

Worldwide Standards for Golf Villa Fractional Ownership

Version 1.0

Date: August, 2025

Confidential: For Investors, Developers and Managers Only

Introduction

Fractional ownership in golf villas offers high-net-worth individuals and enthusiasts a pathway to quality real estate without the full financial burden of sole ownership. Under this model, multiple parties co-own a property through equity shares, typically via a Special Purpose Vehicle (SPV) or LLC, sharing costs, usage and potential appreciation. This handbook establishes worldwide standards for investment, development and management, drawing from global best practices and Belgravia's expertise. It integrates insights from our Golf Villa Fractional Ownership Case Studies including real-world examples from Spain, the UK and the USA while introducing ownership model comparisons, a sample rotating usage framework and comprehensive data.

Key benefits include deeded ownership, scheduled access (e.g., 4-12 weeks/year), professional management and alignment with sustainability goals. Standards emphasize transparency, equity and ROI with average annual appreciation of 6-10% in prime golf markets. Risks, such as market fluctuations, are mitigated through robust legal structures and insurance.



Ownership Models : Fractional, Deeded Title Share, and Timeshare – Comparison

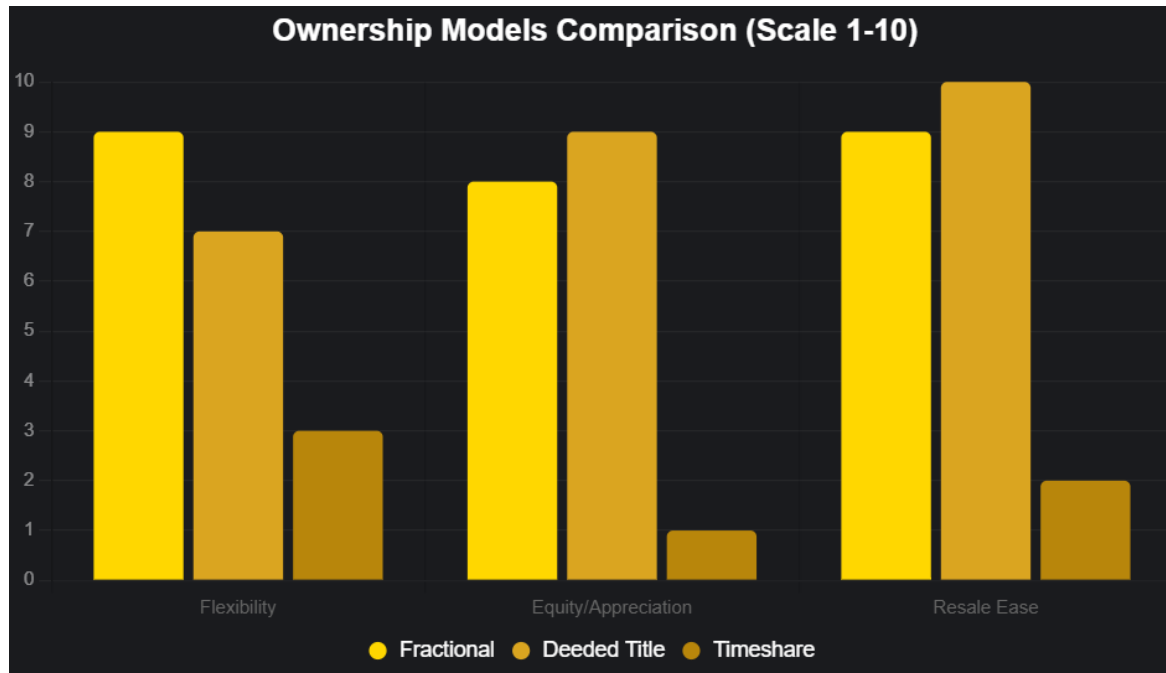
Golf villa ownership can take various forms, each with distinct legal, financial and usage implications. Below, fractional ownership compared (core to Belgravia's model) with deeded title shares (a variant emphasizing proportional titles) and timeshares (a right-to-use alternative).

Key Differences:

- **Fractional Ownership:** Co-owners hold deeded equity in the property (e.g., 1/8 share), allowing appreciation, resale and rental income. Limited to 2-14 owners for exclusivity. Usage is flexible via reservations or rotations.
- **Deeded Title Share:** Similar to fractional but focuses on individual deeded titles for each share, enhancing transferability and financing options. Often used in high-value assets like golf villas for tax benefits.
- **Timeshare:** Owners buy "time" (e.g., fixed weeks), not equity. Up to 52 owners per unit, with no appreciation; resale is challenging.

Model	Ownership Type	Number of Owners	Usage Flexibility	Equity & Appreciation	Resale Ease	Annual Costs	Best For
Fractional Ownership	Deeded equity share	2-14	High (rotating/ reservation)	Yes (6-10% avg.)	High	\$10K-20K maintenance	Luxury investors seeking ROI
Deeded Title Share	Proportional deeded title	4-10	Medium-High (custom agreements)	Yes (builds equity)	Very High	\$8K-15K	Tax-savvy owners
Timeshare	Right-to-use contract	Up to 52	Low (fixed/rotating weeks)	No	Low	\$500-5K fees	Budget vacationers

This grouped bar chart compares models across flexibility, equity, and resale on a 1-10 scale.



Standards Recommendation: Adopt fractional or deeded models for golf villas to ensure equity growth; avoid timeshares for premium properties.

Sample Fraction Rotating Model

A rotating usage model ensures fair access, preventing conflicts in multi-owner setups. Belgravia recommends a "Draft Rotation System" where owners select weeks in a rotating order annually, balancing peak seasons (e.g., summer tournaments).

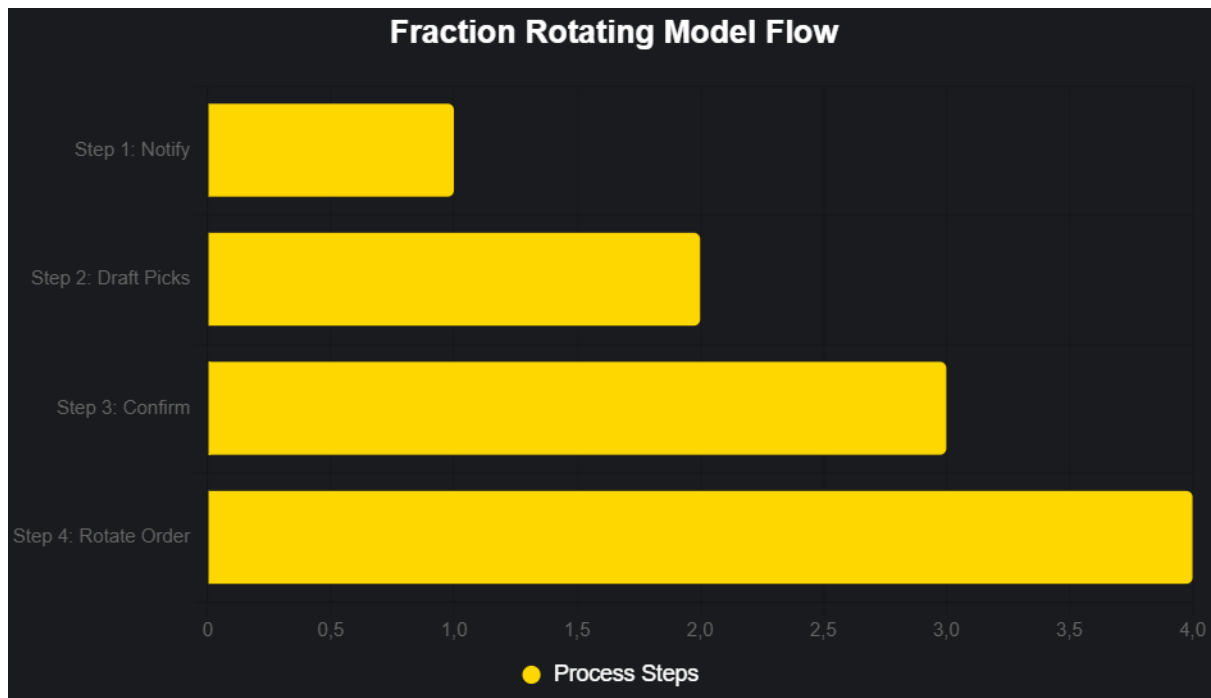
Model Overview:

- **Shares:** 8 owners (1/8 each).
- **Usage Allocation:** 45 days/year per share (proportional to ownership).
- **Rotation Process:** Year 1: Owner A picks first, then B, etc. Year 2: B first, C next, etc. Includes blackout periods for maintenance.
- **Flexibility Add-Ons:** Reservation points for unused days; exchange via Belgravia's network (e.g., swap Spanish villa for UK chalet).

Sample Annual Schedule (for 8 Owners):

Week Block	Peak/Off-Peak	Year 1 Order	Year 2 Order
1-6 (Winter)	Off	A, B, C, D, E, F, G, H	B, C, D, E, F, G, H, A
7-12 (Spring)	Peak	H, G, F, E, D, C, B, A	A, H, G, F, E, D, C, B
... (Continue for full year)

Pros: Equitable, adaptable. Cons: Requires software (e.g., SMARTLINK app) for tracking.

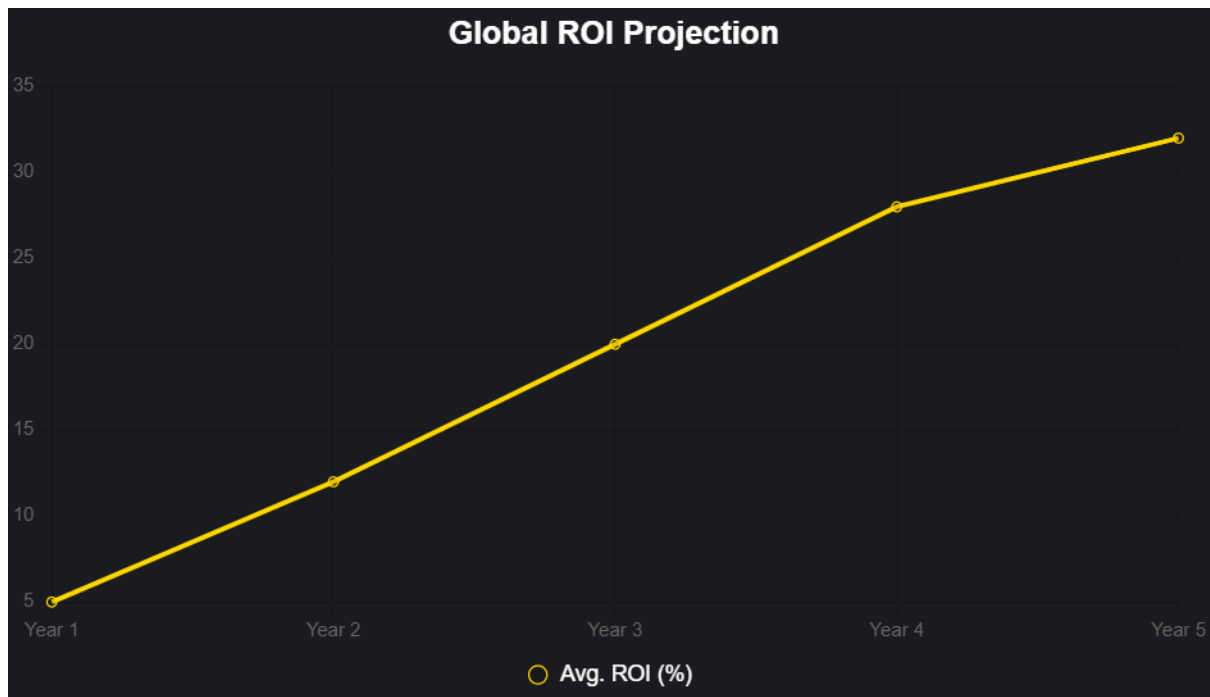


This flowchart illustrates the annual draft cycle.

Worldwide Standards for Investment

Investment Best Practices:

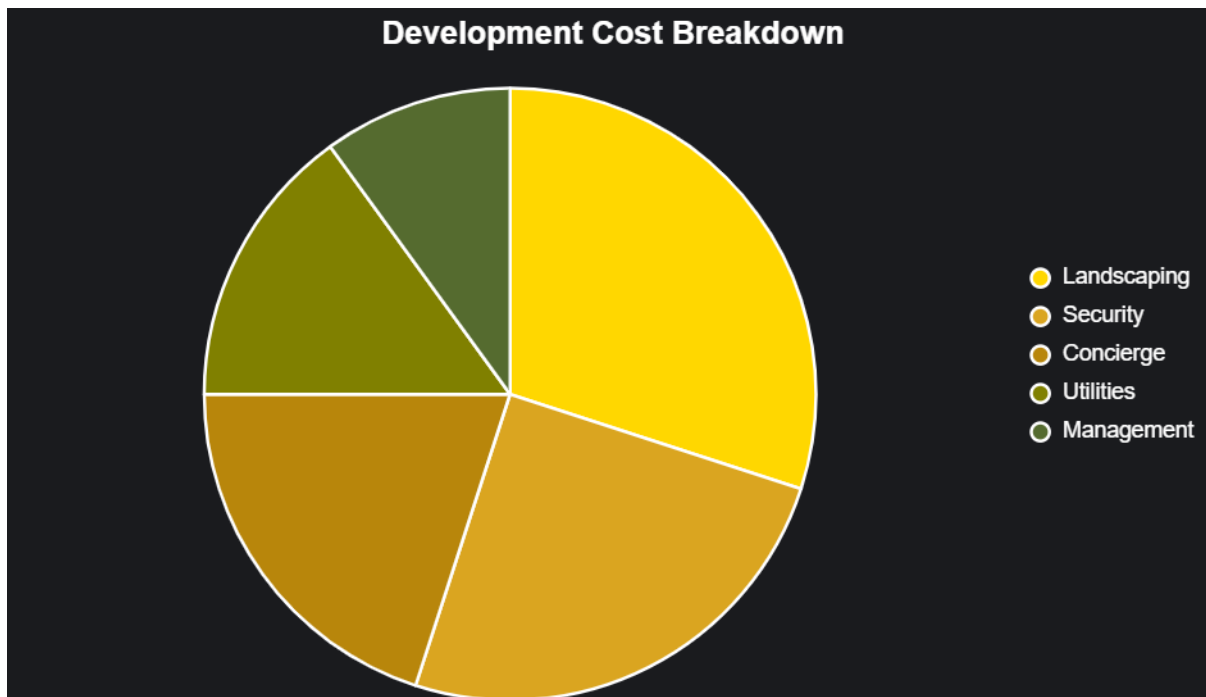
- **Due Diligence:** Assess property via B|SCORE ratings (e.g., course design by renowned architects). Minimum net worth: \$1B+.
- **Financial Metrics:** Target 5-7% rental yield, 6-10% appreciation. Use SPVs for tax efficiency.
- **Global Regulations:** Comply with local laws (e.g., SEBI SM REITs in India, EU consumer protections). Belgravia Legacy Fund (BLF001) offers pooled investments.
- **ROI Projections:** Based on case studies, 30-35% over 5 years.



Worldwide Standards for Development

Development Guidelines:

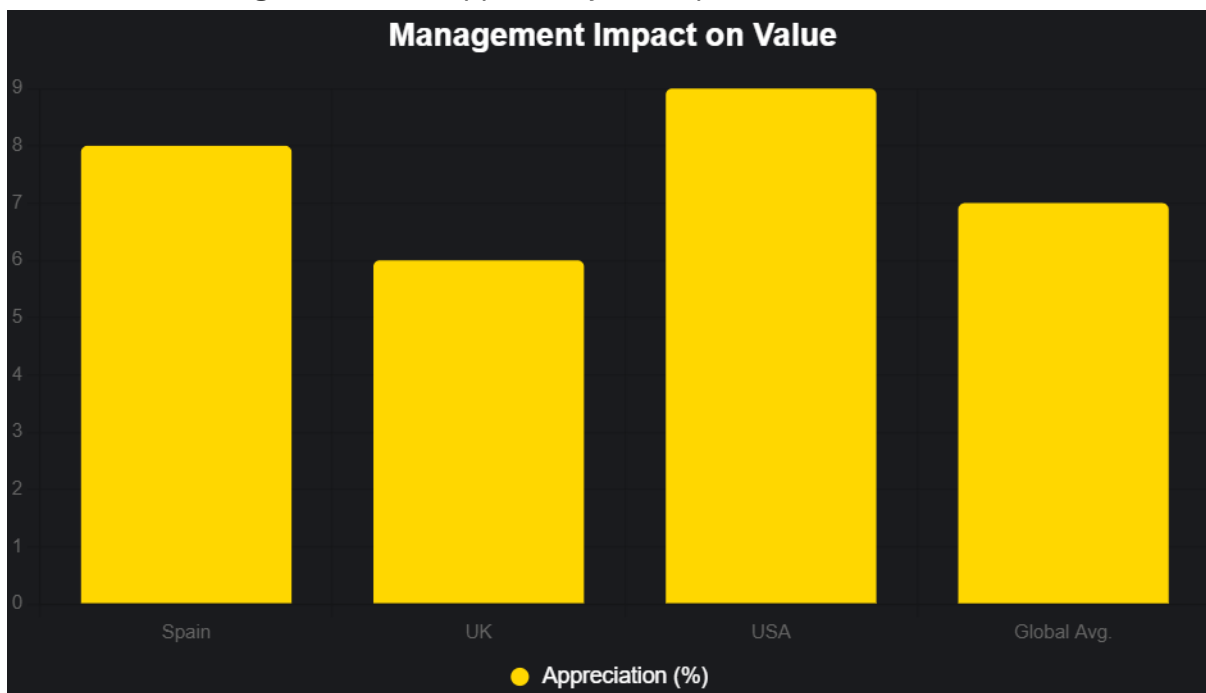
- **Site Selection:** Prime locations near PGA/Tour courses; incorporate amenities (pools, spas).
- **Feasibility:** Economic analysis per unit; aim for 4-8 shares/villa.
- **Sustainability:** Eco-upgrades (solar, water conservation) per Belgravia's Respect and Preserve PDF.
- **Legal Structure:** Deeded shares with HOA agreements; budget 10-15% for legal/dev costs.



Worldwide Standards for Management

Management Best Practices:

- **Operations:** Professional firms handle maintenance, bookings via apps.
- **Conflict Resolution:** Annual meetings, voting proportional to shares.
- **Performance Metrics:** Track satisfaction (avg. 90%+), yields via B|SCORE.
- **Exit Strategies:** Resale support, buyback options.





Recommendations and Conclusion

Adopt these standards for resilient investments: Prioritize fractional/deeded models, implement rotating usage and leverage Belgravia's ecosystem for management. Contact belgraviacollection.com for consultations.

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