



FRENCH LEASEBACK SCHEME

May 2007

An innovative concept set up by the French government that combines real estate investment in an attractive tax and financial environment

Become a partner and earn 1% commission



FRENCH ALPS – COTE D'AZUR – PARIS - DORDOGNE



ATLANTIC COAST – MEDITERRANEE – PROVENCE





Why invest in a Leaseback?

- ❖ You are a **full owner**. **SIPP** compatible
- ❖ You recover the VAT from the sale price which is equivalent to a **19.6% discount** on the purchase price
- ❖ You benefit from the status of Non-professional Lessor of Furnished Property – LMNP : **tax-free rental revenues** in France
- ❖ You can **borrow** up to **100%** of net price. Interest only available
- ❖ You benefit from low **conveyancing fees** for off-plan purchase: up to 2.5% compared to 7% for resale properties
- ❖ You receive a **guaranteed rental revenue** and all the **running costs covered** during the term of the commercial lease
- ❖ You may retain periods for **personal occupancy** (vacations, w/e...)
- ❖ You entrust the rental, **management** and maintenance of your residence to a **company** in the up market hotel management business
- ❖ You enjoy a **guarantee** on full completion including 2 and 10 years building defects
- ❖ You benefit from a **complete service** including provision of furnishing, decoration, electrical appliances, kitchenware and dishes.
- ❖ Hotel **services** are **available**: reception, room service, house linen, green space maintenance, 24h security....

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ROYAL CAP

Cote d'Azur – Villeneuve-Loubet

3.80% net return

- **4 * residence** with swimming pool
- **1 to 4 bedroom Duplex villas & apartments**
- Price from **€158 025 to €534 193+ VAT**
- Guaranteed return: **3.80%**
- Lease contract: **9 years**
- Completion Date: **Q4 2008**

CHATEAU DE CAMIOLE

Cote d'Azur – Fayence

5.00% net return

- **Spa resort** with 3 swimming pools, tennis court, fitness and children area
- **1 to 3 bedroom** apartments and villas
- Price from **€77,842 to €663,542 + VAT**
- Guaranteed return: **5.00%**
- Lease contract: **11 years**
- Completion Date: **Q2 2009**



RESIDENCE AN DOUAR

South Brittany – Audierne

4.24% net return

- **3* Resort** with swimming pool and only 200m away from the beach
- **Studio to 2 bedroom mezzanine** apartments
- Price from **€94,483 to €200,218 +VAT**
- Guaranteed return: **4.24%**
- Lease contract: **9 years**
- Completion Date: **Q3 2008**



RESIDENCE VIRGINIA

Cote d'Azur – Grasse

5.00% net return

- **3* residence** includes a conference room, fitness room with sauna, solarium and private swimming pool
- **Studio apartments**
- Price from **€88,132 to €102,053 + VAT**
- Guaranteed return: **5%**
- Lease contract: **9 years**
- Completion Date: **Q2 2008**



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RESIDENCE DU GOLF

Paris – Pontoise Golf course

4.80% net return

- **3 * tourist residence** with pool and fitness centre
- **Studio, 1 and 2 bedroom apartments**
- Price from **€70 800 to €248 900 + VAT**
- Guaranteed return: **5.00%**
- Lease contract: **9 years**
- Completion Date: **Q2 2008**



L'OREE DES REMPARTS

Provence – Avignon

4.18% net return

- Exciting new development situated **in the science and technology park** of Avignon
- **1 & 2 bedroom townhouses**
- Price from **€142.140 to €187.291 + VAT**
- Guaranteed return: **4.18%**
- Lease contract: **9 years**
- Completion Date: **Q1 2009**



RESIDENCE L'ARBOISIE

French Alps – Megeve

3.00% net return

- **Luxury 4 * residence** with **fitness centre, 2 swimming pools, bar and restaurant**
- **Studios to 2 bedroom Duplex apartments**
- Price from **€200.000 to €1.200.000 + VAT**
- Guaranteed return: **3.00%**
- Lease contract: **11 years**
- Completion Date: **Q4 2007**



LES VILLAS

Brittany – Houlgate

4.00% net return

- **Overlooking the sea** and the garden
- **Studio to 3 bedroom apartments**
- Price from **€160.033 to €360.702 + VAT**
- Guaranteed return: **4% without occupancy**
- Lease contract: **9 years**
- Completion Date: **Q3 2008**