

PROJECT OVERVIEW *

***Note: not all options on SXM and/or more detailed information have been included because of the confidentiality that we have promised to various people.**

Project	Description	Question or collaboration
Residential real estate development		
Mixed use property for commercial/residential at Jackson's Hamlet UPQ on Oysterpond Road	Land for Sale Mixed use property for commercial/residential for development max height 2 floors	Design to be approved by seller - due proximity of residential community. To be built by purchaser. Access road to built by seller
Affordable homes - Belvedere North	Land for sale to developers for affordable home developments. Target: for local and returning young professionals. Goal: creation of affordable home ownership	Land for sale with conditions set by seller. To be built by purchaser
Apartment complex -The Village at the Border at Bethlehem Estate	Land for sale for construction of apartment complex - max height 12 mtr.	Design to be approved by seller- part of a masterplan
Town homes -The Village at the Border at Bethlehem Estate	Land for sale for construction of town homes max height 2 floors	Design to be approved by seller- part of a masterplan
Semi-detached villa's with common pool - Middle Bethlehem	possible location for Semi-detached villa's with common pool	
Town homes -Middle Bethlehem	Town home location	
Affordable Housing	Affordable housing, for St-Maarten people: starters, high potential employees, single parent families. Fase I. 50	Restart of this promising project after Irma.

Project	Description	Question or collaboration
Eco neighborhood (NEW dd.d 01-02-2020)	Hurricane and earthquake resistant Eco Wijk	Co-Partnership, equity
Commercial real estate development		
Retail and restaurants Frontstreet Phillipsburg	Several projects	
Commercial/residentia - Jackson's Hamlet UPQ on Oysterpond Road	Mixed use property for commercial/residentia FOR SALE for development. Max height 2 floors	Design to be approved by seller - due proximity of residential community
Downstreet Phillipsburg	Several projects	
Large retail location - Village at the border	large retail location with shared parking. Max height 12 mtr	Design to be approved by seller common parking for several facilities
Conference Center - Village at the Border	Land for sale for Conference Center facing Belle Plain Road - NR-7. Max height 12 mtr	Design to be approved by seller common parking for several facilities
Retail stores/offices - Village at the Border at Bethlehem	Land for sale for several retail stores/offices on main street location. Max height 12 mtr	Design will have to be according seller's main street look
Office building - Village at the Border at Bethlehem	Land for sale possible office building. Max height 12 mtr	Design will have to be according seller's main street look

Project	Description	Question or collaboration
Auto parts location - Village at the Border at Bethlem	Land for sale for possible auto parts location. Max height 12 mtr	Design to be approved by seller
Cinema - Village at the Border at Bethlehem	Land for sale for possible cinema or office building	Design to be approved by seller
Office building - Middle Bethlehem	Land for sale for possible office building Max height 12 mtr	
Hotels		
Coralita Beach (hotel location)	5-star luxury and boutique hotel. To be developed	Equity, management, co-partnerships
Everything Cool location (hotel location)	Great Location for Boutique hotel. Property spans from Fronstreet to the Boardwalk	Co-Partnership, equity
Sea View Beach Hotel	Restart. Some of the stakeholders are interested in selling their shares	Equity
Landmark Hotel	Hotel damaged by Irma. Located on the Boardwalk: beautiful beachfront property with tremendous Historic value. Possibility to increase the number of rooms: very well situated for foot traffic, as well as water taxis	Management, equity, co-partnership

Project	Description	Question or collaboration
"Town hotel" location - Bethlehem Estate Village at the Border	Land for Sale on the main street for possible small "town hotel" location. Max height 12 mtr	Design will have to be according seller's main street look
Hotel location - Bethlehem Middle	Land for Sale for hotel location	
Vacation/retire villas - Bethlehem High Flagstaff terraces	Land for Sale above link 6 for vaca/retire villas	infrastructure permit in hand
Luxury eco lodge location - Bethlehem High Flagstaff retreat -	Eco lodge for 34 - 1bdr cottages and 18 2-bdr cottages.	infrastructure permit in hand/Eco lodge has restrictions due to location height of Mt. Flagstaff
Restaurants & Retail		
L'Escargot Restaurant	Restaurant on Frontstreet Phillipsburg.	For sale
Cheri's Café	Damaged. Restart restaurant in prime touristic area	For sale, equity, management
Mullet Bay area	Restart several projects	
Retail and restaurants Frontstreet Phillipsburg	Several projects	
Restaurants on main street location - Village at the Border at Bethlehem	Land for sale for several restaurants on main street location	Design will have to be according seller's main street look
Restaurant Downstreet	Location for sale	

Project	Description	Question or collaboration
The Guavaberry Company	Going concern business, including large piece of land at a prime location in Frontstreet (production and sales of (both retail and wholesale) rum based liquor with island grown and handpicked guavaberry, various spices and hot sauces, hand painted bottles.	For sale , TBD
The Guavaberry Emporium	In addition (included), large piece of land in Point Blanche destined for the development of the Guavaberry Liquor factory including development of a tasting tour for cruise ship passengers.	
Fast food restaurant - Village at the Border at Bethlehem	Land for sale for possible fast food location. Max height 12 mtr	Design to be approved by seller
Large retail location - Village at the border	large retail location with shared parking. Max height 12 mtr	Design to be approved by seller common parking for several facilities
Retail strip - Middle Bethlehem	Land for sale for possible retail strip	
Social / private		
Private elderly home / hospice	Private initiative for elderly homes/ Hospice	cooperation, know how, management and equity
Telecommunication		

Project	Description	Question or collaboration
The Windward Islands Network	Existing license. Construct, maintain and operate a new mobile telecommunications network	Opportunity for competent telecom operator.
Nautical business		
Shipyard Simpson Bay/Cole Bay	Project whereby several companies can be merged. Service and repair facility for vessels up to 60 meters. (both superyachts, motor and sailingyachts)	Businessplan, equity, knowledge and management
Nautical industry apprenticeship school	Apprenticeship Training programme,	Co-partnership, management
Cultural/Educational/Sports projects		
Belvedere Plantation - Historical Park	Unique cultural, historical, educational and tourism project which explain the history of Sint Maarten and its' People. Waiting for development	Archeological study to be conducted and funded to be able to develop project
Performance Arts Center - Village at the Border at Bethlehem	Land for sale for Performance Arts Center facing Belle Plain Road - NR-7	Design to be approved by seller common parking for several facilities
Historic Site Bethlehem Plantation/restaurant - Village at the Border at Bethlehem	Unique location to highlight Bethlehem Plantation historic sit to include restaurant	Archeological study performed/report available. Plan to be discussed with Seller
Business acceleration campus		

Project	Description	Question or collaboration
Secondary school	Land for sale for Secondary school - Middle Bethlehem	
University campus	Land for sale for University campus Middle Bethlehem	
Church	Land for sale for a possible church Village at the Border	
Stadium or mixed sports complex	Land for sale for stadium or mixed sports complex - Village at the Border/Middle Bethlehem	Height restrictions for tribune
Nature and environment		
Recycling facility for export of metal, glass, and plastics	New start of commercial business	Equity, operating waste management
Sargassum prevention and clean-up	1. In-water collection close to shore and at sea, to harvest the sargassum 2. On shore facility to produce products or compounds for pharmaceuticals/ food supplements, biofuel and bioplastics	Co-partnership for developing businesscase / Co-investments
Collect garbage seperately and solve sargassum problem	Hotel private initiative to collect garbage seperately and solve sargassum problem	Commercial opportunity for operation and management