

FIRE Investments
Fortune International Real Estate

CAP MED' RESIDENCE

**Luxury residence on the French
Mediterranean coast**

**18 to 20% REDUCTION ON PUBLIC PRICE* - 35% BELOW MARKET
VALUE**

With a guaranteed **NET yield of 4.7% over 9 years** and no closing cost, this residence has been built for investors.

*What other UK companies are selling this for.



Luxury residence situated in Port Camargue (Southern France), at 3000 m from the beach, in Le Grau du Roi, second tourist station of the region.

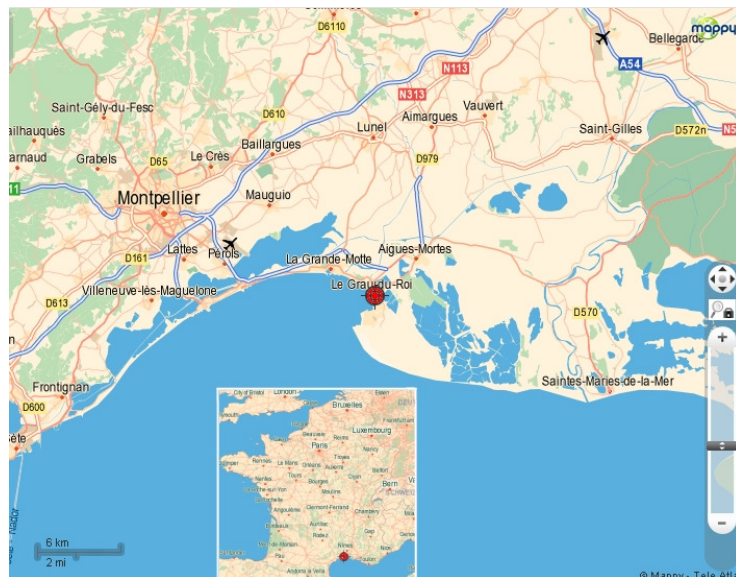


INVESTMENT SUMMARY

- **4.7% NET guaranteed rent for 9 years**
- 35% below market value
- Fully managed, hands-off investment
- **Closing cost paid by the developer**
- Up to 100% finance of the net price (subject to status)
- VAT paid by the developer (19.60%)
- Net prices from: 147 281 € before cash back
- 1 and 2 bedroom properties available
- Residence delivered

PROPERTY SUMMARY

- Perfect location: 30 minutes drive from Nîmes and Montpellier, 1 hour drive from Avignon, Uzès, Arles...
- Residence open during the whole year
- Fully furnished properties
- On-site facilities include: reception area, heated swimming pool, restaurant, bar, gym, sauna, hammam
- Shops at 200 m from the residence
- Investor oriented
- Apartments on ground floor with private gardens of approx. 10 m²
- All the apartments have a terrace



THE REGION:

The Languedoc-Roussillon region is the 4th most popular tourist spot in France with more than 36 million tourists each year– most of whom are attracted by the seaside resorts. The region is situated in the south-west of France stretching from Provence in the east down to the Pyrenees and border with Spain in the south. The northern most department of [Lozere](#) is a very under-populated wilderness with forest to the west and dry, somewhat rocky terrain to the east, and in the south-west you can explore the dramatic mountains and gorges around Cevennes and the Corbiere hills.

The most eastern part of the region is definitely more Provençal. The Roman city of [Nimes](#) lies here and still contains many Ruins and areas of Roman historical interest such as “Les Arenes”- one of the best preserved Roman arenas which hosts bullfighting amongst other activities.

Further south in the centre of the region is the lively, energetic and youthful [Montpellier](#) which entices people with its theatres, art galleries, bars and beaches. Montpellier also offers easy access to the ancient villages and great scenery encompassed within the Herault valley. Further south still but within the [Herault department](#) is the capital of the region's wine industry- Beziere, producing some excellent specimens such as the Cotes du Roussillon and Corbieres.

The entire coastline runs for miles, of which you can still find long stretches to yourself for that essential get away. Its lagoons cut the beaches off from their hinterland preventing vast construction as seen in the [Cote d'azur](#). There are still various resorts such as [La Grande-Motte](#) and Le Grau-du-Roi which still manage to maintain their character and traditions. Close to the Spanish border you stumble across the lively Catalan influenced town of [Perpignan](#), slightly inland from the coast which marks the beginnings of the Pyrenees. This area offers the benefits of being close to the sunny beach during the summer while also being just a short trip to the snow-capped Pyrenees to ski or hike.

Le Grau du Roi is located in the [Gard](#) department of [Languedoc Roussillon](#) in the south of France. It is a small fishing port turned tourist resort which during the 20th century has become very popular with locals, especially those from [Nimes](#), Cevennes and [Vaucluse](#) and is now one of the most impressive ports in Europe. Le Grau du Roi offers both charming village life and history but also has a vibrant culture and plenty of activities available.



THE CLIMATE:

As you might expect on the Mediterranean coast the weather remains an attractive feature: there is little rainfall— especially in the summer and has over 300 days of sunshine each year. Average temperatures in the summer are between 25 and 30 degrees whilst in the winter they are around 10 to 15 degrees. A mild wind usually blows in from the coast making the beaches more pleasant in the summertime.

THE RESIDENCE

Residence Port Camargue, on the Mediterranean coast, is a luxury residence just 10 mins walk from the sandy beach and 5 mins walk from the port and all the shops and amenities of this highly sought after holiday hotspot.

Onsite facilities include a heated outdoor pool, multi-purpose sports area (tennis, volley ball & boules), a wellbeing centre (massage room, gym, hammam & sauna), a restaurant, a bar and 3 multipurpose, multi-media rooms which can be used for meetings, seminars and conferences. The residence was finished in July 2009 and attracts both business and leisure tourism thanks to being situated in one of the most popular tourist spots in France.

The residence is composed with 1 or 2 bedroom apartments, in 6 up to three floor buildings, gathered around a heated swimming-pool. All the apartments on the ground floor have a private garden and the 2 bedroom apartments are duplex. All have an exterior parking place at disposal.

THE PROPERTIES:

There are 1 and 2 bedroom duplex apartments available, each with a large private terrace and/or garden and a parking place, surrounded by landscaped Mediterranean gardens and vegetation. The architecture is stylish and modern and each apartment comes with a fully fitted & equipped kitchen, spacious shower room, a furniture pack (which includes a flat-screen TV & convertible sofa-bed), electric convectors for heating and built-in wardrobes.

THE OFFER:

The deal being offered here is unlike anything else you will find on the south coast of France: 4.7% NET rental return for 9 years (renewable), all closing costs paid (worth 6%), VAT paid by developer (19.6%), 100% finance (subject to status) and substantial owner discounts for personal use.

THE INVESTMENT STRATEGY: The Leaseback scheme is suited for long term investors. This is an ideal alternative to a traditional Bank savings account or personal pension. The rental income is 4.7% NET of all charges for the first 9 years (renewable) and is index linked to the rental index. The property can be resold at anytime however to benefit from the full VAT rebate you will need to sell it with the lease contract intact if you do not wish to have to re-pay part of the VAT or hold it for a full 20 years.

Should you take it out of the leaseback agreement after say 9 years then you will have to pay back 11/20ths of the VAT.

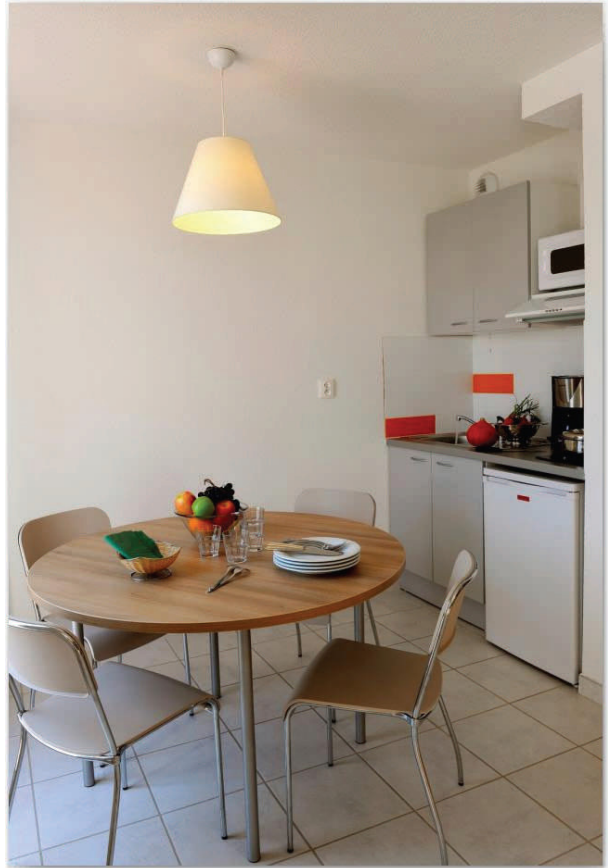
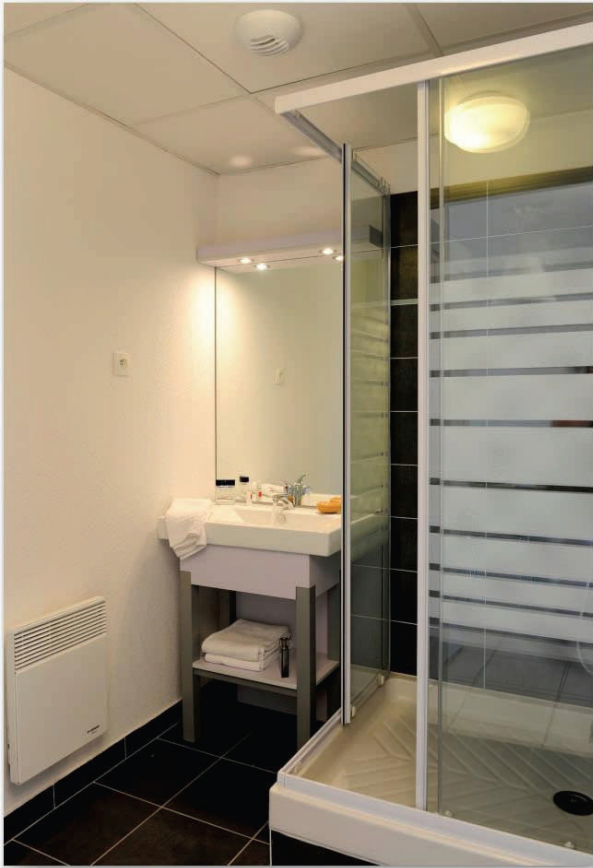
Due to the excellent location of this particular development, so close to everything and also backing onto the Camargue nature park (which is zoned as non-constructible land) and the high quality of the development and apartments themselves (large terraces and excellent finish), the capital appreciation of the properties are expected to very good– a 5% capital growth outlook per annum would be a conservative estimate. Couple this with the fact that renovated older property in Port Camargue is already selling at over 6,000 Euros/m² (Residence Port Camargue is selling at around 5,300 Euros/m²) you can quickly see that the opportunity here is totally unique. There is without doubt no development on the whole of the south coast of France selling at such an attractive price and on such an attractive investment deal.

ACCESS:

- By road: 30 minutes drive from Montpellier, 45 min from Nimes and 2 hours from Marseille
- By air: directs flights from London and Dublin to Montpellier and Marseille airports
- By rail: Grau du Roi has its own train station and there are express trains from Marseille to Montpellier









CASH-FLOW SIMULATION 100% LTV: In this simulation we will assume a mortgage of 100% LTV is taken out and a bank rate of 3.45% over a 25 year period on a CAPITAL REPAYMENT basis. The notaire fees, frais d'hypothèque & frais procuration are paid by the developer so there are no closing costs at all. A NET rent of 4.7% will be paid for the entire lease period and will increase with the rental index which averages 2% each year. We will also assume capital growth at 5% per annum.

PRICE: 147,281 Euros

MORTGAGE: 147,281 Euros

PERSONAL CONTRIBUTION: 0

Year	Capital Growth at 5%	Mortgage Payments Int.+Cap. (Variable)	Rental Income Index/infla 2,5%	Loan Amount Remaining	Life Assurance Per Year	Monthly Cashflow Differential	
1	€ 147 281	€ 8 796	€ 6 852	€ 143 566	€ 300	- € 187	£163
2	€ 154 645	€ 8 796	€ 7 023	€ 139 723	€ 300	- € 173	£150
3	€ 162 377	€ 8 796	€ 7 199	€ 135 748	€ 300	- € 158	£137
4	€ 170 496	€ 8 796	€ 7 379	€ 131 635	€ 300	- € 143	£124
5	€ 179 021	€ 8 796	€ 7 563	€ 127 380	€ 300	- € 128	£111
6	€ 187 972	€ 8 796	€ 7 752	€ 122 979	€ 300	- € 112	£97
7	€ 197 371	€ 8 796	€ 7 946	€ 118 426	€ 300	- € 96	£83
8	€ 207 239	€ 8 796	€ 8 145	€ 113 715	€ 300	- € 79	£69
9	€ 217 601	€ 8 796	€ 8 348	€ 108 843	€ 300	- € 62	£54
10	€ 228 481	€ 8 796	€ 8 557	€ 103 802	€ 300	- € 45	£39
11	€ 239 905	€ 8 796	€ 8 771	€ 98 587	€ 300	- € 27	£23
12	€ 251 900	€ 8 796	€ 8 990	€ 93 192	€ 300	- € 9	£8
13	€ 264 496	€ 8 796	€ 9 215	€ 87 611	€ 300	+€ 10	-£9
14	€ 277 720	€ 8 796	€ 9 446	€ 81 838	€ 300	+€ 29	-£25
15	€ 291 606	€ 8 796	€ 9 682	€ 75 865	€ 300	+€ 49	-£43
16	€ 306 187	€ 8 796	€ 9 924	€ 69 687	€ 300	+€ 69	-£60
17	€ 321 496	€ 8 796	€ 10 172	€ 63 295	€ 300	+€ 90	-£78
18	€ 337 571	€ 8 796	€ 10 426	€ 56 682	€ 300	+€ 111	-£97
19	€ 354 449	€ 8 796	€ 10 687	€ 49 842	€ 300	+€ 133	-£116
20	€ 372 172	€ 8 796	€ 10 954	€ 42 766	€ 300	+€ 155	-£135
21	€ 390 780	€ 8 796	€ 11 228	€ 35 445	€ 300	+€ 178	-£155
22	€ 410 319	€ 8 796	€ 11 508	€ 27 872	€ 300	+€ 201	-£175
23	€ 430 835	€ 8 796	€ 11 796	€ 20 037	€ 300	+€ 225	-£196
24	€ 452 377	€ 8 796	€ 12 091	€ 11 933	€ 300	+€ 250	-£217
25	€ 474 996	€ 8 796	€ 12 393	€ 0	€ 300	+€ 275	-£239

CONCLUSION: You will notice then that there is a shortfall in rent of 187 Euros/month initially. After this period you will need to top up your mortgage until year 12 (by an average of 90 € / month) when the rent exceeds the payments and the annual rent becomes pure profit. Over the 25 years the total amount you will have injected into the investment due to the shortfall between the rent and the mortgage payment will be **14.628 Euros**. However because in year 12 the investment becomes cash-flow positive, you will between year 12 and 25 earn 21,300 Euros in rental income (after making your mortgage payment). Therefore by year 25 you will have earned **6.672 Euros** (21.300 – 14 628). Assuming capital growth of 5% per annum the property will also be worth **474.996 Euros** borne out of an investment over 25 year– an excellent return on investment and unlike anything achievable in a bank account. The gradual form of this investment, the low risk and the relatively large capital gains to be had make this the ideal pension plan. Also when compared to investment in shares, investing in a property means that you will always still own a property which has a lasting value and can't just dwindle to a fraction of its original value like shares on the stock market.



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