



JFB LIMITED
P. O. Box 558
WOOD RIVER, IL 62095
P: (618) 254-4500
F: (618) 254-8827

PROJECT PROFILE:

Bulk Sale! Construction is complete with all underground utilities in place with direct access to the site from the Queens Highway. Water and sewer service is provided by Sandal's Emerald Bay, and public utilities are provided by Bahamas Electricity Corporation and Bahamas Telecommunications Corporation. This project is "Approved for Sale of Lots" by the Bahamian government.

LOCATION:

The project is located on 58 acres, adjacent to the Sandal's Emerald Bay marina. Both properties share ocean access through the same channel. The Commonwealth of The Bahamas is a sovereign, stable, English-speaking nation comprised of some 700 islands. Great Exuma is located in the Central Bahamas, approximately 280 miles southeast of Miami, Florida, and regular air service is available on Air Canada, Delta, Continental, Bahamas Air and others. The Tropic of Cancer transects this beautiful island, so the climate is moderate year-round. The Bahamian Dollar is on par with the United States Dollar, making the currencies virtually interchangeable. Non-Bahamians can own real estate outright and title is granted in "fee simple", with title insurance available from United States underwriters.

LOTS:

There are 91 single-family building sites varying in size from 1/3 to 1/2 acre, all with private boat dockage. 25 of the properties are on the ocean's shore. The balance have frontage on a 9 acre manmade "hurricane hole" inland harbor. This provides dock space for each of these protected inland sites, yet affords direct ocean access for boaters.

MARINA:

There are two inland bodies of water, called the "Marina" and "Harbor" respectively. The Marina depth is minus 10' below mean sea level. The Harbor depth is minus 9'. No docks have been built yet, however the marina is approved for 47 boat slips, sized from 30' up to 55', with two 80' side tie docks. The Harbor provides boat access for most of the interior lots, with an average size of dock that could be built around 70'.

EXUMA:

Exuma is considered by many to be some of the finest sailing waters in the world, with many safe anchorages and steady breezes. The island is also known for its Bonefish - a translucent sport fish that is difficult to spot and thrilling to land with a fly rod, and the leeward side of Exuma is teeming with these elusive fish. Conventional deep-sea fishing is also excellent, and a nearby offshore underwater shelf offers the opportunity to catch tuna, billfish, marlin, Wahoo and other prized species.



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PRICE:

\$50,000,000 US Dollars for entire property

CONTACT:

James Barton, Developer - Owner

Roker Point at Emerald Bay

Phone: 1-618-254-4500

Cell: 1-713-594-3334