

W H I T E S A N D S

NATAL | BRAZIL

WELCOME TO

WHITE SANDS COUNTRY CLUB

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BRAZIL

SOUTH AMERICA'S LARGEST COUNTRY

Brazil has captivated travellers for centuries and its palm tree lined Atlantic coastline boasts some of the most stunning tropical beaches in the world. With 7,000 kilometres of soft white sand, year-round sunshine and some of the friendliest people on earth, Brazil has turned into one of the premier tourist destinations on the planet.

It is not by accident that every year Brazil hosts one of the largest and most exotic parties on earth; Brazilian people take their down-time very seriously. With carnivals, dance music festivals and the famous samba, Brazil really is a great place to see! Perhaps, this is why Brazilian people are famous all over the world for their hospitality and good nature.

Dazzling beaches, majestic waterfalls, red-rock canyons, and crystal-clear rivers are all part of the country's natural beauty. With 55,000 different plants and one tenth of all living species on earth, Brazil is considered to have the greatest bio-diversity of any country on the planet and lets not forget, one in every five breaths you take comes from the Amazon rain forest.

Brazil isn't just about stunning natural beauty, it is also currently the world's eighth largest economy and it is growing at a tremendous rate. Brazil's economic buoyancy is the real success story of the 21st Century and is considered the rising star of the BRIC economies.



THE HISTORY

OF BRAZIL

Brazil was first discovered by Portuguese explorer Pedro Álvares Cabral on April 22nd 1500. He arrived to find a country with beautiful white sandy beaches, exotic rainforests, waterfalls and an abundance of natural resources. The actual name Brazil was derived from the Portuguese name for an East Indian tree. This tree with reddish-brown wood, from which a red dye was extracted, was called “Brasil” and was found during the exploration of the region. Following the discovery, Brazil became a Portuguese colony and this is why today the national language of Brazil is Portuguese.

The Portuguese colonized Brazil using its natural resources such as sugar, brazilwood and gold. Salvador was established as the capital of Brazil in 1549 at the Bay of All Saints. The Portuguese created a civilized society with no interference from the Dutch or the French meaning the colony continued to flourish.

Over the next 300 years Brazil continued to thrive using its rich natural resources and agriculture. It became a major exporter of sugar, brazilwood and coffee.

Brazil obtained its independence from the Portuguese on September 7th 1822 and celebrates this independence day every year with carnivals, street parties and music. Military parades are also held around the country by the president.

Modern Brazil is characterised by its friendly people, vibrant cities, music, carnivals and a fantastic blend of diverse cultures and people. This makes Brazil one of the most exciting and enjoyable places to visit.



WHY INVEST

IN BRAZIL

Brazil is currently the world's 8th largest economy and represents one of the most exciting investment markets in the world today. For an investor looking for stability and progressive growth, Brazil is a very attractive investment destination with booming property prices, decreasing unemployment, strong GDP and a pro-active government. Recently Brazil lent \$10 billion to the IMF, an astonishing figure considering that Brazil is often looked at as one of the smaller nations in the world. In fact, modern Brazil has thriving manufacturing industries, is the leading producer of ethanol in the world and has discovered huge quantities of oil, all of which point towards Brazil now being one of the world's premier investment destinations.

There is now a growing national housing shortage as the country continues to boom. It is estimated that there is a current deficit of 8 million units and Brazil's growing middle classes (expected to increase by 64% by 2015) are further pushing up demand. To alleviate this problem the Minha Casa, Minha Vida (My Home, My Life) programme with the slogan "homes for families, wages for workers and development for Brazil" was launched by the Brazilian government in 2009. This programme has a budget of R\$106 billion (£40 billion) and is set to significantly reduce Brazil's property shortage. This will have an enormous impact on the construction industry, which now benefits from lower taxes on construction materials. The scheme will also increase the availability of mortgage lending and open the market to millions of Brazilians who were previously unable to enter the market. This proposes a strong future sales market and strengthens the potential for great capital gain for investors in land and property in Brazil.

With excellent potential returns on investment and a very stable political and economic system Brazil offers a great investment market to create wealth and is particularly attractive for foreign investment. Brazil offers investors a real opportunity to make money when more known and trusted methods and economies are failing. This fact, coupled with the World's most tangible asset, land, gives us the pleasure of being able to offer a very true, profitable and exciting investment opportunity.



20 REASONS

TO INVEST IN BRAZIL

1. Brazil is set to become one of the economic leaders of the World
2. Their latest growth report states that GDP has surged by 9% in the last year
3. Huge improvements have been implemented by President Luiz Inácio Lula da Silva, including a decrease in inflation to an all-time low of 5.7%
4. The Brazilian mortgage market is about to surge with The Minha Casa, Minha Vida (My Home, My Life) programme
5. The Brazilian Government is spending \$1. 8 billion on new infrastructure
6. The expected property capital appreciation is 15-25% in 2010
7. Brazil became self-sufficient in oil in 2006 and is due to become of the World's largest exporters
8. The Brazilian manufacturing industries are also thriving
9. Brazil has moved from IMF debtor to IMF creditor and lent US\$10 billion in 2009
10. Foreign investment is strongly encouraged by the government
11. Brazil is receiving large scale international investment
12. The HSBC Brazil Open equity fund rose 170% in 2009
13. Low property construction and maintenance costs
14. The cost of living is 20% lower than in the UK and Europe
15. Brazil is soon to open the 4th largest airport in the World to be located in Natal
16. Visitors to Natal have increased by 400% over the past 5 years
17. Inexpensive land and building prices coupled with booming tourism are generating widespread capital appreciation
18. There is decreasing unemployment with 250,000 new jobs created for the Brazilian market
19. The 2014 World Cup and the 2016 Olympics will put Brazil on the World Map
20. The friendly nature of the Brazilian people make Brazil a delight to visit



WHY NATAL?

“THE CITY OF THE SUN”

Natal is known as the City of Sun and is the capital city of the State of Rio Grande do Norte. Natal is famous for its natural beauty and pristine coastline and is a vibrant city with an unbeatable party atmosphere. There are many beautiful historical monuments and buildings such as the Forte dos Reis Magos, the Alberto Maranhão Theatre and the Newton Navarro Bridge. The weather is always hot in Natal, with average temperatures staying at 30°C you can enjoy holidays all year round.

There are many famous spots along the Natal coastline including the pristine white sands of Genipabu and the region is ideal for soaking up the sun or enjoying world-class scuba diving on the Maracajau Reef. Genipabu is one of Natal's most famous beaches boasting a fantastic stretch of coast and sand dune paradises. Whether you want to ride a camel, dine at the picture perfect Restaurant 21, ski down the dunes, take a buggy ride or just simply relax in a warm lagoon, Natal is the place to be. Foreign investors are now realising this has been the best kept secret in Brazil.

Natal is much closer to Europe and America than any other region of Brazil, with a flight time of 7 hours from Europe and 8 hours from Miami. Natal is fast becoming the preferred holiday destination with surging tourism figures showing that visitors increased by 400% over the past 5 years. Indeed tourism levels, particularly from Portugal, Spain, Germany, Norway, Sweden and the UK are increasing rapidly.

This increase in tourism has led to Natal constructing one of the World's largest airports, with expected completion due for 2012. The Newton Navarro Bridge completed in 2007 now connects the City of Natal to White Sands Country Club in less than 25 minutes. There is a huge demand for property and land in this area and the lack of supply to meet this demand will continue to see property and land values soaring.



WHITE SANDS

COUNTRY CLUB

White Sands Country Club is located in Natal on the booming north-east coast of Brazil. The club enjoys the sea breeze of the sandy white dunes of Genipabu's pristine coastline and not only offers a prime piece of land with the potential to build a beautiful home, but also provides investors with a fantastic investment opportunity.

The exclusive boutique Country Club has 244 residential homes and is located in one of the most up and coming residential suburbs of Natal. The Country Club offers sports facilities that include football, tennis, mini-golf and a state of the art equestrian centre. Guests can also unwind and relax in the club's boutique spa facilities, pool complex, jacuzzis and saunas. The spa will create a relaxing environment to be pampered in so you can enjoy luxurious treatments, massages and relax in a beautiful setting.

If you prefer the outdoors White Sands Country Club will provide plenty of opportunity for walking, jogging or cycling and you can have some serious fun in a dune buggy on the sand dunes down the road. If you really want to get competitive, why not also get involved with the football, tennis, mini golf and equestrian facilities.

There will be a number of restaurants and shops at the Country Club. The chic Club Restaurant will be open all day serving breakfast, lunch and dinner and guests can enjoy dining outside in the fresh air, overlooking the glistening pool. The extensive menus will appeal to everyone's taste and will include Portuguese specialties as well as a selection of international gourmet dishes. Excellent and friendly service and freshly prepared food will ensure the Club Restaurant at White Sands Country Club will be a firm favourite with all our guests. With lively entertainment most nights of the week, the main bar and lounge area will also be a real buzz for our guests.



THE SCHEDULE

AT WHITE SANDS

July 2010

Launch of 244 plots of land at White Sands Country Club

January 2011

Release of 100 villas at White Sands Country Club

February 2011

Site cleared and plots zoned

September 2011

Construction starts

December 2012

White Sands Country Club opens



THE MASTER PLAN

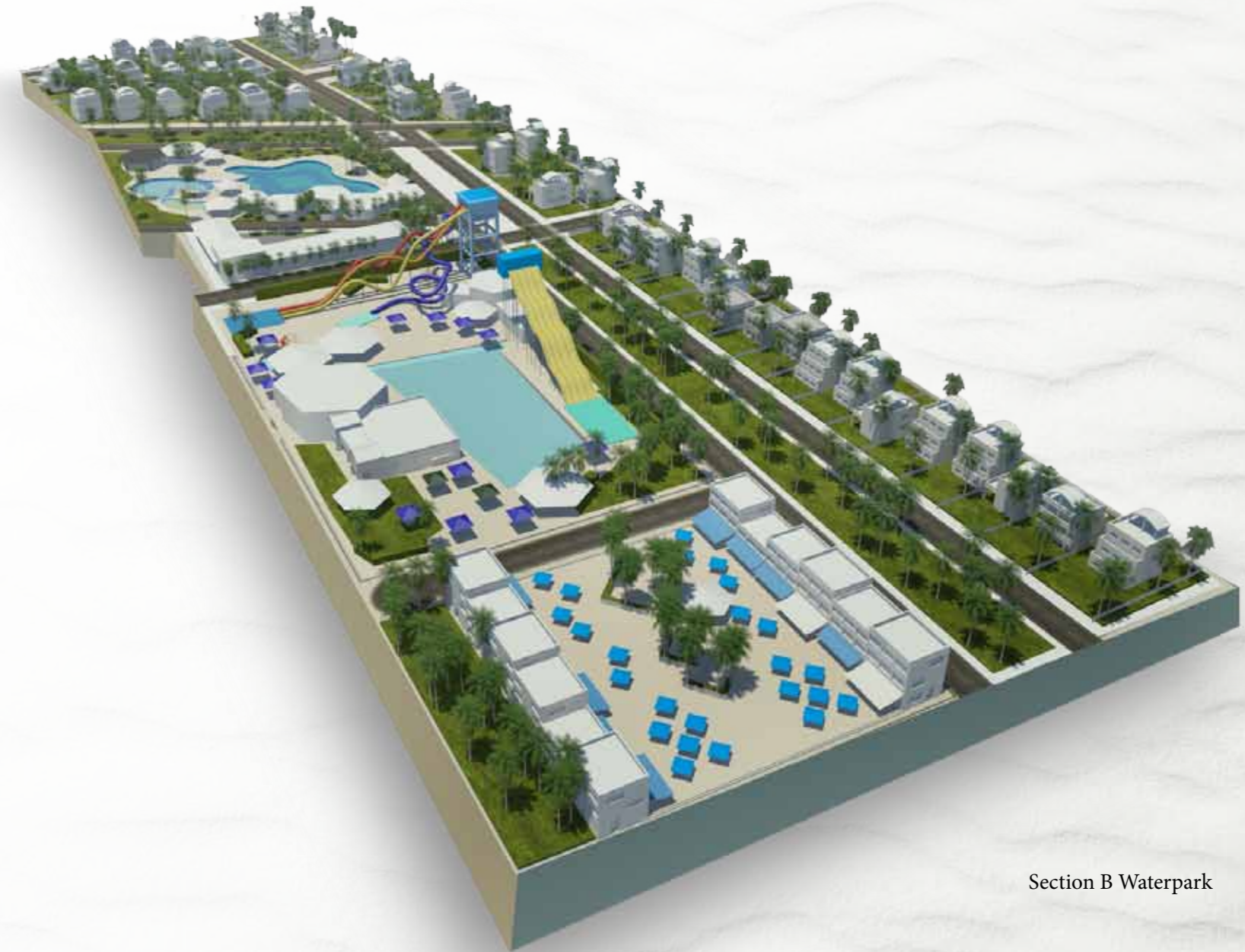
AT WHITE SANDS COUNTRY CLUB

- Number of Plots = 244
- Plot Size = 360-515m²
- Planning Permission Status = Full planning permission granted
- Nearest Airport = Natal (Approx 15 miles)
- Estimated Annual Appreciation = 15-25%

Section A Football



Section B Waterpark



INVESTMENT SECURITY

AT WHITE SANDS COUNTRY CLUB

To ensure that purchasers are provided with the highest level of investment security, we offer two purchase options:

- The first option is to take ownership of the plot of land in Brazil. This process takes around 28 days and costs in the region of £500. To facilitate this process, we can recommend suitable Brazilian attorneys. Upon completion, the plot will be registered in the purchaser's name, at the Brazilian Central Bank.

OR

- The second option is to hold the plot of land in Trust in the UK. White Sands Country Club has appointed Title and Trust for this process, who are part of Munroe James Specialist Investments Ltd. The directors of Title and Trust have been supplying risk management, due diligence and trust services since 1992.

The advantage of using Title and Trust is that the process only takes 48 hours. They will issue the purchaser with a 100% Money Back Guarantee and Indemnity Certificate for White Sands Country Club. This Indemnity Certificate confirms that the developer owns the land, that there are no mortgages or charges on the land and that full detailed planning permission is in place. This provides all investors with the peace of mind that their investment is totally secure. For further information about Title and Trust please visit their website: www.titleandtrust.co.uk

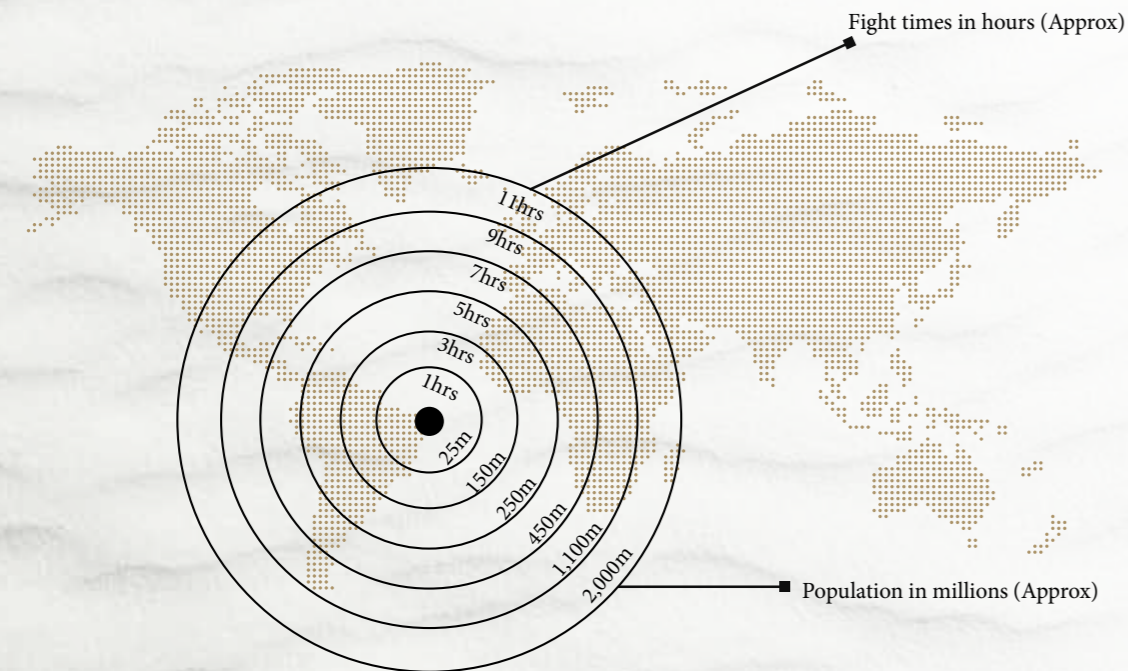


GETTING TO BRAZIL

NATAL, BRAZIL'S CLOSEST CITY

Getting to Brazil is easy and is now more accessible than ever with many tour operators and airlines flying directly to Brazil. Natal is one of the closest Brazilian cities to Europe with flight times of 7 hours and from North America it is around 8 hours. Many more flights are scheduled this year to cater for the tourism boom. Some of the current airlines include TAM, TAP, British Airways and American Airlines is shortly due to open a direct route from Miami.

In 2012 the world's 4th largest airport is due to be completed in Natal. The new São Gonçalo airport will also be one of the biggest Cargo airports in the world and serve as a HUB for international air travel to and from Brazil. With more and more direct flights to Brazil, this will result in the property market continuing to boom.





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