

Hotel/Resort Assignments



Curtain Bluff, Antigua

Five-star, 72-key luxury beachfront resort in Antigua. Valuation for a regional lender.



Westin Grand Cayman Resort

343-room beachfront resort on Seven Mile Beach, Grand Cayman. Valuation for private equity fund.



Sugar Beach—A Viceroy Resort

92-Key boutique hotel resort on St. Lucia; with additional proposed villa development and excess land. Valuation for regional lender.



Ritz Carlton Grand Cayman

A 390-room luxury hotel with remaining inventory of beachfront condominiums, villas, and excess land. Valuation for Cayman Islands Government.



Almond Beach Village, Barbados

A 402-room all-inclusive hotel property in contract for sale. Valuation for regional bank/lender.



Bolongo Bay Beach Resort

A 75-room boutique hotel resort on St. Thomas, US Virgin Islands. Valuation for the mortgage lender.

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Hotel/Resort Assignments



Cap Juluca—Anguilla

Luxury beachfront resort in Anguilla. Provided valuation and litigation support.



Hermitage Bay Resort, Antigua

5-star, all-inclusive, boutique, beachfront resort. Valuation for regional lender.



Zemi Beach—Anguilla

A 115-Key hotel-condominium resort under construction in Anguilla. Valuation for the developers for the purpose of securing financing.



Superclubs Breezes Bahamas Cable Beach

391-room all-inclusive resort on Cable Beach. Valuation for regional bank/lender.



Beaches Resort and Villages, Turks and Caicos

772-key all-inclusive resort in four villages on the island of Providenciales. Valuation for regional bank/lender.



Saratoga Hotel, Havana, Cuba

Valuation of a minority interest in the joint venture operating this iconic hotel in the heart of Old Havana. Fair value opinion for transaction purposes.

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Resort-Residential Developments



Villas Paradiso

A luxury villa resort development on the island of Nevis, owned and operated by a destination club. Valuation for mortgage lender



Indigo Bay, St. Maarten

160—acre mixed use residential resort property on Sint Maarten. Valuation for owners for re-structuring.



Ocean Place Condominiums, Paradise Islands, Bahamas

70-unit high-rise condo complex. Valuation for mortgage lender.



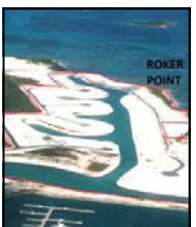
Altamer Resort—Anguilla

A partially constructed ultra luxury villa development with full service amenities and 45 acres of excess land for future development. Valuation for mortgage lender.



Exclusive Island—Grand Cayman

A collection of 16 villas on a private peninsula within a 5-star resort development. Valuation for mortgage lender.



Roker Point Estates, Exuma, Bahamas

A 91-lot canal subdivision, and proposed 21-slip marina in Great Exuma, Bahamas. Valuation for mortgage lender.

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Resort-Residential Developments



Montage Royal Island

Existing and Proposed Montage branded hotel and residential resort on a private island in the Bahamas. Valuation for a public REIT.



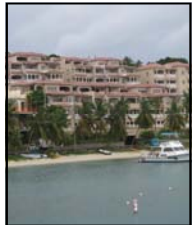
Sea Breeze Condominiums, Grand Cayman

A development of nine luxury condominium units on Seven Mile Beach, Grand Cayman. Valuation for Mortgage Lender.



West Bay Club—Providenciales

Luxury hotel-condominium development on Grace Bay Beach, Providenciales, Turks and Caicos. Valuation for the owner for financial reporting purposes.



Grande Bay Resort—St. John

The remaining inventory and future phase of a condominium resort in St. John, USVI. Valuation for mortgage lender.



Exclusive Resorts at Little Dix Bay

Destination club including five villas within the Little Dix Bay resort in Virgin Gorge, BVI Valuation for lender.



Hamilton Beach Villas—Nevis

Proposed 72-unit, third phase of a residential resort condo development marketed to investors in the Citizenship by Investment Program

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Marina Assignments



American Yacht Harbor, St. Thomas, VI

Mixed use commercial property containing 250 slip marina and 72,808 square feet of commercial space. Appraised for Puerto Rico based lender.



Yacht Club at Port de Plaisance

90-slip yacht club marina with mega-yacht berths in Simpson Bay, Sint Maarten. Valuation for regional lender.



Saga Haven, St. Thomas, USVI

29-slip marina with 8 commercial buildings, used primarily by charter companies. Valuation for regional lender.



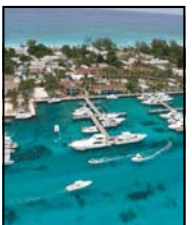
Village Cay, Tortola, BVI

106-slip marina with 23-room hotel and related amenities. Valuation for regional lender.



Compass Point Marina, St. Thomas, USVI

166-slip marina and 25,552 square feet of commercial space. Valuation for mortgage lender.



Bimini Big Game Club, Bimini, Bahamas

75-slip marina and 51-room hotel resort property with related amenities. Valuation for owner for possible transaction purposes.

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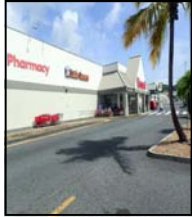
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Commercial Property Assignments



Tutu Park Mall, St. Thomas, VI

Interior concourse mall and community shopping center containing 399,904 square feet of gross leasable area in multiple buildings. Anchored by K-Mart. Valuation for regional lender.



Baywalk Mall, St. Lucia

196,000 square foot retail mall with residential units in Rodney Bay, St. Lucia. Valuation for regional lender.



U.S. Embassy—Barbados

The U.S. Chancery building, an 80,000 SF office building to be appraised as if typical office complex. Valuation for U.S. State Department



Cricket Square

169,000 square foot, multi-tenant office park with five buildings in Grand Cayman. Valuation for bank/lender.



Palm Beach Plaza Mall, Aruba

107,332 square foot shopping mall; with cinema, bowling, etc. Valuation for Canadian lender.



Union Wharf, Nassau, Bahamas

Commercial port facility to be re-developed as part of downtown Nassau re-development plan. Valuation for mortgage lender.

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Commercial Property Assignments



Lockhart Gardens Shopping Center, St. Thomas, USVI

111,563 square foot retail center anchored by K-Mart
Valuation for bank/lender.



East End Plaza, St. Thomas, USVI

61,160 square foot office property on leasehold land.
Valuation for land owner for estate purposes.



Strathvale House, Grand Cayman

45,000 SF multi-tenant office building in Grand Cayman. Valuation for owners for re-structuring purposes.



Governors Square, Grand Cayman

127,000 square foot Retail and Office Complex on Grand Cayman. Valuation for owner for asset valuation purposes.



Regent Centre, Freeport, Bahamas

A 84,767 square foot mixed use retail commercial property. Valuation for regional lender.



Island Crossing, St. Croix, USVI

Home Depot anchored large scale phased development project financed with TIFF revenues. Valuation of property and TIFF revenues for Puerto Rico based lender

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Going Concerns & Business Valuation Assignments



Shore Club Turks and Caicos

Valuation of common core business related assets which serve a condominium resort. Valuation for lender.



Heavy Materials Inc., USVI

Business / going concern including two aggregate quarries, concrete block plant, ready-mix plant, concrete batch processing plant, etc. Located on both St. Thomas and St. Croix. Valuation for lender.



Rolling Waves, LLP

Valuation of partial interest in entity operating the Dunmore Hotel in Harbour Island, Bahamas; for transaction purposes.



Aggregate, Inc.; St. Croix, VI

25-acre quarry and aggregate business (going concern). Valuation for mortgage lender.



Cayman Spirits Company

Rum Distillery business in the Cayman Islands, operating in a leased facility.



East Caribbean Flour Mills Limited

Flour mill, rice mill, feed mill facility producing food products for the Eastern Caribbean region; based in St. Vincent. Valuation for bank/lender.

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Going Concerns & Business Valuation Assignments

Confidential

Confidential Mechanical Equipment Supply Company

Business valuation of entire company in Cayman Islands for the owner for potential sale .

Confidential

Confidential Real Estate Agency

Valuation of partial interest of Cayman-based agency for potential share sale.



Cardow Jewelers, Inc., St. Thomas, USVI

Valuation of jewelry retail business for decision making purposes. Real estate was also valued separately.



Belmont Clinic Ltd., Antigua

Valuation of 25,000 square foot medical clinic, surgery centre, pharmacy and mini-hospital, including business value. Client was regional lender.



Plaza Extra West, St. Croix, USVI

Valuation of business enterprise within 163,000 square foot grocery for litigation purposes. Real estate was also valued separately.

Confidential

Confidential Metal Fabrication Business

Business valuation of partial interest in Cayman-based company entity for share transaction / partnership restructuring

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