS IS NOT AN OFFERING OR SOLICITATION IN ANY JURISDICTION WHERE PROHIBITED BY LAW OR WHERE PRIOR REGISTRATION IS REQUIRED BUT HAS NOT BEEN OBTAINED.

Vista Development, Ltd. ("Developer") and its affiliates are solely responsible for the marketing and sale of the residences. Hyatt Services Caribbean, L.L.C. ("Hyatt") has granted Developer the right to offer and sell the residences using the Andaz name and trademarks pursuant to a revocable license agreement. Neither Hyatt nor any of its affiliates has any ownership interest in the project nor is responsible for, or makes any representation or warranty, concerning the development, marketing or sale of the residences. The structures, materials and recreational features and amenities described and depicted herein are based upon current development plans. Some images featured in this material are an artist's conceptual rendering of the project. The Developer reserves the right to modify, update, alter, delete or change any designs, specifications, dimensions, amenities, brands, fixtures, finishes, equipment, services, and features of this project, without notice and without incurring obligation. Specifications, dimensions, measurements, and other information in this material and other Developer materials are approximate and based upon preliminary designs and drawings and are not intended to form any part of the contract for the sale of an individual residence. Each residence, including square footage, may differ due to variations in construction. All prices for the residences and the prices for the furnishing packages are subject to change at any time and without notice. Developer's continuing right to use the Andaz name and trademarks is subject to the satisfaction of certain conditions. Failure of Developer to satisfy such conditions could result in the Residences ceasing to be branded with the Andaz trademarks. 🏠

This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised property can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law.

WARNING: THE CALIFORNIA BUREAU OF REAL ESTATE HAS NOT EXAMINED THIS OFFERING, INCLUDING, BUT NOT LIMITED TO, THE CONDITION OF TITLE, THE STATUS OF BLANKET LIENS ON THE PROJECT (IF ANY), ARRANGEMENTS TO ASSURE PROJECT COMPLETION, ESCROW PRACTICES, CONTROL OVER PROJECT MANAGEMENT, RACIALLY DISCRIMINATORY PRACTICES (IF ANY), TERMS, CONDITIONS, AND PRICE OF THE OFFER, CONTROL OVER ANNUAL ASSESSMENTS (IF ANY), OR THE AVAILABILITY OF WATER, SERVICES, UTILITIES, OR IMPROVEMENTS. IT MAY BE ADVISABLE FOR YOU TO CONSULT AN ATTORNEY OR OTHER KNOWLEDGEABLE PROFESSIONAL WHO IS FAMILIAR WITH REAL ESTATE AND A LAW IN THE COUNTRY WHERE THIS SUBDIVISION IS SITUATED.

Facilities and amenities may be part of the Andaz Turks and Caicos at Grace Bay or, separately, the Andaz Turks and Caicos Residences at Grace Bay. Usage of facilities will be subject to strata documents and cost of maintenance, usage and replacement may be charged as part of the homeowner's assessment or payable upon usage.

ANdAZ | TURKS & CAICOS
RESIDENCES
AT GRACE BAY

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