

FACTS

Rock House captures the allure of iconic destinations such as Capri, the south of France and the Greek islands. Unlike any seen before in the Turks & Caicos, this unique residential resort vision is located on the north coast of Providenciales upon a majestic 14-acre oceanfront site with 600 feet of frontage and peaks soaring up to 95ft above sea level. Currently offering only 38 residences, the development blends elegantly into its rugged coastline and elevation, providing unsurpassed views and privacy in a handmade setting.

The center of attraction at Rock House is its secluded Beach Club & Jetty, complimented by an oversized pool on a 25-foot ancient limestone cliff, private poolside cabanas, fitness center and arrival area. And in keeping with the acclaimed Grace Bay Resorts' restaurants *Infiniti* and *Grace's Cottage*, Rock House offers its spectacular, modern oceanfront restaurant and bar, right at the water's edge, offering 180-degree ocean views.

AN ECOLOGICAL APPROACH

The property has taken its place in nature seriously, employing Caribbean horticulturists with 30 years of experience in the Turks & Caicos, who have preserved and retained more than 4,000 native plants and trees throughout the site. This lush, drought tolerant native vegetation, some which is hundreds of years old, has been conserved in our nursery during construction and is being replanted to ensure this low-density resort remains authentic to its locale.

THE RESERVE VILLAS

	Int. Sq. Ft.	Ext. Sq. Ft.	Total
Oceanfront 2 Bedroom	1,360	1,202	2,562
Oceanfront 3 Bedroom	1,876	1,459	3,335
Oceanfront 4 Bedroom	2,211	1,554	3,765

PROGRESS PAYMENT STRUCTURE

10% on contract - held in escrow pending construction start. Balance of land cost on closing of lot & construction start. As of late 2022, most villas area already at first floor slab completion stage.

Construction agreement progress payments:

15% on construction start

25% on first floor slab

25% first floor roof

10% windows and doors

15% on closing and certified completion

- CONSTRUCTION & COMPLETION**

Construction is anticipated to commence in spring of 2022, with a goal of completion in the fourth quarter of 2023.

- REVENUES/RENTAL SPLITS**

Revenue will be split on a traditional 50/50 basis, as in other GBR projects. Owners are expected to participate in the rental program, subject to personal use, as in other GBR properties.

- PETS**

Owners may have pets subject to rules established by management from time to time.

- BUGGIES**

Where requested, buggy service will be provided to facilitate guest movement throughout the resort, between residences, the resort food & beverage venues, or to transfer provisions back to residences.

- FURNITURE & FINISHES**

A comprehensive furniture package, designed by celebrated interior designer Michael Ellison will be presented to owners approximately 9 months prior to completion. This package will cost approximately 8-10% of the cost of the unit. Interior finishes will mirror current selections used in phase 1 residences.

- **THE JETTY**

In the spirit of iconic seaside destinations like St. Tropez and Capri, Rock House provides a stylish jetty extending into the ocean, stretching approximately 100 feet, with mooring points along the coast. The resort will offer a tender to transfer guests from the jetty to yacht owners or local operators of excursions.

- **KIDS CLUB**

Rock House's Kids club (in future phases) will be designed specifically for our youngest guests and will offer activities inspired by our belief in learning through having fun. From full and half-day excursions, to on-site arts and crafts, our Kids Town turns time at Rock House into a true Turks and Caicos family experience.

- **SITE LAYOUT / STRATA / LOTS**

The site plan provides for two separate types of title; strata ownership, which is associated with the Oceanfront residences and single lot ownership, which is associated with the Reserve Villas and Ridge homes. As with all similar arrangements in the Turks & Caicos, owners will have monthly strata or homeowner fees, which will be competitive, and market related. All owners will enjoy rights with respect to use of amenities, services and resort infrastructure.

- **PROJECT FUNDING/STRUCTURE**

Rock House LP, a Turks & Caicos Limited Partnership, is the owner of the 14-acre Rock House site, which it acquired in September 2016. Rock House LP is affiliated with Grace Bay Resorts (GBR). The funding for the construction of Rock House will follow similar projects completed by GBR in the Turks & Caicos over its 15-year history. Equity from the owner, combined with progress payments from buyers as construction is advanced, together with construction bridge finance to be provided from an international bank or registered & licensed lending institution will be the sources for completion of the project.

- **DESIGN TEAM / HOTEL OPERATIONS / DEVELOPMENT**

Coast Architects – Project Design Architect

Founded in 2007 by Simon Nicholls and Chris Davies, Coast Architects is one of the leading architectural firms in the Turks and Caicos. With Parrot Cay as its initial anchor client, the company was joined in 2009 by Rebecca Davies and the practice raised its game through her exceptional design pedigree and attention to detail. Over the past few years, the team has grown to 11 who collectively have been responsible for some of the most celebrated residential designs in the Turks & Caicos for international clients. Work also includes The Residences by Grace Bay Resorts as well as multiple properties for Parrot Cay and the Gansevoort.

Michael Ellison – Project Interior Design

Recognized by Elle Décor and Luxe Red as well as Architectural Digest, Michael believes in the philosophy that your home should tell your story. His designs reflect a stylish and youthful spirit and his distinctive point of view creates inspired spaces that elevate the experience of the users. He draws on a modern definition of luxury that first and foremost considers the way clients want to live in their space and reflects a tailored, layered approach elevated by one-of-a-kind pieces and striking art. His streamlined, serene designs invite exploration and interaction, rejecting the notion that luxury design should be stiff, untouchable, or unapproachable and defining a project's success by the client's comfort and joy in their surroundings.

Epikos Design – Site & Master Planning

Epikos, under the leadership of Dave Peugh, specializes in a broad array of extraordinary design projects from luxury resorts, mixed-use developments, homes, and landscape design. Their projects are found in over a dozen countries around the world. Epikos is a boutique design firm, by choice, allowing the principals to remain involved throughout the process. Their exceptional service stems from keen attention to details and understanding of the market. As the initial creative spirit and visionary behind the renowned Grace Bay Club, Peugh has consistently created tasteful, sophisticated and timeless designs that achieve substantial value for owners, developers and hospitality brands.

- **HOTEL OPERATIONS**

GBR will assume responsibility for the operation of the completed Rock House resort, which is intended to be an active and highly sought-after property targeting a sophisticated and well-traveled customer. Owners are strongly encouraged to take this into consideration in their purchase of a residence at Rock House. It will not be designed for long term residency or retirement and will have an active food & beverage operation that is consistent with a resort of this caliber.