

Blue Whale Holiday Park

# Blue Whale Eco - Park

Woodford Hill





## KEY INFORMATION & NUMBERS

Projected Growth of Stayover Visitors to Dominica	Sixfold to 500,000 by 2030
Rental Supply Gap by 2028	1,300-1,500 units
Project Property	Eco-holiday park with exclusively 8 units of 600sqf fully-furnished living space & 2,000sqf land plot
Property Distance to the Upcoming Largest Eastern Caribbean Airport	5km / 10 minutes
Modular-Home Capacity (each)	2 bedrooms, up to 4 guests
Target Rate (average)	USD210/night (USD52.50/night/guest)
Target Guests	Value-seeking layover passengers and tourists
Management Model	Franchise and turnkey
Legal Structure	Full legal ownership, exit franchise anytime with no cost
<b>Total Investment</b>	<b>USD108,000</b>
<b>Early Investor Bonus</b>	<b>Capital guarantee, min. rental return 10% p.a.</b>
Payment Structure	5 milestones, each to respective vendors
Development Timeframe	12 months
Expected Payback Period	3.9 years
Projected First Year Occupancy Rate & ROI	55% & 23% p.a.
Expected 10-Year Average Occupancy Rate & ROI	65% & 34% p.a.

Batibou Beach – under 20-minute drive from proposed site – arguably the most picturesque beach in Dominica





## EXECUTIVE SUMMARY

Ranked Number 1 on BBC's Best Places to Travel in 2025, Dominica stands at the brink of a transformative tourism boom—driven by its world's first sperm whale reserve, the world's longest cable car project, and the largest international airport in the Eastern Caribbean (slated for completion by 2027). However, these macro-developments have yet to be fully factored into property values, creating a rare opportunity for real estate investors to enter early and benefit from both short-term rental income and significant long-term capital appreciation.

### Why Act Now?

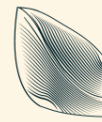
- **Tourism Surge:** Stayover visitor arrivals are expected to grow nearly sixfold—from 80,000 in 2023 to around 500,000 by 2030—fueling robust demand for short-term rentals.
- **Rental Supply Gap:** As Dominica's global profile rises, the existing short-term rental market (1,200–1,500 units) lags behind projected demand (2,500–3,000 units), positioning early entrants for higher occupancy and premium nightly rates.
- **Capital Appreciation Upside:** Property values could rise by 25–50% in the five years following the airport's launch, based on historical precedents in comparable Caribbean markets.

### Why Partner with Blue Whale Villa?

Blue Whale Villa brings a proven track record of high guest satisfaction and occupancy, combined with a cost-effective operating model that maximizes returns. Building on this success, our upcoming **Blue Whale Eco-Holiday Park** in Woodford Hill—just about 10 minutes from what will soon be the largest airport in the Eastern Caribbean and from many tourist havens—offers a fully managed, hassle-free investment opportunity. With our established presence on major booking platforms, the holiday park is positioned for rapid occupancy growth from its very first year.

This is your chance to secure pre-boom pricing, lock in sustainable rental yields, and capitalize on Dominica's extraordinary tourism expansion. The time to invest is now—before these market shifts are fully reflected in real estate values.





## Project Overview

**Project Name:** Blue Whale Eco-Holiday Park

**Location:** Woodford Hill, Dominica—10-minute drive to the upcoming international airport

## Development Concept

Designed for both efficiency and comfort, this holiday park with exclusively eight Modular-Homes will perch on a scenic cliff of "Nature Island of Caribbean" in Woodford Hill, overlooking lush jungles and the Atlantic Ocean. Sit on a 2,000 sq. ft. subdivided land lot, each 600 sq. ft. space features two bedrooms (accommodate up to 4 guests), a kitchen, dining-living space, bathroom, and private terrace. With a nightly rate of USD 210, our two-queen-bed Modular-Home is strategically designed to attract budget-conscious layover passengers and value-seeking tourists.

## Financial Forecast

At a conservative 55% occupancy rate in the first year, each Modular-Home is projected to generate an annual net rental profit of approximately USD 21,926, with yield of 23% for investors. As Dominica's accessibility and tourism flourish (especially post-airport), occupancy is expected to rise to 65–75%, driving yields to the 34–42% range. With the swift ramp-up driven by the brand's established reputation, investor can expect a payback period as short as 3.9 years.

## Management & Operations

Blue Whale Villa handles all management and operation, while investors have read access to all operational data. This turnkey model enables investors to benefit from Dominica's tourism upswing without day-to-day involvement.

## Investment Structure

- Total Investment per Fully-Furnished Modular-Home and Subdivided Land Lot: **USD 108,000**
- Transparent and Secured Payments: Five stages covering signing sales agreement (security deposit), land purchase, Modular-Home and furnishing procurements (directly to vendors), work done for resource gathering (our fee), and holiday park development (directly to contractors).
- 12-month development timeframe begins on the latest date of the sales agreement.
- Returns: Every month, investors receive **90% of net profits** (with 10% retained by Blue Whale Villa as a royalty fee and with **guarantee 10% annual rental return**)
- Ownership & Exit
  - Legal Structure: Full legal ownership to the subdivided land lot, fully-furnished Modular-Home, and its deck.
  - Franchise Termination: Investors can exit anytime post full payment (with six-month notice).



## Key Highlights of Findings

### Untapped Market Potential

- Tourism Explosion: From ~80,000 annual stayover visitors in 2023 to a projected 500,000 by 2030, driving short-term rental demand far beyond current supply.
- Signature Attractions: The world's first sperm whale reserve, the longest mono cable car for Boiling Lake, and an international airport poised to become a major Caribbean aviation hub.

### High Rental Yields & Accelerated Capital Appreciation

- Projected rental supply gap of 1,000+ units by 2028.
- Potential 70–80% occupancy after airport launch, up from today's 50–60%.
- Rental Yield Surge: Expected jump from 4–7% (2023) to 6–10% post-airport.
- Property Value Upswing: Up to 25–50% value increase over five years post-airport completion.

### Cost-Effective Entry vs. Regional Peers

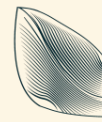
- Lower Price Points, Higher Returns: Dominica's USD 100k–200k entry range with 7–12% typical yields outperform neighboring islands in the same price brackets.

### Additional Macro and Policy Support

- CBI Program: Ranked Top 3 globally, attracting high-net-worth individuals and adding economic stability.
- Dominica Geothermal Plant: Set to launch in 2025, it will enhance sustainability of the investment.
- Government Commitment: XCD 20 million (~USD 7 million) allocated to bolster tourism in 2025, plus duty and VAT concessions through Invest Dominica Authority.

### Blue Whale Villa's Competitive Edge

- Established Brand: Proven track record of achieving above-average occupancy through excellent guest reviews and strong marketing presence.
- Lean Cost Model: Luxury at mid-range prices—a magnet for high occupancy and steady returns.
- Fully Managed Solution: From legal structure and property management to marketing and guest services, Blue Whale Villa takes care of every detail.



## Final Words

Dominica's surge in ecotourism and infrastructural upgrades remains undervalued in current property prices. Savvy investors can seize this window to lock in favorable land and development costs while anticipating a wave of future demand. Blue Whale Villa stands ready to guide you through a turn-key investment experience, ensuring reliable returns, transparent operations, and a stake in Dominica's next great tourism success story. For more details or to reserve your unit, please contact:

### SALES INQUIRY:

#### LODGE REALTY & SUN LIFE REAL ESTATE

3 Lemon Grass Drive  
Sint Maarten, Kingdom of Netherlands  
Email: lodgepropertyservices@gmail.com  
WhatsApp: +31 6 51672886

### PROJECT INQUIRY:

#### BLUE WHALE VILLA LTD. (C2023/C0044)

36 Great George Street, Roseau  
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WhatsApp: +1 (767) 613 7527

Disclaimer: All financial projections and illustrative photos are estimates based on current data and are subject to change. This document is for informational purposes only and does not constitute a solicitation to invest.



**FINDINGS & ANALYSIS**  
**PROJECT DETAILS**  
**T&Cs**

# I. Market Analysis

## i. Tourism & Short-Term Rental Demand

Dominica's tourism sector is experiencing robust growth, buoyed by **recent** rising eco-travel interests and transformative infrastructure projects. These developments are fueling demand for short-term rentals. Key highlights include:

- **Global Recognitions**

Dominica frequently appears on “the best islands to visit” lists ([Forbes, 2022](#)). In **2025**, Dominica takes center stage, earning the prestigious title of Number 1 on BBC's Best Places to Travel ([BBC, 2025](#)), elevating the island's global profile and attracting a broader range of visitors.

- **The World's First Sperm Whale Reserve**

Established in **2023**, Dominica's sperm whale reserve offers visitors rare opportunities to swim with these majestic creatures. With around 300 resident and migratory whales and a 95%+ sighting success rate, Dominica is the only country offering year-round sperm whale sightings. ([The New York Times, 2024](#)). This unique attraction further boosts eco-tourism.

- **The World's Longest Cable Car** ([click to YouTube](#))

Slated for completion in **2025**, the 6.6 km single-section mono cable car will cut the 6–8-hour Boiling Lake hike down to a scenic 20-minute ride. Boiling Lake is the world's second-largest thermal spring, and this new access point is expected to draw an influx of visitors eager to witness one of nature's most extraordinary wonders ([The New York Times, 2024](#)).

- **The Largest International Airport in the Eastern Caribbean** ([click to YouTube](#))

Set for completion by **2027**, the new airport — designed to accommodate long-haul flights from the U.S., Canada, and Europe — will substantially enhance Dominica's global connectivity and position the island as a potential regional aviation hub ([China Railway Group, 2024](#)). Located near Woodford Hill—**site of the proposed holiday park**—the airport is expected to drive significant rental demand, fueled by both layover passengers and a growing tourist base.



### Projected Outcomes:

Annual stayover visitors are projected to sixfold from approximately 80,000 in 2023 to around 500,000 by 2030 ([Dominica Government Budget 2024-25](#)). Concurrently, tourism spending is forecast to rise from XCD 226.9 million (USD ~84 million) in 2023 to XCD 542.6 million (USD ~200 million) by 2034—a 6.5% annual growth rate ([World Travel & Tourism Council Economic Impact, 2024 - Dominica](#)).

## ii. Demand-Supply Imbalance & Projected Rental Returns

Despite robust tourism growth driven by these recent developments, short-term rental supply has not kept pace, creating a favorable market for investors.

- Current Short-Term Rental Units: ~1,200–1,500
- Projected Demand by 2028: 2,500–3,000 units
- **Rental Supply Gap: Over 1,000 units needed**

### Occupancy & Yield Projections

- Current Occupancy: ~50–60%
- Post-Airport Occupancy: 70–80%
- Rental Yield (2023): 4–7%
- Projected Rental Yield (2027–2028): 6–10%
- Annual Rate Increases: ~5–10%

(Source: [Central Statistics Office of Dominica](#), [World Travel & Tourism Council Economic Impact, 2024 - Dominica](#); [PwC - Dominica CBI](#), [Dominica Government Budget 2024-25](#))

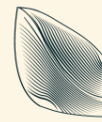
### Key Takeaway:

By entering now, investors can benefit from **rising occupancy rates and nightly pricing** before supply expansion eases the current imbalance.

## iii. Capital Appreciation Prospects

Real estate in Dominica is poised for substantial gains, driven by its rising global profile and the upcoming international airport.

- **Historical Growth:** Dominica real estate appreciates by an average 4% annually.
- **Post-Airport Development:** After full operation of the new international airport (expected by 2029), property values could rise by **25–50%** over five years,



benchmarked to a historical precedent of a comparable development in Antigua & Barbuda.

(Source: [APARTHOTEL](#); [Savills Research, 2023](#))

**Key Takeaway:**

Investors who purchase before the airport's completion stand to **secure properties at pre-boom pricing** and capture the significant value upswing once the airport is fully operational.

**iv. Affordable Real Estate Growth in Dominica**

Dominica remains a cost-effective investment destination versus many Caribbean peers:

ISLAND	ENTRY-LEVEL PRICE RANGE	TYPICAL RENTAL YIELDS
Dominica	USD 100,000–200,000	7–12%
Grenada	USD 250,000–500,000	4–8%
Jamaica	USD 250,000–600,000	5–9%
Bahamas	USD 300,000–600,000+	4–7%

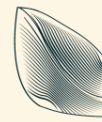
(Source: [ERA Caribbean Real Estate](#))

**Key Takeaway:**

Dominica's **lower entry costs** and **higher yields** underscore its position as one of the Caribbean's most compelling real estate investment markets.

**v. Additional Macro-Factors Strengthening the Investment Case**

- **Citizenship by Investment Program:** Ranked among the **top three globally** in recent years ([CBI Index 2024](#)), Dominica's CBI attracts high-net-worth investors and underpins its economic stability.
- **Dominica Geothermal Plant:** Set to launch in 2025 ([Dominica PM](#)), it will provide clean, renewable energy—enhancing sustainability, reducing business energy costs, and attracting eco-conscious travelers while future-proofing investments.
- **Supportive Government Policies:** XCD 20 million (USD ~7 million) allocated for tourism in 2024-25, indicating strong institutional commitment ([Dominica Government Budget 2024-25](#)).



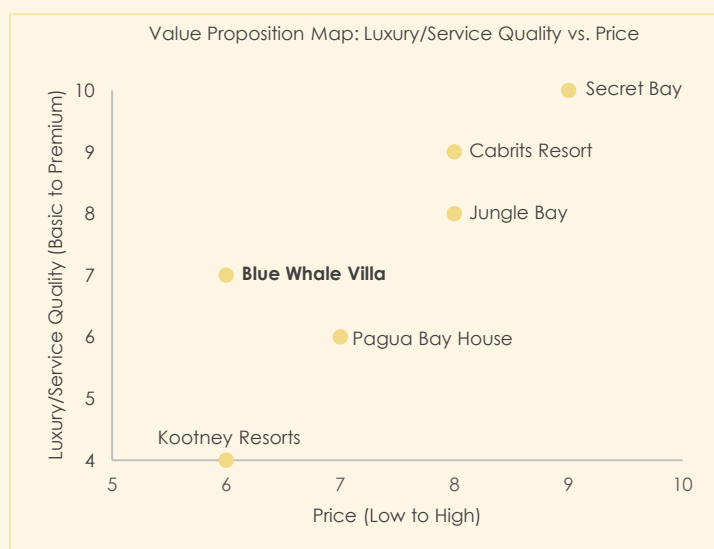
- **Growing ADR (Average Daily Rate):** Double-occupancy rooms now average **USD270/room/night** (Budget Your Trip, 2025), having increased by **~5% annually** since 2018.
- **Stable Currency:** The Eastern Caribbean Dollar (XCD) is **pegged at 2.70 XCD to 1 USD**, reducing foreign exchange risk (ECCB).

### Key Takeaway:

Dominica's **highly reputable CBI program, active government support, unique ecotourism offerings**, and **stable currency** power a real estate and hospitality market poised for **long-term growth and robust returns**.

### vi. Why Invest in Dominica with Blue Whale Villa

- **Established Brand Reputation:** With proven track record of high occupancy and excellent guest reviews on major platforms, the brand is well-positioned to deliver **a swift and successful ramp-up for the proposed project**.
- **Superior Value for Money:** A lean cost model allows us to offer luxury touches at mid-range prices, **an approach that lowers investment capitals and drives consistently high occupancy rates**.
- **Fully Managed Investment:** Professional management ensures consistent returns and hassle-free ownership.



### Comparison to Other Properties:

Blue Whale Villa consistently outperforms competitors by delivering premium-quality rentals at mid-range prices, translating into **stronger occupancy and ROI for investors**.

### Key Takeaway:

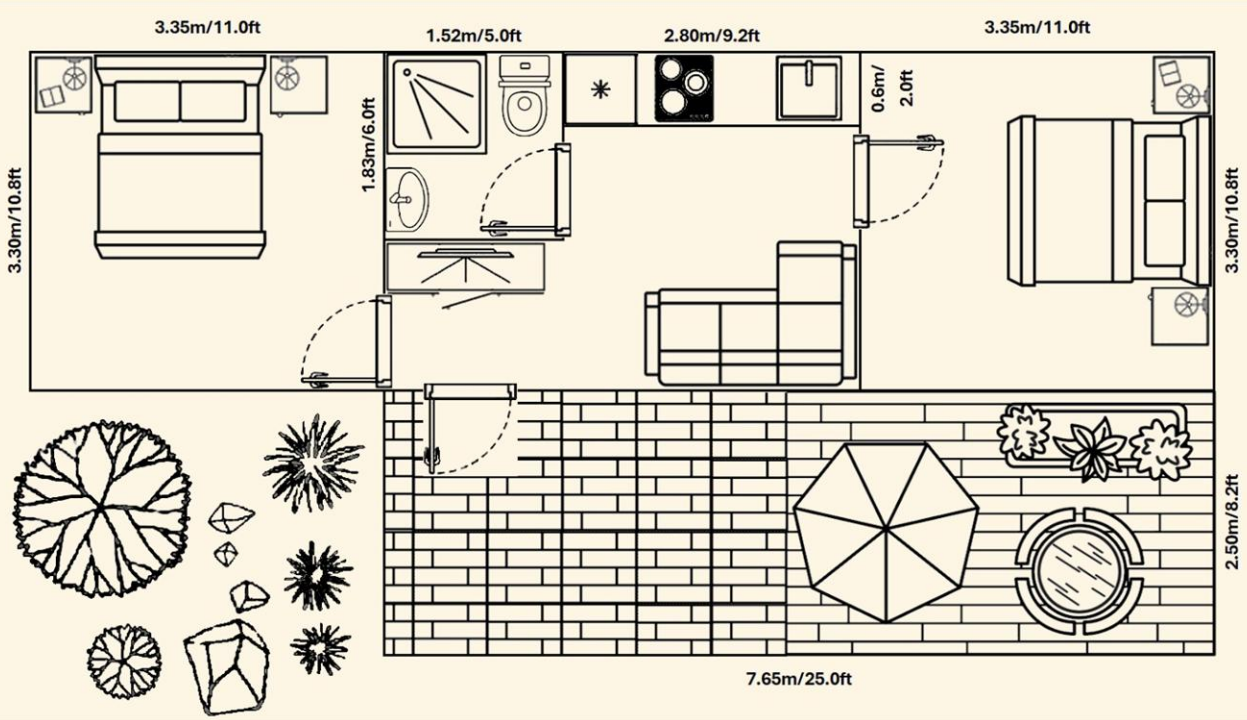
For those seeking **strong returns** in Dominica's growing rental market, Blue Whale Villa offers an ideal combination of **profitability, affordability, and professional management**.



## II. Proposed Project: Blue Whale Eco-Holiday Park in Woodford Hill, Dominica

### Project Overview

- Proposed Land Location: Woodford Hill, Dominica. Just under **10-minute drive from the upcoming largest airport** in the Eastern Caribbean, a potential aviation hub, and from many tourist attractions.
- Estimated Land Size: 16,000 sq. ft.
- Number of Modular-Home: Exclusively 8 units
- Approximate Land Size per Modular-Home: 2,000 sq. ft.
- Development Timeframe: 12 months from the latest date of sales agreement



## Modular-Home Details

- Floor Area per Modular-Home: 409 sq. ft. (ceiling height of >9 ft.)
- Spaces: 2 Bedrooms (each with a queen-size bed), Kitchen, Bathroom, Dining & Living Room
- Private Terrace: 200 sq. ft. overlooking jungle and Atlantic Ocean
- Guest Capacity: 4 persons per Modular-Home

## Target Market

- Accommodation Rate: USD 210/night for 4 guests (**below market rate**, sec 1 (vi))
- Intended Guests: Budget-conscious layover passengers and value-seeking tourists

## Design Theme

- Each fully furnished Modular-Home is perched on a cliff, similar in style to our sundeck.
- Panoramic views of the jungle and Atlantic Ocean from above.

## Included Furniture and Fittings

- General: Curtains, 2× air conditioners, shower and toilet fittings, lighting fixtures, electrical wiring, plumbing with individual septic system, solar water heater, signage with logo, decorative lamp, and wall art
- Living/Dining Area: Foldable dining table, 3-seater sofa, round chair, smart TV with foldable wall mount, outdoor table and chairs
- Kitchen: Cabinetry, induction cooktop, range hood, kitchenware (cutlery, crockery), and a 2-door refrigerator
- Bedrooms: 2× queen-size beds and mattresses, 4× nightstands, bedding (pillows, covers, blankets, sheets, mattress and pillow protectors), towels, and rugs

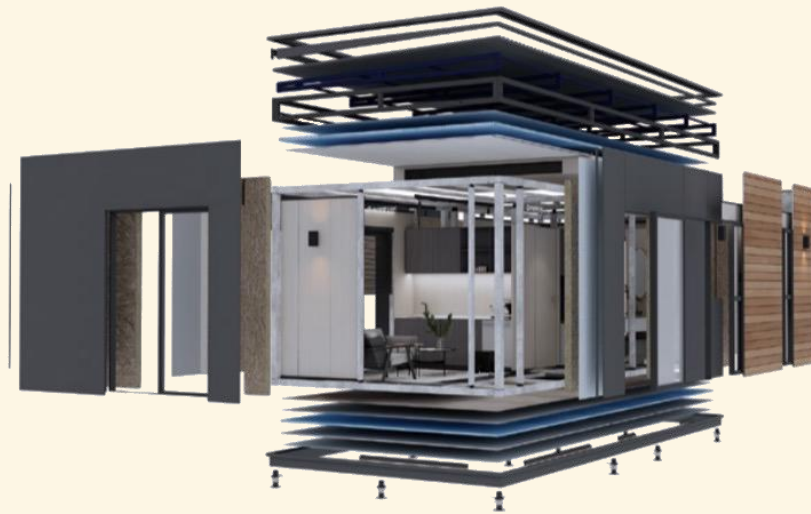
## Common Area Development

- Utilities and Infrastructure: Wastewater system, solar power system, water tank with pump
- Shared Facilities: Car parking area, storage and laundry room, and drying line

### Key Takeaway:

Located just 10 minutes from the future largest airport in the Eastern Caribbean—an emerging aviation hub—these Modular-Homes are designed for both **efficiency and comfort**. With a smart layout that streamlines costs while maintaining fully self-contained living spaces, they offer exceptional value and superior service quality.

## Modular-Home Structure and Materials



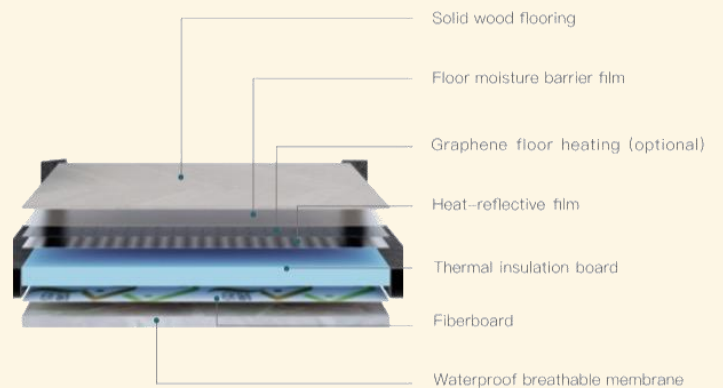
### ROOFING SYSTEM

- Insulated aluminum tile
- Waterproofing layer
- Thermal insulation board
- Aluminum ceiling

### WALL SYSTEM



### GROUND SYSTEM



### PERFORMANCE



Lifespan up to 20 years



Adaptable to -40°C to 50°C



Seismic rating up to 8



Noise reduction 30-50 db



Wind resistance up to class 14



Moisture and mold resistant for 10 years



### III. Financial Forecasts

#### i. First Year Profit and Loss Forecast (per Modular-Home)

	LOW SEASON (MAY - OCT)	HIGH SEASON (NOV - APR)	TOTAL
Number of Days in the Period	184	181	365
Occupancy Rate*	45%	65%	55%
Number of Booked Days	83	118	201
Gross Revenue (listed rates)	\$185/night	\$230/night	\$42,495
Third-Party Platform & Payment Gateway Fees, ~15%			(\$5,615)
<b>NET REVENUE</b>	<b>\$160/night</b>	<b>\$200/night</b>	<b>\$36,880</b>
Payroll: Fixed 20% of Net Revenue (cleaners, property manager, and admin)	\$32/night	\$40/night	(\$7,376)
Electricity, Water & Supplies	\$1,463	\$2,069	(\$3,533)
Allocated Fixed Costs: Internet, Meta and Google Ads, Gardening	\$969	\$969	(\$1,938)
Maintenance & Upkeep (3% of net revenue)			(\$1,106)
Property Insurance (1% of property value)			(\$1,000)
<b>NET PROFIT (MODULAR-HOME)</b>			<b>\$21,926</b>
Blue Whale Villa's Royalty Fee, 10%			\$2,193
<b>INVESTOR'S SHARE, 90%</b>			<b>\$19,734</b>

54% of net revenue

\*Note: based on current industry average stated in section 1(ii); also benchmarked to our Deluxe Studio's in 2024-25. Our established presence across major platforms enables swift ramp-up in occupancy from the first year.



## ii. 10-Year Cash Flows Forecast (per Modular-Home)

PROJECT YEAR YEAR	PRE-NEW AIRPORT				POST-NEW AIRPORT						
	0 2025	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035
Low Season Rate*		160	165	170	179	188	198	208	219	230	242
High Season Rate*		200	206	213	224	236	248	261	275	289	304
Occupancy rate*		55%	55%	55%	75%	75%	75%	65%	65%	65%	65%
Net Profit from Rental (Investors' 90%)		19,734	20,512	21,372	31,830	33,859	35,972	32,901	34,998	37,095	39,357
Capital Appreciation (~50% growth in a decade, section 1(iii))		5,000	5,000	5,000	5,000	5,000	6,250	6,250	6,250	6,250	6,250
Capital Investment	(108,000)										
<b>TOTAL RETURN (GROSS)</b>	<b>(108,000)</b>	<b>24,734</b>	<b>25,512</b>	<b>26,372</b>	<b>36,830</b>	<b>38,859</b>	<b>42,222</b>	<b>39,151</b>	<b>41,248</b>	<b>43,345</b>	<b>45,607</b>
<b>ACCUMULATING RETURNS</b>	<b>(108,000)</b>	<b>(83,266)</b>	<b>(57,754)</b>	<b>(31,382)</b>	<b>5,448</b>	<b>44,307</b>	<b>86,529</b>	<b>125,680</b>	<b>166,928</b>	<b>210,273</b>	<b>255,880</b>
<b>ANNUAL ROI</b>		<b>23%</b>	<b>24%</b>	<b>24%</b>	<b>34%</b>	<b>36%</b>	<b>39%</b>	<b>36%</b>	<b>38%</b>	<b>40%</b>	<b>42%</b>
<b>PAYBACK PERIOD (YEAR)</b>	<b>3.9 years</b>										

\*Based on section 1(ii): 3% p.a. growth in rental rates and same occupancy rate before new airport & 5% p.a. growth in rental rates and 65-75% occupancy rate after new airport

## iii. Scenario Analysis by Occupancy Rate

10-YEAR AVERAGE OCCUPANCY RATE	10-YEAR AVERAGE ROI	PAYBACK PERIOD (YEARS)
-20% each year	24%	5.2
<b>Current Forecast, 65%</b>	<b>34%</b>	<b>3.9</b>
+20% each year	44%	3.2

## IV. Payment Schedule (per Modular-Home)

STAGE	AMOUNT, USD	NOTE
Signing of <b>Sales Agreement</b>	15,000 <sup>2</sup>	<ul style="list-style-type: none"> <li>As a security deposit</li> <li>Fully refundable if the holiday park is not completed within 2 years</li> </ul>
	20,500	<ul style="list-style-type: none"> <li>To fund land acquisition</li> <li>Subject to actual purchase value of the land and size of selected subdivided land lot</li> <li><b>All up-to-date funds are fully refundable if Master Sale &amp; Purchase Agreement of Land is not signed within 6 months</b></li> </ul>
<b>Procurements</b> of Modular-Home with installation, appliances, fittings and furniture, and freights	50,000	<ul style="list-style-type: none"> <li>Subject to actual purchase values of the Modular-Home, furniture and fittings, shipping costs, duty and tax, and other associated costs to place the Modular-Home on the subdivided land lot</li> <li>Payable directly to vendors, shipping companies, relevant authorities, and local logistic company</li> </ul>
Work Done for <b>Resource Gathering</b>	10,000 <sup>1</sup>	<ul style="list-style-type: none"> <li>Payable to Blue Whale Villa</li> </ul>
<b>Holiday Park Development</b> , Utilities, and Finishing	12,500	<ul style="list-style-type: none"> <li>Payable directly to construction contractors</li> <li><b>Upon the certificate of completion is approved, Memorandum of Transfer for the subdivided land lot will be executed within 6 months</b></li> </ul>
<b>TOTAL AMOUNT</b>	<b>108,000</b>	

We are transparent in our fees for this development, which is USD25,000 per Modular-Home.

<sup>1</sup>**First Payment:** Due only when the Modular-Home is placed on its subdivided land lot.

<sup>2</sup>**Second Payment:** Due upon completion of all development work (excluding any rental activities).

### What the Fees Cover:

- **Investor Finding and Fund Pooling:** Costs associated with sourcing and coordinating investor contributions.
- **Land Acquisition and Subdivision:** Professional services for identifying suitable land parcels and handling legal subdivision processes.
- **Planning, Design, and Procurement Coordination (China):** Includes architectural and engineering services, plus managing the logistics of importing materials from China.
- **Site Development Planning, Design, and Coordination:** Comprehensive oversight of on-site construction, from infrastructure to final execution.
- **End-to-End Project Management:** Overall project coordination to ensure timely, efficient completion and stakeholder alignment.

## V. Blue Whale Franchise: Returns to Investor

### i) Revenue

- **Centralized Revenue Management**

All revenues derived from operations of the holiday park will be deposited into bank accounts of **Blue Whale Villa**.

- **Definition of Net Revenue**

Net Revenue derives from **gross guest payments** received via booking platforms, **minus** the booking platform's commission, service fees, and any applicable payment gateway or bank transaction fees.

### ii) Operating Expenses

- **Payroll Allocation**

A flat rate of **20% of Net Revenue per reservation** will be allocated towards the payroll costs of administrative and guest relation manager, property manager, and housekeeping personnels.

- **Utility and Insurance Responsibilities**

Each Franchisee will be registered as the legal account holder for **utilities and insurance policies** relating to their respective Modular-Homes. However, all utility and insurance invoices will be paid by Blue Whale Villa funded from Net Revenue.

- **Other Operational Costs Responsibilities**

Blue Whale Villa will procure, with funds of Net Revenue, the following operational necessities:

1. Bottled waters for guest use and cleaning supplies
  - **Capped at 5% of Net Revenue.**
2. Maintenance and improvement materials or services
  - **Capped at 3% of Net Revenue**
3. Internet services, digital advertising (Meta and Google Ads), and garden and landscape maintenance
  - **Capped at USD200.00 per month per Modular-Home**

### iii) Provisions and Reserves

- **Contingency Reserves**

Blue Whale Villa will retain a prudent portion of monthly revenues to fund a **Provisions & Reserves Account**, designated for the payment of **shared or unpaid liabilities** such as utility bills, insurance premiums, cleaning and operational supplies, fixed costs, and maintenance.

- **Purpose**

These reserves are to ensure uninterrupted operations and timely fulfillment of all shared financial obligations.

### iv) Monthly Profit & Loss Reporting and Distributions

- **Reporting Schedule**

Blue Whale Villa will issue a consolidated **Monthly Profit & Loss Statement** to each Franchisee by the **15th of each following month**, detailing revenue, expenses, and net profit for the prior month.

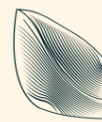
- Profit Distribution**  
 After accounting for all operating costs and provisions, **90% of the resulting monthly net profit** will be evenly distributed to all Franchisees by the **15th of each following month**. The remaining **10%** will be paid to Blue Whale Villa as a **Royalty Fee** for brand usage, management, and marketing services.
- Rental Return Guarantee**  
 Blue Whale Villa **guarantees each Franchisee** a minimum **annual rental returns equal to 10% of the Investor's total capital contribution**, payable through profit distributions. This guarantee lasts **until the total contributed capital is fully recouped**, or for a maximum term of **10 years**, whichever comes first.

**v) Annual Owner Occupancy Rights**

- Owner Usage Rights**  
 Each Franchisee will be entitled to personally occupy their respective Modular-Home for a maximum of **14 nights per calendar year**, at a **50% discounted rate** of Net Revenue rate at the time of stay.

## VI. Blue Whale Franchise: Roles and Responsibilities

ROLES & RESPONSIBILITIES	FRANCHISEE	BLUE WHALE VILLA
Right To List Properties for Rental and Sale	No for both	Yes, only for rental
Ownership Right to Accounts of Booking & Marketing's Platforms, Websites & Software (which list the Modular-Home)	No (read access if available)	Full ownership
Receiving Guests' Rental Payments	No	Yes
Central Data Shared File (Reservation Details, P&L, Balance Sheet)	Read access	Write access and to keep up-to-date
Management and Operations: Cleaning, Housekeeping, Repair and Maintenance, Gardening, Bookkeeping, Accounting, Auditing, Marketing, Webpage Maintenance, Booking Management, Guest Relations, Business Development and Others	No	Yes
Representation Of Blue Whale Villa in Any Form	No	Yes
Physical Access to Property	Only as a staying guest	Only for performing operational duties
Property Insurance Liabilities and Payment	Yes	No



Other Liabilities and Payments	No, but will be notified via WhatsApp group with payment proofs	Yes
Entitlement To Net Profit	90% (evenly distributed across investors every month)	10% (distributed quarterly)
Entitlement To Excess Provisions and Reserves	Yes, upon exiting franchise	No
Internal Control System (Smart Lock, Smart Wi-Fi, CCTV)	Read access	Write access

## VII. Blue Whale Franchise: Terms & Conditions of Termination

### i) Termination Rights and Notice

Each Franchisee may terminate the Franchise agreement at any time without incurring additional costs. However, a formal six-month notice must be provided to Blue Whale Villa to ensure a smooth transition.

If any of the terms listed on **IV-Roles and Responsibilities** is violated by the Franchisee, Blue Whale Villa reserves the right to terminate the Franchise agreement with respective Franchisee at any time without incurring additional costs and further liabilities.

### ii) Bookings and Liabilities

The exiting Franchisee will not be responsible for accommodating any bookings made during the Franchise period. Blue Whale Villa will handle the reassignment or cancellation of all relevant reservations.

### iii) Reimbursement of Proportional Shares of Provisions and Reserves

Upon termination, the exiting Franchisee will be reimbursed for their proportional share—calculated evenly based on the number of Modular-Homes owned—of any remaining liabilities provision and reserves, as of the closing date of the relevant monthly accounting period.

### iv) Branding and Marketing Restrictions

The exiting Franchisee's Modular-Home and their subdivided land lot must not display any "Blue Whale" branding. Additionally, the exiting Franchisee may neither market nor list the property under the "Blue Whale" brand for rental or sale.



## VIII. Our Partners

**LENNOX LAWRENCE:** A non-resident Ambassador for the Commonwealth of Dominica and highly respected attorney at law, Lennox is a member of the Dominica Bar (as well as other Caribbean Bars). Formerly acting Attorney General of Dominica (2021), he currently leads Platinum Law Chambers, providing top-tier legal counsel for the development.

**INVEST DOMINICA AUTHORITY:** Offers incentives such as duty and VAT concessions, underscoring the government's commitment to attracting and supporting quality investments.

**DISCOVER DOMINICA:** Provides hospitality and tourism certification, ensuring compliance with industry standards and enhancing the project's marketability.



*Number One Beach, where a scene from Pirates of Caribbean was filmed – under 20-minute drive from proposed site*

### **SALES INQUIRY:**

#### **LODGE REALTY & SUN LIFE REAL ESTATE**

3 Lemon Grass Drive  
Sint Maarten, Kingdom of Netherlands  
Email: lodgepropertyservices@gmail.com  
WhatsApp: +31 6 51672886

### **PROJECT INQUIRY:**

#### **BLUE WHALE VILLA LTD. (C2023/C0044)**

36 Great George Street, Roseau  
Commonwealth of Dominica  
Email: nick@bluewhalevilla.com  
WhatsApp: +1 (767) 613 7527

Disclaimer: All financial projections and illustrative photos are estimates based on current data and are subject to change. This document is for informational purposes only and does not constitute a solicitation to invest.