



L'ENCLAVE

— ST. BARTH —

A large blue and white airplane is flying upside down over a tropical island. The plane's wings and tail are visible, and it appears to be in a steep climb or descent. The background features a vibrant turquoise ocean, a sandy beach, and lush green hills with scattered houses. In the foreground, there are several houses with green roofs and a paved road.

FIVE EXTRAORDINARY ESTATES.  
ONE LEGENDARY  
ISLAND.

L'Enclave represents an unprecedented opportunity to own the best of St. Barth; beachfront and hillside villas in the island's most exclusive gated community.





Five ultra-luxury hillside estates in St. Jean, the island's most requested rental location



Lush, tropical common space at the hillside property, featuring amenities such as poolside dining, a wellness center and dedicated concierge



Hotel services provided to each villa



One luxury beach house property, where each villa owner will have access to a private one-bedroom bungalow and use of the house's resort-style amenities both day and night



On-site property management and a rental program to maximize owner revenue



Reciprocation with the island's finest hotels for use of property amenities



Three luxury watercraft and water toys shared by L'Enclave owners



A fleet of vehicles including a Mercedes Sprinter, Moke, Mini Cooper, and Range Rover, with on-call chauffeurs

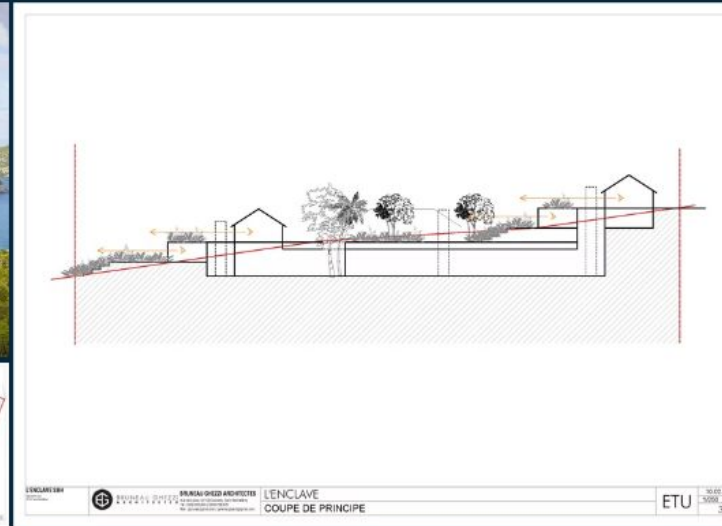


Helicopter transfers from St. Maarten, or pick up by boat inclusive with ownership

# THE HILLSIDE ESTATES

The most storied and luxurious island in the Caribbean will soon have a prestigious collection of estates as formidable as the locale itself. Comprised of five ultra-luxury properties nestled in the hillside of Saint-John - and within a quick 5-minute walk to St. Jean beach; Eden Roc Hotel, Nikki Beach, GypSea and more - L'Enclave will be the most opulent and exclusive community on St. Barth.

Each sprawling estate has unobstructed views of St Barth's most desirable beach and bay. The luxurious villas will all have private pools, spas, saunas, staff quarters, professional kitchens, and every imaginable amenity. The lush grounds will feature a state-of-the-art wellness center, a lively bar and a spectacular pool-side restaurant where owner-members can socialize with their neighbors and entertain guests in extravagant style.






## L'ENCLAVE BEACH CLUB

The small group of L'Enclave owner-members will each receive a 20% interest in L'Enclave Beach, a stand-alone villa situated directly on the beach at L'Orient Bay. Each property owner will have a dedicated 500-square-foot private bungalow in addition to the common pool and spa, library, bar, dining room, professional kitchen and more.

Fully staffed day and night, the beach house will be available to all owner-members and their guests, and the bungalows may be slept in or occupied as an extension of the hillside villas.



The property will serve as a social hub, a dining and entertaining venue, and the perfect spot to stage a day playing at the beach and using the water toys. Owners are welcome to host guests both day and night at the beach house and can utilize the L'Enclave in-house concierge team to organize and execute any special meals, occasions and events.



# THE WATER TOYS

L'Enclave will maintain several boats and water toys for owners' use. Fishing, diving, towable, and every water activity imaginable will be at our owner's disposal.



Chris-Craft 35 Launch



Chris-Craft 24 foot Calypso



Sea-Doo Wake Pro



SeaBob



Boston Whaler 420 Outrage



## ARCHITECTS

Bruneau Ghezzi Architects is an architectural partnership created by architects Yannick Bruneau and Jérémie Ghezzi. They embrace different kinds of knowledge and expertise from around the world. A new breed of architectural firm conceived for the 21st century and its specific challenges. One of the top architectural agencies in St-Barth with over 90 projects executed all over the world. They have an established track record in delivering ultra-luxury projects.

## VILLA SALES COMPS

Comp pricing in St. Barth is difficult to use as a measure of value due to the extremely unique properties of different parts of the island and of the land or villas. Comparing St. John pricing to Toiny, for example, (despite that they are just a few miles apart) could be like comparing a penthouse on Park Avenue to a sprawling farm in the Hudson Valley. While both are lovely, St. Jean pricing reflects the desirability of the location due to its proximity to the most desirable attractions on the island.

The closest comp, geographically and in terms of villa amenities currently, is Villa NEO which is adjacent to our site. This 17,000 square foot home is listed for 80 million euros. It has no beach club component and the structure occupies almost all of the lot, giving it very little natural area.

\$6,500  
per SqFt

ST-JEAN  
AVERAGE LIVING  
AREA SALES  
COMP

\$10,174  
per SqFt

KUMARA VILLA  
2,476 SqFt  
\$27,000,000  
SOLD in 2021

## AVERAGE RENTAL INCOME PROJECTIONS

\$1.7 million

3,000 SqFt Villa  
All Seasons

\$3.0 million

5,000 SqFt Villa  
All Seasons



## THE OPPORTUNITY

Rarely is a property of this size available for development in St. Jean. This unique opportunity enables development of the island's most exclusive gated community, featuring just five ultra-luxury hillside properties, in addition to a beachfront villa where each L'Enclave owner will have access to a private bungalow.

We are seeking three Founding Partners who share the common interest of property ownership in St. Barth, and believe that there is a market for a select number of similar L'Enclave branded communities in the world's most desirable resort areas. Future developments would include locations such as Aspen, Capri, the French Riviera, and Gstaad.

The properties we are offering range from \$45 to \$55 million USD, depending on the L'Enclave lot selected. Investment will include ownership of a L'Enclave St. Barth estate, delivered to your custom specifications, 20% ownership of L'Enclave Beach Club, an interest in the L'Enclave property management company, and in the L'Enclave brand.



## INVESTMENT OPPORTUNITY

We are offering three Founding Partner investment positions ranging from \$45 to \$55 million which include ownership of the most desirable L'Enclave estate properties as well as ownership in the property management company and the L'Enclave brand going forward, as we seek to create small exclusive communities in the world's most desirable locales under the L'Enclave flag.

## PRICING AND TERMS

Proceeds from the Founder's Round will be used for property acquisition and for infrastructure development, including the building of underground parking, service corridors, common area construction, and home site preparation. Completion of the development will be funded through the sale of the remaining home sites with break-even achieved upon sale of two additional estates. Land carrying costs are minimal, as there are no property taxes paid to the Collectivity.

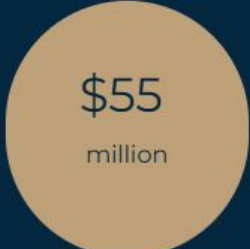
L'Enclave owners who participate in the rental program will have a goal of achieving net rental income of \$400k annually. It is our goal for the rental program to cover each estate's base operating costs. Of course, this does not include special staffing such as chefs and other incidental costs elected to be spent by owners.

Homes must be purchased with cash, as financing is not necessarily available through local banks. A deposit of 50% will be required upon signing of purchase contract. Deposits will remain in escrow until homes are delivered in Q4 of 2024. General Partners will provide construction financing through delivery of the estates.

The price for lots 1, 2, 3, are as follows, and this includes delivery of finished home and beach club, as well as all common areas of L'Enclave (customization may affect final price):



\$45  
million



\$55  
million