

DRAFT PROJECT SCR UNIT LOCATION & SELECTION ZONES

JAN 5th 2025

SEAGULL



SEAGULL							
QTY	Type						
32	2 beds		4	6	5	11	6

DRAFT PROJECT SCR UNIT LOCATION & SELECTION ZONES

JAN 5th 2025

CAYMAN REEF RESORT



LOCATION	FRONT OCEAN	FRONT OCEAN	NEAR OCEAN				MIDDLE FRONT		MIDDLE BACK						REAR	
VIEW	PRIME DIRECT	DIRECT	BEST				GOOD (PARTIAL)		BETTER (PARTIAL)						GARDEN	
ZONE	1A (Chooses before 1B)	1B	2				3B		3A (Chooses before 3B as 3A has a sea view)						4	
UNITS	30 39	22 29 21 31 40 32	28 27 26 25 41 42 43 44 20 19 18 17 33 34 35 36	24 23 45 46 16 15 37 38	14 13 12 11 10 9 55 56 57 58 59 60 6 5 4 3 2 1 47 48 49 50 51 52						8 7 61 62 53 54					

CRR		1	1.	3	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		1	1.	3	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
QTY	Type																					
30	3 bed	0	2	8						4				12						4		
32	1bed + den	2	4	8						4				12						2		

IMPORTANT NOTICE: IRG DEVELOPMENTS LTD make no warranty or representation, express or implied, as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price or other conditions,

DRAFT PROJECT SCR UNIT PRICING & RATIOS

JAN 19th 2025

DRAFT UNIT CONFIGURATION

FLOOR

10						BALCONY	3-BED		2-BED		1-BED		2-BED			1-BED + DEN		1-BED + DEN				2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
9						BALCONY	1-BED+D																	2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						BALCONY	2-BED			3-BED				3-BED			2-BED		1-BED				2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
8						BALCONY	1-BED+D																	2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						BALCONY	2-BED			1-BED + DEN				1-BED + DEN		3-BED			2-BED		1-BED				2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
7						BALCONY	1-BED+D																	2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						BALCONY	2-BED			1-BED + DEN				1-BED + DEN		2-BED		1-BED + DEN		1-BED + DEN		1-BED				2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
6						BALCONY	1-BED+D																	2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						BALCONY	2-BED			1-BED + DEN		1-BED + DEN			3-BED			2-BED		1-BED		1-BED				2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
5						BALCONY	3-BED		1-BED + DEN		1-BED + DEN		3-BED				3-BED			2-BED		1-BED				2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
4	BALCONY		1-BED+D																							2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	BALCONY		2-BED		3-BED				3-BED				2-BED		1-BED + DEN		1-BED + DEN		1-BED							2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
3	BALCONY		1-BED+D																							2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	BALCONY		2-BED		3-BED				2-BED			2 BED		1-BED		3-BED			1-BED							2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
2	TERRACE		3-BED		1-BED		3-BED				2-BED		3-BED			3-BED			1-BED							2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	BALCONY		1-BED+D																							2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
1	BALCONY		2-BED		1-BED + DEN			1-BED+Den		2-BED		1-BED+Den		1-BED + DEN		1-BED		1-BED				2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>																				Elevator & Lobby				2-BED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

PRICE PER SQ FT GRID

FLOOR

[illegible]

UNIT AREAS /SF

UNIT AREAS	Main Bldg	Front
3 bed	2346	2499
2 bed	1462	1556
1 bed	897	-
1+D L	1212	1169
1+D S	1121	-

FLOOR

10						BALCONY	2449	1462		897		1462			1212			1121		Elevator & Lobby	1462									
9						BALCONY	1169																							
						BALCONY	1462		2346					2346					1462		897		1462							
8						BALCONY	1169																							
						BALCONY	1462		1212					1121		2346					1462		897		1462					
7						BALCONY	1169																							
						BALCONY	1462		1212					1121		1462			1212			1121		897		1462				
6						BALCONY	1169																							
						BALCONY	1462			1121		1212			2346				1462			897		897		1462				
5						BALCONY	2499																							
							1212		1121		2346					2346					1462		897		1462					
4	1169		1169																											
	BALCONY			1462		2346					2346					1462			1212			1121		897		1462				
3	BALCONY			1169																										
	BALCONY			1462		2346					1462			1462		897		2346				897		1462						
2	TERRACE			2499																										
				897		2346					1462			2346					2346				897		1462					
1	BALCONY			1169																										
	BALCONY			1462		1212			1121		1462			1121		1212			897		897		1462		1462					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		22	23	24						

NB: WHITE SHADED UNITS DESIGNATED AS
SOURCE FOR PROJECT FUNDING

APPROX UNIT PRICING /USD

FLOOR

10						BALCONY	\$5,893,140													Elevators & Lobby				
								\$3,198,252	\$1,942,837	\$3,166,586			\$2,592,600			\$2,386,011	\$3,088,653							
9						BALCONY	\$2,785,166																	
						BALCONY	\$3,483,245	\$5,081,266				\$5,030,957				\$3,096,413	\$1,890,331	\$3,058,072						
8						BALCONY	\$2,764,433																	
						BALCONY	\$3,457,315	\$2,605,563				\$2,386,070	\$4,993,505			\$3,073,362	\$1,876,259	\$3,035,307						
7						BALCONY	\$2,743,854																	
						BALCONY	\$3,431,578	\$2,586,166				\$2,368,307	\$3,088,729			\$2,541,499	\$2,338,982	\$1,862,292	\$3,012,712					
6						BALCONY	\$2,723,428																	
						BALCONY	\$3,406,033	\$2,374,184			\$2,541,499			\$4,919,437			\$3,042,914	\$1,857,671	\$1,848,429		\$2,990,285			
5						BALCONY	\$5,778,600																	
								\$2,547,806		\$2,356,510		\$4,882,816			\$4,846,467			\$3,005,236	\$1,834,668	\$2,968,024				
4	BALCONY	\$2,683,032																						
	BALCONY	\$3,355,511					\$4,894,932				\$4,846,467				\$2,997,779			\$2,472,799	\$2,287,135	\$1,821,011	\$2,945,930			
3	BALCONY	\$2,676,374																						
	BALCONY	\$3,347,185					\$4,882,786				\$3,012,768			\$2,990,340			\$1,825,575	\$4,750,826		\$1,807,455	\$2,924,000			
2	TERRACE	\$5,636,487																						
		\$1,839,255			\$4,810,360				\$2,968,080				\$4,739,037			\$4,715,460.00			\$1,794,000	\$2,924,000				
1	BALCONY	\$2,736,477																						
	BALCONY	\$3,422,351			\$2,579,213			\$2,361,940		\$3,057,493			\$2,332,693		\$2,509,508			\$1,848,044	\$1,838,850	\$3,508,800				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24

NB: WHITE SHADED UNITS DESIGNATED AS
SOURCE FOR PROJECT FUNDING

RATIOS SEAGULL & CRR

	Seagull	CRR	Total Seagull + CRR
UNITS SALES VALUE	\$44,263,968.65	\$91,485,145.98	\$135,749,114.64
	USD	\$88,527,937.31	\$271,498,229.28
	33%	67%	
LAND AREA			
	Acres*	1.45	2.99
	*Assumes est eroded areas	33%	67%
EXISTING BLDG AREA			
	SF*	24384	69481
	*Based on unit areas	26%	74%

Developer

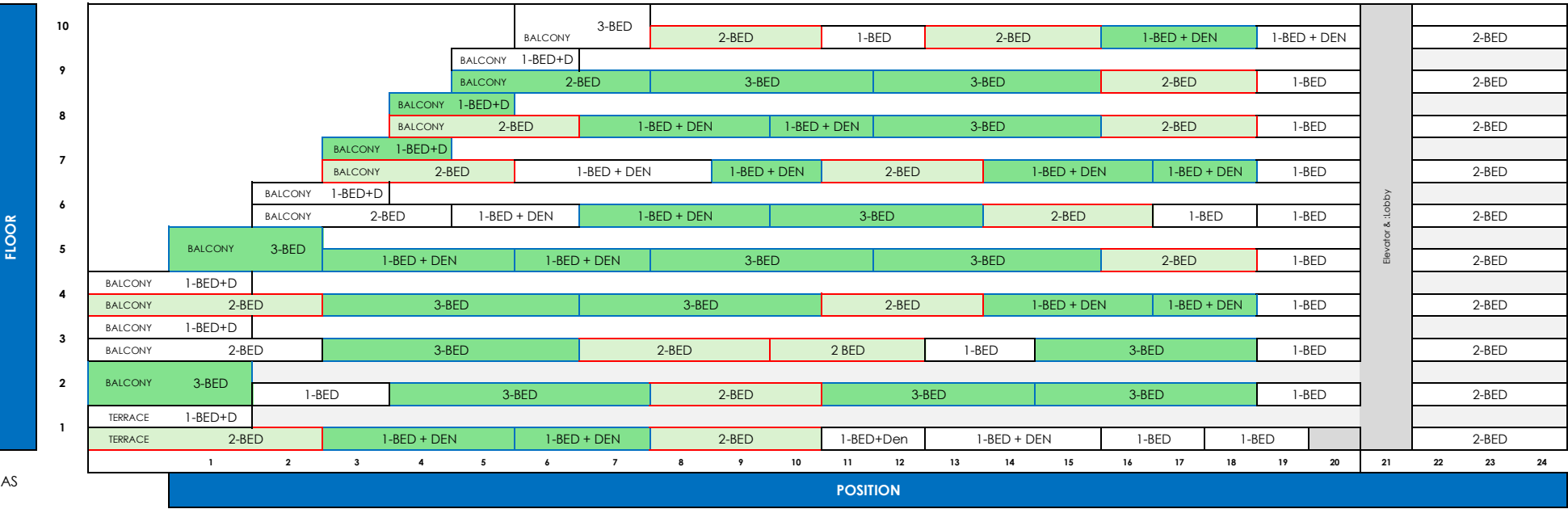
\$81,475,699
\$162,951,398.32

BLUE ZONE AVERAGE PRICING

1 bed plus den \$2,112,355
2 bed \$3,116,584
3 bed \$4,112,197

DRAFT UNIT DISTRIBUTION BY STRATA

Unit Count	Per Bldg	Total
Seagull	16	32
CRR	31	62
Developer	37	74
Total	84	168



NB: WHITE SHADED UNITS DESIGNATED AS
SOURCE FOR PROJECT FUNDING

NB - For white shaded developer sale units, prices shown are suggested asking prices, which may need to be varied depending upon market conditions throughout the pre-sales and sales campaigns

IMPORTANT NOTICE: IRG DEVELOPMENTS LTD make no warranty or representation, express or implied, as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price or other conditions.