



GLOBAL
MARKETING AGENT



MOTUMAUU
TWO EXCEPTIONAL INVESTMENT OPPORTUNITIES
IN FRENCH POLYNESIA

Dear Investors and Luxury Enthusiasts,

We are pleased to present to you the jewel of French Polynesia: Motumau. This private island offers unique opportunities for those seeking to combine prestigious investment and a paradisiacal living experience.

MOTUMAUU: INVESTMENT OPPORTUNITY AND IDYLIC LIVING

1. Unmatched Natural Beauty:

Arutua is an atoll located in the Tuamotu Archipelago in French Polynesia, renowned for its pristine white sand beaches, crystal-clear lagoons, and exceptional biodiversity. The motu offers breathtaking views of the Pacific Ocean and a paradisiacal living environment, far from urban hustle.

2. Exclusivity and Privacy:

Owning a private motu of 127,232 m² guarantees total privacy. It is the ideal place to create a secondary residence or a luxury hotel complex, offering a unique experience to your guests. Motus of this size are extremely rare and valuable, making them highly sought-after properties.



3. Investment Opportunity:

The demand for exclusive properties like motus in French Polynesia is constantly increasing, making it an excellent long-term investment. The potential for developing luxury hotel or residential projects on a 127,232 m² plot can generate substantial revenue.

4. Culture and Local Life:

Arutua offers an authentic immersion into Polynesian culture with its traditions, festivals, and welcoming community. Living on a motu in Arutua allows you to fully enjoy the cultural richness and serenity of island life.

5. Risk Assessment:

Arutua benefits from environmental protection measures and studies that confirm its stability against sea level rise, enhancing its appeal as a sustainable investment.



MOTU MAUU AND ITS GROWTH POTENTIAL

1.A Fiscal and Economic Paradise:

Motu Mauu offers fiscal advantages in a Polynesian setting, attracting those who seek to combine investment with fiscal benefits.

2.Diversification of Activities:

With 127,232 m², MotuMauu offers integrated tourism, pearl farming, and vanilla cultivation, providing multiple sources of income.

3.Community Management and Sustainable Projects:

Managed by locals, Motu Mauu supports sustainable and community-based management, preserving traditions while generating revenue through copra cultivation.

4.Financial Viability:

The innovative hotel project at MotuMauu includes the construction of six overwater bungalows, harmoniously arranged in the lagoon to offer a unique experience to your guests.



Occupancy Forecast:

A projected occupancy rate of 50%, considered a conservative estimate. With an occupancy rate of 50%, the expected monthly turnover is approximately 90,000 euros. (6 bungalows x 30 days x 1,000 EUR x 0.5 (occupancy rate) = 90,000 EUR)

Revenue and Costs:

Projected monthly revenue with average occupancy. Operating costs including salaries for two employees, maintenance, and a small kitchen for a high-end clientele.

BUDGET FOR EQUIPMENT AND PROJECT FINANCING:

Two jet-skis: Offering nautical activities to guests, enhancing the island's attractiveness to tourists.	20,000 € (Euro)
Desalination unit (8,000 liters/day): Use: Providing drinking water to the bungalows and island facilities, ensuring water resource autonomy.	30,000 € (Euro)

<p>Sailing catamaran: Use: Offering maritime excursions and sailing activities to visitors, adding an element of adventure and luxury to their stay.</p>	<p>200,000 € (Euro)</p>
<p>Solar panels/Wind turbine/Generator: Use: Ensuring a renewable and sustainable energy source for the island, minimizing the ecological footprint and reducing energy costs.</p>	<p>60,000 € (Euro)</p>
<p>Six bungalows: Use: Accommodating guests in luxurious and comfortable structures, offering a unique stay experience on the island.</p>	<p>220,000 € (Euro)</p>
<p>Common construction areas: Use: Building common infrastructure such as the restaurant, bar, and relaxation areas for guests.</p>	<p>100,000 € (Euro)</p>
<p>Four staff accommodations: Use: Providing adequate and comfortable housing for the staff working on the island, ensuring their well-being and availability.</p>	<p>120,000 € (Euro)</p>
<p>two motorboats: Use: Facilitating transportation of guests and staff between the island and surrounding infrastructure, as well as for excursions.</p>	<p>60,000 € (Euro)</p>
<p>Various leisure equipment: Use: Offering leisure equipment such as kayaks, diving equipment, and beach accessories to enrich the visitors' experience</p>	<p>40,000 € (Euro)</p>
<p>Vanilla cultivation equipment/construction: Use: Developing vanilla cultivation, adding a complementary income source and an educational tourist attraction</p>	<p>80,000 € (Euro)</p>

<p>Pearl farm equipment/construction: Use: Establishing a pearl farm for Tahitian black pearl farming, offering a sustainable economic activity and a unique tourist attraction.</p>	<p>80,000 € (Euro)</p>
<p>18-month working capital: Use: Ensuring liquidity availability to cover operational and unforeseen costs during the first 18 months of operation.</p>	<p>194,000 € (Euro)</p>
<p>Plane/Boat: Use: Facilitating rapid travel between the islands and the mainland, improving logistics and guest comfort.</p>	<p>12,000 € (Euro)</p>
<p>Housing in Tahiti: Use: Providing housing for staff or owners in Tahiti, ensuring a practical base for managing operations.</p>	<p>350,000 € (Euro)</p>
<p>Advertising/Website/Trade shows: Use: Promoting the island and its services through advertising campaigns, an attractive website, and trade shows, attracting an international clientele</p>	<p>15,000 € (Euro)</p>

TOTAL: 1,571,000 € (EURO)

5. Access and Infrastructure:

Close to the airports of Arutua and Rangiroa, Motu Mauu is easily accessible, increasing its tourism potential.

Market Analysis and Revenue Forecasts:

French Polynesia is a top tourist destination, attracting visitors from around the world with its spectacular landscapes, pristine beaches, and rich culture. Private islands, in particular, are highly sought after by a luxury clientele looking to escape the hustle and bustle of modern life.

Here are some key elements of the market analysis:

Growth in Luxury Tourism:

The demand for stays on private islands is constantly increasing, particularly among luxury travelers seeking exclusive and intimate experiences.

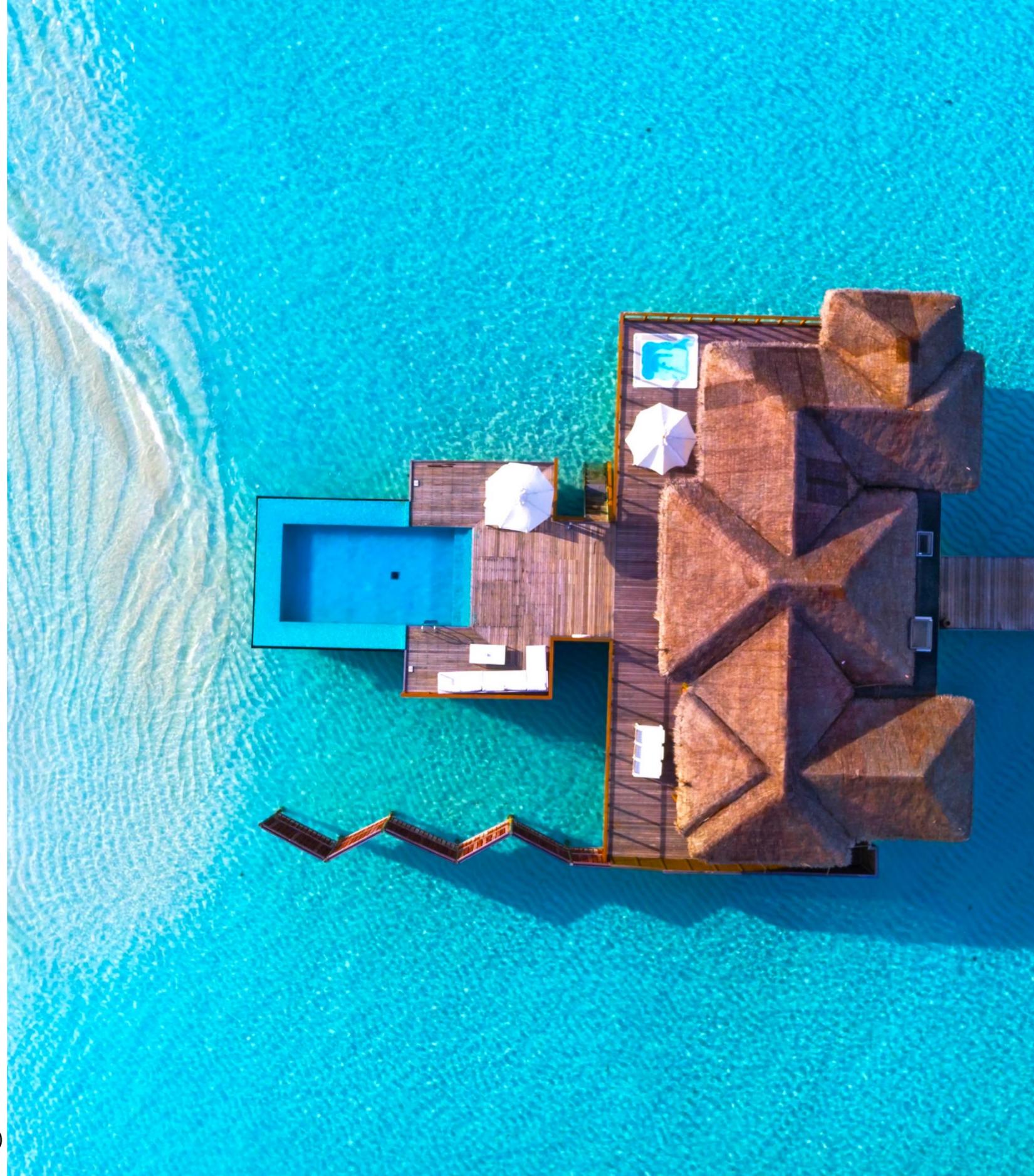


Rental Rates:

On average, rental rates for luxury overwater bungalows in similar destinations can range between 500 and 1,500 euros per night, depending on the services and amenities offered.

Revenue Forecasts:

With an occupancy rate of 50% and an average rate of 1,000 euros per night per bungalow, monthly revenues can reach 90,000 euros, generating an annual revenue potential of 1,080,000 euros.



Operating Costs and Taxes.

Operating Costs: Operating Costs and Taxes costs include staff salaries, facility maintenance, energy costs, food supplies, and administrative fees. Here is an estimate of monthly costs:

Staff salaries: 15,000 € (Euro)

Facility maintenance: 5,000 € (Euro)

Energy costs (solar panels/wind turbine/generator): 2,000 € (Euro)

Food supplies and other services: 3,000 € (Euro)

Annual Operating Costs (EUR)	Monthly Operating Costs (EUR)
<i>300,000 € (Euro)</i>	<i>25,000 € (Euro)</i>

2. Taxes and Charges:

In French Polynesia, taxes and charges must also be considered. Here is an estimate of the main applicable taxes:

- **Value Added Tax (VAT)** : 13% on tourist services
- **Non-Resident Income Taxes** : Variable according to tax treaties
- **Tourist Tax** : May vary depending on the municipality and the accommodation category

RENTABILITÉ DU PROJET

En déduisant les coûts d'exploitation annuels et les taxes des revenus annuels prévus, nous obtenons un bénéfice net estimé :

<i>Annual Revenue</i>	<i>Annual Operating Costs</i>	<i>Estimated Taxes</i>	<i>Annual Net Profit</i>
1, 080, 000 € (Euro)	300, 000 € (Euro)	140, 000 € (Euro)	639,000 € (Euro)

3. Other Islands for Sale in French Polynesia and Recently Sold Islands on the Current Market

Motu Tane (Near Bora Bora) :

Sale price: Approximately 39 millions de dollars.

Area: 40,000 m².

Description: Private island with white sand beaches, luxury bungalows, and lush tropical vegetation.

Motu Moie (Near Tahaa) :

Sale price : Approximately 9 millions de dollars.

Area : 80,000 m².

Description: Private island with turquoise waters and facilities for luxury residential use.

Recently Sold Islands :

Anuanurunga :

Sale Price: Information not specified

Area: 100 hectares.

Description: Preserved island famous for its biodiversity, ideal for eco-tourism.

Motu Paahi (Near Moorea) :

Sale price: Approximately 10 millions de dollars.

Area: 35,000 m².

Description: Island with infrastructure for developing a luxury resort.

Motu Haapiti (Near Bora Bora):

Prix de vente: Approximately 22 millions de dollars.

Area: 50,000 m².

Description: PImmense potential for a prestigious hotel complex.

Motu Teivaroa (Near Raiatea):

Sale price: Environ 14 millions de dollars.

Area: 40,000 m².

Description: Sold with ecological installations, promoting environmentally friendly development.



Conclusion

Buying a motu in Arutua or investing in the MotuMauu project for 6,500,000 euros offers an exceptional opportunity for those seeking a prestigious investment, total privacy, and a paradisiacal living environment. With political stability, cultural richness, and environmental initiatives in French Polynesia, owning such a property guarantees not only increased financial value but also an incomparable living experience. Seize this unique chance to become the owner of a true Polynesian jewel, a rare and precious motu that offers immense potential for luxury projects.

Note: The details and prices provided are approximate and may vary.

For more information and to start your journey toward acquiring this island paradise, contact us today.

TARITI



RANGIROA



MOOREA

BORA BORA



