

The Tryall Club, Jamaica

An Exclusive Villa Portfolio Investment Analysis

A comprehensive financial overview of acquiring a premier collection of nine luxury villas, evaluating market trends, rental viability, and projected returns.



Sandy Bay, Hanover, Jamaica

www.tryallclub.com



Sunset Villa



Pinnacle Villa



Little Hill Villa



Villa Lolita



Seaclusion Villa



Bali Hai Villa



Coo Yah Villa



Avalon Villa



Jubilation Villa

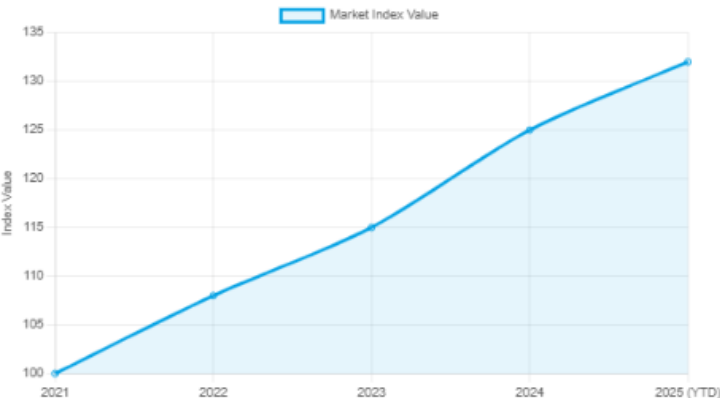
Executive Summary & Market Overview

The Tryall Club represents a unique investment in one of the Caribbean's most stable and prestigious luxury real estate markets. The following analysis covers a portfolio of nine distinct villas, with total collective acquisition costs of \$50.9 million. The Jamaican luxury market has demonstrated consistent growth, driven by strong tourism and limited inventory, making this a compelling opportunity for capital appreciation and rental income generation.

Total Acquisition Costs
\$50.9M

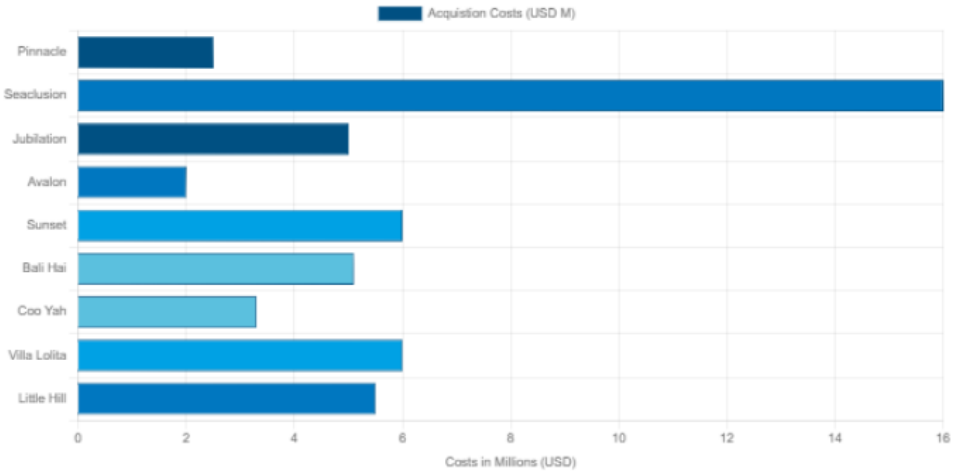
Average Est. Gross Rental Yield
14.4%

Jamaican Luxury Real Estate Index (5-Year Trend)



Portfolio at a Glance: Comparative Analysis

The nine villas in this portfolio offer a diverse range of sizes, amenities, and price points. From the commanding views of Pinnacle to the secluded charm of Little Hill, each property presents a unique value proposition. The chart below provides a direct comparison of their current acquisition costs, illustrating the investment scale for each asset.

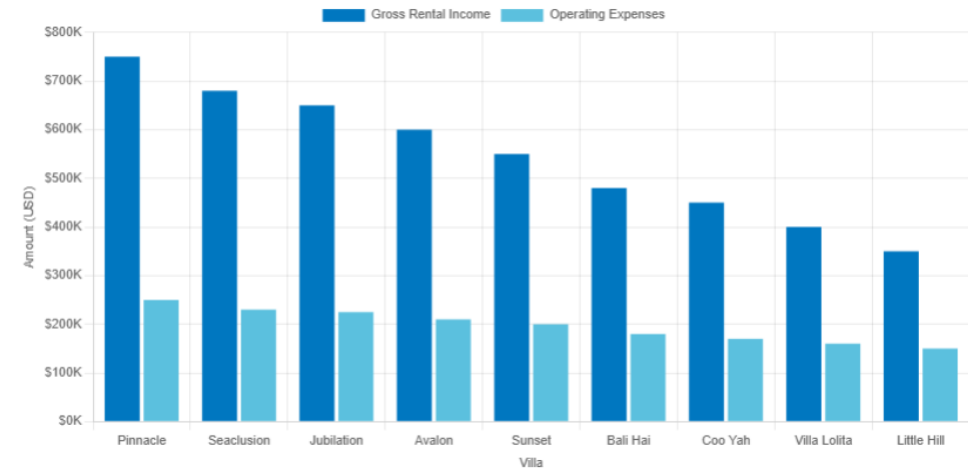


Villa	Bedrooms	Bathrooms	Est. Sq. Ft.	Key Feature
Pinnacle Villa	8	9	12,000	360-degree panoramic views
Seclusion Villa	7	8	10,500	Private beach cove
Jubilation Villa	7	8	9,800	Expansive entertainment terrace
Avalon Villa	6	7	9,000	Infinity pool & spa
Sunset Villa	6	6	8,500	West-facing ocean views
Bali Hai Villa	5	6	7,000	Lush tropical gardens
Coo Yah Villa	5	5	6,500	Modern Caribbean design
Villa Lolita	4	5	5,000	Classic colonial architecture
Little Hill Villa	4	4	4,500	Secluded hilltop privacy

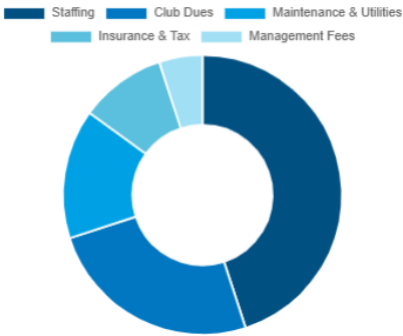
Investment Viability: Income vs. Expenses

The primary driver of returns is the robust rental program at The Tryall Club. Below, we contrast the estimated gross annual rental income with projected operating expenses for each villa. Operating costs are significant and include club dues, full staffing, maintenance, utilities, and insurance. Understanding this balance is key to evaluating net profitability.

Est. Annual Income vs. Expenses (USD)



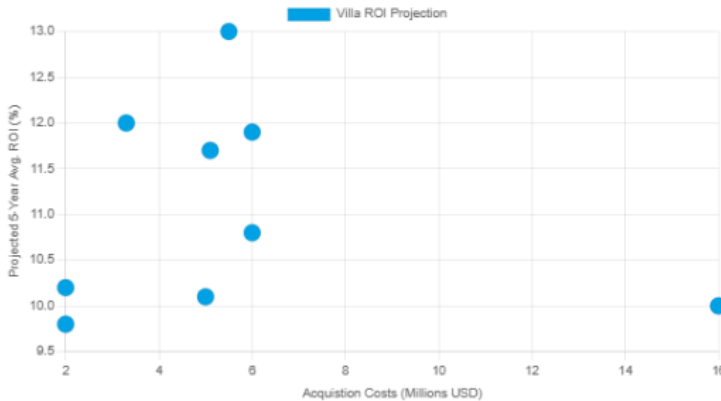
Average Annual Expense Composition



Risk vs. Reward: Financial Projections

This section analyzes the relationship between a villa's acquisition costs and its potential return on investment (ROI), which combines net rental income and an estimated 5% annual appreciation. The scatter plot helps identify villas that may offer superior returns relative to their acquisition cost. The SWOT analysis provides a qualitative assessment of the broader investment landscape.

Acquisition Costs vs. Projected 5-Year Avg. ROI



Investment SWOT Analysis

Strengths

- Prestigious, globally recognized brand
- High-demand rental market
- Turnkey property management
- Stable political & economic climate

Weaknesses

- High annual operating costs
- Capital intensive investment
- Reliance on tourism sector
- Limited personal use during peak season

Opportunities

- Growing demand for luxury travel
- Potential for property value appreciation
- Expansion of club amenities
- Favorable currency exchange rates

Threats

- Global economic downturns
- Increased competition in Caribbean
- Climate change & hurricane risk
- Changes in local property tax laws

More Information About Each Villa

Sunset Villa | <https://tryallclub.com/villa/sunset/>
Asking Price: US\$5.5 million | Real Estate Listing: www.sothebysrealty.com.jm/eng/sales/detail/744-l-2812971-77060/tryall-club-sunset-other-hanover-ha

Little Hill Villa | <https://tryallclub.com/villa/little-hill/>
Asking Price: US\$4.5 million | Real Estate Listing: <https://coldwellbankerluxuryja.com/property/Hanover++Tryall+Estate/MLS-76239>

Villa Lolita | <https://tryallclub.com/villa/villa-lolita/www.villalolita-tryall.com/>
Asking Price: US\$5.5 million | Real Estate Listing: www.sothebysrealty.com.jm/eng/sales/detail/744-l-2812971-83565/lot-24-tryall-club-lolita-other-hanover-ha

Coo Yah Villa
www.thefinestretreats.com/properties/Caribbean/vacation-jamaica-CooYah.htm
Asking Price: US\$2.5 million | Real Estate Listing: www.7thheavenproperties.com/real-estate/jamaica/tryall-club-mahogany-drive-villa-for-sale-4-bedroom/

Pinnacle Villa | www.inspirato.com/destinations/montego-bay-jamaica/residences/pinnacle-villa/
Asking Price: US\$1.7 million | Real Estate Listing: www.remax-elite.com.jm/property/Hanover++Sandy+Bay/MLS-78214

Seaclusion Villa | Asking Price: US\$15 million
Real Estate Listing: <https://newlocay.com/property/seaclusion-villa-for-sale-at-tryall-club-hanover-luxury-waterfront-living/>

Bali Hai Villa | <https://tryallclub.com/villa/bali-hai/>
Asking Price: US\$6.5 million | Real Estate Listing: www.7thheavenproperties.com/real-estate/jamaica/tryall-club-mahogany-drive-luxury-villa-for-sale-5-bedroom/

Avalon Villa | <https://tryallclub.com/villa/avalon>
Asking Price: US\$1.8 million | Real Estate Listing: www.sothebysrealty.com.jm/eng/sales/detail/744-l-2812971-79917/lot-g16-copperwood-ridge-avalon-sandy-bay-ha

Jubilation Villa | <https://tryallclub.com/villa/jubilation/>
Asking Price: US\$5 million | Real Estate Listing: <https://tryallclub.com/villa-properties-for-sale/>

Video Presentations

The Tryall Club - www.youtube.com/watch?v=v-gZUfkahAA



Avalon Villa - www.youtube.com/watch?v=DUDbM9TJMKM

Bali Hai Villa - <https://vimeo.com/142446611> | www.youtube.com/watch?v=8RKbIn9VfuE

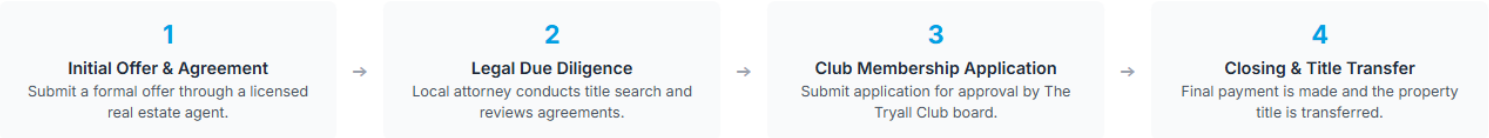
Coo Yah Villa - www.youtube.com/watch?v=NvgM72QmN_A

Pinacle Villa - www.youtube.com/watch?v=H3kixz4Wlkc

Villa Lolita - www.youtube.com/watch?v=FvNKAFBYkke

The Acquisition Process

Acquiring a property at The Tryall Club is a structured process designed to ensure a seamless transition into ownership and the rental program. The typical steps involve legal due diligence, financial arrangements, and membership application with the club.



Interactive Viability Analysis Report

<https://treasuresortsja.hstn.me/tryall-club-villas-acquisition-viability.html>

Full Acquisition Viability Analysis Report

https://drive.google.com/file/d/1g3nlvQxsHs0-RnXqAxfu_4PES84menrX/view

Investment Offering

The portfolio of **Tryall Club Villas** are 9 out of 10 turnkey luxury villas in Jamaica that **Treasures Hotels & Resorts Jamaica Ltd** is currently promoting as investment and business opportunities in order to acquire, renovate then market and operate the villas under our future subsidiary company called **Beds & Villas Jamaica Ltd**.



The 10th villa in our investment portfolio is called **Silent Waters** (www.silentwatersvilla.com) which will be converted into a small boutique hotel and then operated under another subsidiary company called **Luxury-Boutique Hotels & Resorts Jamaica Ltd**.

For a financial viability and investment analysis of acquiring and converting **Silent Waters** visit www.treasuresortsja.com/silent-waters-teaser-deck

We are seeking business partners who would like to invest in our company and join us operating these 10 amazing villas. The total estimated investment to acquire, renovate, market and operate all 10 villas is **US\$100 million**. After reviewing financial viability and investment analysis of the villas, investors can partner with us and choose to operate 1 or more of the villas.

Investors will be offered up to **10%** or **10 million** shares in both **Treasures Hotels & Resorts Jamaica Ltd** and **Treasures Beds & Villas Jamaica Ltd** as well as **50%** ownership of the villas they choose operate with us. Therefore, investors will not only earn from revenues of the properties but also earn dividends from the profits of our future hospitality services and other hotels, resorts and villas that we acquire or develop.

The investment of **US\$100 million** can be provided all at once or in the following 4 stages:

1. Purchase of 10 million shares in our existing company: **US\$5 million**
2. Acquisition of villas: **US\$67 million**
3. Marketing & advertising, renovations/expansions, and operating expenses: **US\$23 million**
4. Purchase of 10 million shares in our subsidiary company: **US\$5 million**

The **US\$10 million** invested to purchase shares in our companies will mainly be used for:

- Acquiring office space, furniture and equipment.
- Paying the salaries of management teams and staff members of the companies and villas.
- Legal expenses, working capital and conduction of due diligence and site inspections.

For more information about this and other investment opportunities at **Treasures Hotels & Resorts Jamaica Limited** visit www.treasuresortsja.com/invest.



www.treasuresortsja.com

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