

EXECUTIVE SUMMARY



CN LUXURY
RESORTS, INC.

\$60,000,000

Up to Twelve (12) Investment Units at a Price of Five Million Dollars (\$5,000,000) per Unit.

Each Unit consists of One Million (1,000,000) Shares of CN Luxury Resorts, Inc.

Common Stock, \$0.0001 par value per share and One (1) Residential Real

Estate/Marina Certificate. The Minimum Investment is \$5,000,000.

CN Luxury Resorts, Inc. has not registered the Preferred Stock, the Common Stock or the Real Estate/Marina Certificates with the Securities and Exchange Commission (“SEC”) under the Securities Act of 1933, as amended (the “Securities Act”) or under any other federal securities laws or the securities laws of any state within the United States. The offering of the Preferred Stock, the Common Stock, and the Real Estate/Marina Certificates is only to accredited investors pursuant to Rule 506(c) promulgated under the Securities Act and a limited number of persons outside of the United States in compliance with Regulation S under the Securities Act.

The date of this Executive Summary is June 23, 2022.

Business Overview

CN Luxury Resorts Inc., hereinafter called CNLR, has a contract to purchase and develop the island of Crab Cay, a private island in the Bahamas, which is to be acquired from Holmes Company Limited, hereinafter called *Holmes*, a Bahamian company owned by the Harry D. Murphy family, hereinafter called *Murphy*. Located just off the eastern coast of Great Exuma, and south of Stocking Island in Elizabeth Harbour, Crab Cay, which is 182.8 acres in size, will be developed, along with an additional 48.55 acres on the mainland of Great Exuma, as a gated, limited access, master planned, resort community. Approximately 150 estate homes will be built on subdivided lots from .33 of an acre to 2.58 acres, along with approximately 233 villa/condominiums, a boutique hotel, and a luxury spa. There will also be a marina village and a deep-water marina with 13,000 linear feet of marina berthage. The entire island is planned to be developed to a density of 383 private dwellings.

Crab Cay will also accommodate one or more restaurants, fitness facilities, world-class beaches and specialty retail shops. The island will be developed as a condotel destination luxury resort with recreational facilities and an array of sporting activities. The hotel is projected to have at least 160 rentable units, 36 rooms in the main hotel building, and an additional 124 privately owned units in a rental pool consisting of condominiums and multi-bedroom villas which will be managed by the hotel operation.

Signed Acquisition and Development Agreement

The contract between CNLR and Murphy provides for the acquisition of Holmes and its holdings in the Great Exuma region, to include the entire island of Crab Cay, approximately 182.8 acres (plus 48.55 acres on Great Exuma). This acquisition will be achieved via a merger between CNLR and Holmes for a cash price of \$50,000,000 at closing. Murphy will also receive Two Million (2,000,000) shares of CNLR Preferred Stock. These Preferred Shares will be redeemed for no more than Fifty Million dollars (\$50,000,000). Upon redemption of the Preferred Shares, Murphy will be issued 25,000,000 shares of CNLR Common Stock, receive four (4) fully developed subdivided lots on Crab Cay and up to four (4) Crab Cay marina berths (not to exceed a combined total of 400 linear feet). The Preferred Stock will be redeemed before all other CNLR stockholders receive any dividends or any other payments emanating from the ownership of the CNLR Stock. The Closing for the acquisition of Crab Cay, along with the 48.55 acres on Great Exuma, will occur on or before December 31, 2022.

The Offering

The following summary describes the principal terms of the offering. Certain terms described below are subject to important limitations and exceptions. The sections of the Private Placement Circular (the "PPC") entitled *Description of the Preferred Stock*, *Description of the Common Stock* and *Description of the Real Estate/Marina Certificates* contain more detailed descriptions of these securities being offered in the private placement by CNLR.

THE OFFERING

The Common Shares

Securities Offered 12,000,000 shares of fully diluted Common Stock, \$0.001 par value per share, at a price of \$2.00 per share. The Common Stock Shares outstanding prior to this offering are 13,372,155. After this offering is fully subscribed, and after the issuance of 25,000,000 shares to Murphy as partial payment for the purchase of Crab Cay, the total outstanding Common Stock Shares will be 100,000,000.

The Real Estate Certificates

Real Estate Certificates Offered... Each Real Estate Certificate, one certificate for every Five Million dollars (\$5,000,000) invested, entitles the holder to receive a credit toward the full purchase price of a Villa on Crab Cay at a cost of \$600 per square foot:

One Certificate – entitles an investor to a 4,500 square foot Walker Estate Villa;

Two Certificates – entitle an investor to a 9,000 square foot Enclave Villa.

Marina Berth Ownership

Marina Berth Offered Investors will also be entitled to ownership of a Marina Berth located in Crab Cay's marina. One (1) linear foot of berthage for each \$125,000 invested: 40 linear feet for \$5,000,000 and 80 linear feet for \$10,000,000.

Hotel Ownership

Hotel(s) Ownership Offered All investors will also be entitled to partial ownership of the Crab Cay Hotel(s) (1% per \$5,000,000 invested) and a specified pro-rata share of the profits derived from hotel operations.

Use of Proceeds

The following table sets forth estimated applications and order of application of the proceeds from the \$60,000,000 to be raised, based on the sale of the Units being offered. These proceeds will be combined with a loan of up to \$300,000,000 to be provided by a private institutional lender of which CNLR expects to draw down \$240,000,000. Another \$20,000,000 in infrastructure capital will be provided by a private utility company for a total of \$380,000,000. CNLR believes it can raise another \$50,000,000 via real estate and marina berth presales, although this is not included in the estimates below. Amounts indicated are estimates and actual expenditures may differ. In addition, conditions may cause the order of expenditures to be modified.

<u>Items Paid</u>	<u>Assumes Maximum Proceeds</u>
Crab Cay Land & Marina Acquisition	50,000,000
Total Capital Procurement Costs	20,400,000
Land and Infrastructure Improvements: Phase I	24,215,000
Construction of Hotel	55,580,000
Construction of Marina: Phase I	12,242,500
Construction of Condominium Models	16,200,000
Additional Loan Proceeds	201,362,500
(a) <u>Total</u>	\$380,000,000

CN Luxury Resorts Current Investment

Operating Expenses. Operating expenses represent the direct costs attributable to the Crab Cay Development. To date, CNLR and its stockholders have invested over \$3,642,348. Expenses include securities offering underwriting costs, legal fees, land planning, subdivision approvals, land survey costs, architecture, accounting, internet design and travel, among others.

- (a) The amounts set forth above merely indicate the proposed use of proceeds. Actual expenditures may vary substantially from these estimates based upon economic conditions and the Company's ability to avail itself of cost saving measures. The Company is unable to predict the precise period for which the offering will provide financing, although management believes that the offering proceeds will provide the Company with more than the necessary working capital to meet its immediate cash requirements for the Crab Cay development. The Company may need to seek additional funds through loans or other financing arrangements, including stock offerings, regardless of the amount raised in this offering. There can be no assurance that financing would be available in the future if that need were to arise; notwithstanding, Management believes that the revenues from the sales of condos, bungalows and villas will provide the additional cash flow needed to support continuing construction requirements.

Project Participants

CN Luxury Resorts – Finance and Development Manager. Andrew “Andy” Wells is President and Chief Executive Officer (“CEO”) of CN Luxury Resorts. Andy possesses significant finance and development expertise. His experience includes debt and equity financings, international real estate development, and corporate transactions. Andy has directly managed or advised more than 35 investment banking related projects during the last 10 years. Industries include real estate development, manufacturing, military virtual reality training simulation, and enterprise software.

Murphy International Development – Master Developer. Pete Murphy has brought Murphy International Development to excellent terms with the Bahamian government to develop Crab Cay. In cooperation with the Bahamian authorities and their long-term goals for the region, Murphy Development has laid the foundation for CNLR and its investors to participate in an extraordinary business opportunity.

Pete began his career working on the Murphy family farm in North Carolina. Over the years, Murphy Family Farms grew to become the largest live pork production organization in the world. After merging with Smithfield Foods in 2000, the Murphy family began expanding their real estate development enterprise.

The Murphy family created the premiere real estate development, River Landing Golf Club and Resort, a private gated community of over 1,400 acres, near Wilmington, North Carolina. Their vision, diligent work ethic, and business acumen resulted in an overwhelming success and established Murphy International Development as a successful real estate developer.

Nicholas Bashkiroff – Nick is a senior real estate development executive with more than 40 years of comprehensive experience in the property development business, gleaned from his extensive work with large organizations in the United States, Europe, Africa, Asia and the Middle East. He has been responsible for visioning, creating, developing and implementing complex mixed-estate projects in the first world as well as emerging markets

Darrell Metzger – Darrell is a businessman with more than 40 years of experience in the tourism, leisure & lifestyle industry. He played an integral role in the startup and operations of major leisure, lifestyle, resort & destination companies and held leading positions in renowned destination projects including Ocean Park Resort, Tokyo Disneyland Resort, Hong Kong and Sentosa Island Resort, Singapore. He has served as CEO / Board Member for leisure projects on behalf of the Sovereign Wealth Fund of Malaysia and the Singapore and Hong Kong governments.

Jeffrey D. Blume, Limited – Golf Course Designer. Jeffrey D. Blume, Ltd. is a golf course architectural and land planning firm dedicated to designing world class golf courses. With over

thirty years of experience, Jeffrey D. Blume has been responsible for the design and construction of premier golf facilities worldwide and will design and development the golf course on the mainland of Great Exuma adjacent to Crab Cay should CNLR elect to do so. Completed Jeffrey D. Blume projects include:

Tres Vidas

Acapulco, Mexico

Pelican Marsh Golf Club

Naples, Florida

Wendeng Golf Club

Shandong Province, China

Malibu, International

Hyogo Prefecture, Japan

Summary Projected Financial Data

The next 3 pages are summaries of projected financial information. The tables on pages 7 – 8 display the revenue, costs and net proceeds from the development and sale of the real estate on the island of Crab Cay for the periods indicated. The final page displays the equity ownership, the earned real estate/marina berthage and the projection returns resulting from an investment in the Common Stock of CNLR and the Crab Cay development.

10 YEAR FINANCIAL PROJECTIONS

CN LUXURY RESORTS, INC.

PROJECTED INCOME STATEMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 1-10
1 Condominium sales (368 Units)	\$252,488,700	\$264,196,400	\$346,813,000	\$341,290,500	\$338,971,050	\$411,868,050	\$397,620,000	\$357,858,000	\$291,588,000	\$198,810,000	\$3,201,503,700
2 Marina Berth Sales (96 Berths)	\$8,318,750	\$11,646,250	\$14,973,750	\$19,965,000	\$13,310,000	\$18,301,250	\$29,947,500	\$29,947,500	\$11,646,250	\$8,318,750	\$166,375,000
3 Hotel Operations											
4 Hotel Rooms	-	-	\$5,031,600	\$6,330,000	\$6,570,000	\$6,570,000	\$6,570,000	\$6,570,000	\$6,570,000	\$6,570,000	\$50,781,600
5 Telecommunications	-	-	\$117,978	\$148,423	\$154,050	\$154,050	\$154,050	\$154,050	\$154,050	\$154,050	\$1,190,701
6 Food	-	-	\$2,265,604	\$2,850,241	\$2,958,307	\$2,958,307	\$2,958,307	\$2,958,307	\$2,958,307	\$2,958,307	\$22,865,687
7 Beverage	-	-	\$756,941	\$952,269	\$988,374	\$988,374	\$988,374	\$988,374	\$988,374	\$988,374	\$7,639,454
8 Retail	-	-	\$378,993	\$476,791	\$494,869	\$494,869	\$494,869	\$494,869	\$494,869	\$494,869	\$3,824,998
9 Spa	-	-	\$1,475,253	\$1,855,940	\$1,926,308	\$1,926,308	\$1,926,308	\$1,926,308	\$1,926,308	\$1,926,308	\$14,889,041
10 Concierge	-	-	\$412,403	\$518,823	\$538,494	\$538,494	\$538,494	\$538,494	\$538,494	\$538,494	\$4,162,190
11 Subtotal Hotel Operations	-	-	\$10,438,772	\$13,132,487	\$13,630,402	\$13,630,402	\$13,630,402	\$13,630,402	\$13,630,402	\$13,630,402	\$105,353,671
12 Rental Pool Operations											
13 Rental Pool	-	-	\$10,810,700	\$17,244,650	\$20,038,500	\$20,038,500	\$20,038,500	\$20,038,500	\$20,038,500	\$20,038,500	\$148,286,350
14 Telecommunications	-	-	\$196,557	\$313,537	\$364,334	\$364,334	\$364,334	\$364,334	\$364,334	\$364,334	\$2,696,098
15 Food	-	-	\$1,739,442	\$2,774,664	\$3,224,195	\$3,224,195	\$3,224,195	\$3,224,195	\$3,224,195	\$3,224,195	\$23,859,276
16 Beverage	-	-	\$869,721	\$1,387,332	\$1,612,097	\$1,612,097	\$1,612,097	\$1,612,097	\$1,612,097	\$1,612,097	\$11,929,635
17 Retail	-	-	\$631,417	\$1,007,203	\$1,170,383	\$1,170,383	\$1,170,383	\$1,170,383	\$1,170,383	\$1,170,383	\$8,660,918
18 Spa	-	-	\$2,457,831	\$3,920,600	\$4,555,787	\$4,555,787	\$4,555,787	\$4,555,787	\$4,555,787	\$4,555,787	\$33,713,153
19 Concierge	-	-	\$687,079	\$1,095,992	\$1,273,557	\$1,273,557	\$1,273,557	\$1,273,557	\$1,273,557	\$1,273,557	\$9,424,413
20 Subtotal Rental Pool Operations	-	-	\$17,392,747	\$27,743,978	\$32,238,853	\$32,238,853	\$32,238,853	\$32,238,853	\$32,238,853	\$32,238,853	\$238,569,843
21 Total Revenue	\$260,807,450	\$275,842,650	\$389,618,269	\$402,131,965	\$398,150,305	\$476,038,555	\$473,436,755	\$433,674,755	\$349,103,505	\$252,998,005	\$3,711,802,214
22 Building Costs - Condominium Sales	\$82,692,827	\$86,527,227	\$113,585,072	\$111,776,393	\$111,016,748	\$134,891,317	\$130,224,924	\$117,202,431	\$95,498,277	\$65,112,462	\$1,048,527,678
23 Building Costs - Investors' Real Estate	-	-	\$5,250,000	\$30,625,000	\$30,000,000	\$20,000,000	\$24,425,581	-	-	-	\$110,300,581
24 Infrastructure Costs	\$12,000,000	\$12,215,000	\$14,215,000	\$15,485,000	\$18,375,000	\$18,375,000	\$18,375,000	\$11,925,000	-	-	\$120,965,000
25 Preferred Stock & Debt Redemption	\$7,500,000	-	\$25,000,000	\$25,000,000	\$60,000,000	\$60,000,000	\$60,000,000	\$60,000,000	-	-	\$297,500,000
26 Debt Service on \$240,000,000	\$7,200,000	\$14,400,000	\$14,400,000	\$14,400,000	\$12,600,000	\$9,000,000	\$5,400,000	\$1,800,000	-	-	\$79,200,000
27 Realty Fees	\$7,619,508	\$15,851,784	\$20,808,780	\$20,477,430	\$20,338,263	\$24,712,083	\$23,857,200	\$21,471,480	\$17,495,280	\$11,928,600	\$184,560,408
28 Marina Berth Cost	\$6,461,950	\$3,960,550	\$10,422,500	-	-	-	-	-	-	-	\$20,845,000
29 Management & Administrative Costs	\$364,800	\$364,800	\$364,800	\$364,800	\$364,800	\$364,800	\$364,800	\$364,800	\$364,800	\$364,800	\$3,648,000
30 Hotel Operations											
31 Departmental Expenses											
32 Room Expense	-	-	\$1,046,573	\$1,316,640	\$1,366,560	\$1,366,560	\$1,366,560	\$1,366,560	\$1,366,560	\$1,366,560	\$10,562,573
33 Telecommunications	-	-	\$90,371	\$113,692	\$118,002	\$118,002	\$118,002	\$118,002	\$118,002	\$118,002	\$912,075
34 Food	-	-	\$1,925,763	\$2,422,705	\$2,514,561	\$2,514,561	\$2,514,561	\$2,514,561	\$2,514,561	\$2,514,561	\$19,435,834
35 Beverage	-	-	\$419,345	\$527,557	\$547,559	\$547,559	\$547,559	\$547,559	\$547,559	\$547,559	\$4,232,256
36 Retail	-	-	\$255,820	\$321,834	\$334,036	\$334,036	\$334,036	\$334,036	\$334,036	\$334,036	\$2,581,870
37 Spa	-	-	\$668,289	\$840,741	\$872,617	\$872,617	\$872,617	\$872,617	\$872,617	\$872,617	\$6,744,732
38 Concierge	-	-	\$314,251	\$395,343	\$410,332	\$410,332	\$410,332	\$410,332	\$410,332	\$410,332	\$3,171,586
39 Total Departmental			\$4,720,412	\$5,938,512	\$6,163,667	\$6,163,667	\$6,163,667	\$6,163,667	\$6,163,667	\$6,163,667	\$47,640,926
40 Other Operating Expenses											
41 General & Administration Expenses	-	-	\$1,304,846	\$1,641,561	\$1,703,800	\$1,703,800	\$1,703,800	\$1,703,800	\$1,703,800	\$1,703,800	\$13,169,207
42 Marketing	-	-	\$835,102	\$1,050,599	\$1,090,432	\$1,090,432	\$1,090,432	\$1,090,432	\$1,090,432	\$1,090,432	\$8,428,293

10 YEAR FINANCIAL PROJECTIONS

CN LUXURY RESORTS, INC.

PROJECTED INCOME STATEMENT (continued)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 1-10
43 Maintenance & Repairs	-	-	\$464,525	\$584,396	\$606,553	\$606,553	\$606,553	\$606,553	\$606,553	\$606,553	\$4,688,239
44 Management Fee	-	-	\$417,551	\$525,299	\$545,216	\$545,216	\$545,216	\$545,216	\$545,216	\$545,216	\$4,214,146
45 Utilities	-	-	\$365,357	\$459,637	\$477,064	\$477,064	\$477,064	\$477,064	\$477,064	\$477,064	\$3,687,378
46 Central Hub Allocated	-	-	\$490,622	\$617,227	\$640,629	\$640,629	\$640,629	\$640,629	\$640,629	\$640,629	\$4,951,623
47 Total Other Operating	-	-	\$3,878,004	\$4,878,719	\$5,063,694	\$5,063,694	\$5,063,694	\$5,063,694	\$5,063,694	\$5,063,694	\$39,138,887
48 Fixed Expenses											
49 Insurance	-	-	\$46,976	\$51,246	\$51,246	\$51,246	\$51,246	\$51,246	\$51,246	\$51,246	\$405,698
50 Building FF&E	-	-	\$66,549	\$72,599	\$72,599	\$72,599	\$72,599	\$72,599	\$72,599	\$72,599	\$574,742
51 Total Fixed	-	-	\$113,524	\$123,845	\$123,845	\$123,845	\$123,845	\$123,845	\$123,845	\$123,845	\$980,439
52 Subtotal Hotel Operations	-	-	\$8,711,940	\$10,941,076	\$11,351,206	\$11,351,206	\$11,351,206	\$11,351,206	\$11,351,206	\$11,351,206	\$87,760,252
53 Rental Pool Operations											
54 Departmental Expenses											
55 Room Expense	-	-	\$4,864,815	\$7,760,093	\$9,017,325	\$9,017,325	\$9,017,325	\$9,017,325	\$9,017,325	\$9,017,325	\$66,728,858
56 Telecommunications	-	-	\$150,563	\$240,169	\$279,080	\$279,080	\$279,080	\$279,080	\$279,080	\$279,080	\$2,065,212
57 Food	-	-	\$1,478,525	\$2,358,465	\$2,740,565	\$2,740,565	\$2,740,565	\$2,740,565	\$2,740,565	\$2,740,565	\$20,280,380
58 Beverage	-	-	\$481,825	\$768,582	\$893,102	\$893,102	\$893,102	\$893,102	\$893,102	\$893,102	\$6,609,019
59 Retail	-	-	\$426,207	\$679,862	\$790,008	\$790,008	\$790,008	\$790,008	\$790,008	\$790,008	\$5,846,117
60 Spa	-	-	\$1,113,397	\$1,776,032	\$2,063,772	\$2,063,772	\$2,063,772	\$2,063,772	\$2,063,772	\$2,063,772	\$15,272,061
61 Concierge	-	-	\$523,555	\$835,146	\$970,450	\$970,450	\$970,450	\$970,450	\$970,450	\$970,450	\$7,181,401
62 Total Departmental	-	-	\$9,038,887	\$14,418,349	\$16,754,302	\$16,754,302	\$16,754,302	\$16,754,302	\$16,754,302	\$16,754,302	\$123,983,048
63 Other Operating Expenses											
64 General & Administrative Expenses	-	-	\$2,174,093	\$3,467,997	\$4,029,857	\$4,029,857	\$4,029,857	\$4,029,857	\$4,029,857	\$4,029,857	\$29,821,232
65 Marketing	-	-	\$1,391,420	\$2,219,518	\$2,579,108	\$2,579,108	\$2,579,108	\$2,579,108	\$2,579,108	\$2,579,108	\$19,085,586
66 Maintenance & Repairs	-	-	-	-	-	-	-	-	-	-	-
67 Management Fee	-	-	\$695,710	\$1,109,759	\$1,289,554	\$1,289,554	\$1,289,554	\$1,289,554	\$1,289,554	\$1,289,554	\$9,542,793
68 Utilities	-	-	-	-	-	-	-	-	-	-	-
69 Central Hub Allocated	-	-	-	-	-	-	-	-	-	-	-
70 Total Other Operating	-	-	\$4,261,223	\$6,797,274	\$7,898,519	\$7,898,519	\$7,898,519	\$7,898,519	\$7,898,519	\$7,898,519	\$58,449,611
71 Fixed Expenses											
72 Insurance	-	-	-	-	-	-	-	-	-	-	-
73 Building FF&E	-	-	-	-	-	-	-	-	-	-	-
74 Total Fixed	-	-	-	-	-	-	-	-	-	-	-
75 Subtotal Rental Pool Operations	-	-	\$13,300,110	\$21,215,623	\$24,652,821	\$24,652,821	\$24,652,821	\$24,652,821	\$24,652,821	\$24,652,821	\$182,432,659
76 Depreciation	\$383,759	\$660,781	\$830,345	\$832,250	\$832,250	\$832,250	\$832,250	\$832,250	\$832,250	\$832,250	\$7,700,635
77 Total Expenses	\$124,222,844	\$133,980,142	\$226,888,547	\$251,117,572	\$289,531,088	\$304,179,477	\$299,483,782	\$249,599,988	\$150,194,634	\$114,242,139	\$2,143,440,213
78 Net Operating Income	\$136,584,606	\$141,862,508	\$162,729,722	\$151,014,393	\$108,619,217	\$171,859,078	\$173,952,973	\$184,074,767	\$198,908,871	\$138,755,866	\$1,568,362,001
79 Interest Income	\$1,990,979	\$2,067,914	\$2,372,093	\$2,201,320	\$1,583,330	\$2,505,171	\$2,535,693	\$2,683,238	\$2,899,473	\$2,022,628	\$22,861,839
80 Pre Tax Income	\$138,575,585	\$143,930,422	\$165,101,815	\$153,215,713	\$110,202,549	\$174,364,248	\$176,488,667	\$186,758,004	\$201,808,343	\$140,778,494	\$1,591,223,840
Investors' Income on \$60mm @ 12% Ownership (Pre Tax)*											\$190,946,861
Investors' Average Annual Return upon 10 year completion*											31.824%

*In calculating the Founding Investors' Income & Annual Return stated above, the value of the real estate that is attached to the investment was not included.

***\$60,000,000 for 12% Equity Ownership of CN Luxury Resorts, Inc.
Plus Undivided Ownership of a Crab Cay Villa & Marina Berth***

Investment	Property Description Granted to Investor	Square Footage	Price per Square Foot	Homes Value Retail	Appraised Land Value	Marina Berths Value	Total Combined Value	Investor's Equity Stake	Share Price	Total Shares Acquired	Investor's Share of Net Revenue \$1,591,223,840	Annualized Return Over 10 years w/o Real Estate	Annualized Return Over 10 years w/ Real Estate
\$60,000,000	Total Villas	54,000	\$2,209	\$119,286,000	\$14,000,000*	\$6,600,000	\$139,886,000	12.00%	\$2.00	12,000,000	\$190,946,861	31.824%	55.139%
\$10,000,000	Enclave Villa	9,000	\$2,209	\$19,881,000	\$2,500,000	\$1,100,000	\$23,481,000	2.00%	\$2.00	2,000,000	\$31,824,477	31.824%	55.305%
\$5,000,000	Walker Estate Villa	4,500	\$2,209	\$9,940,500	\$1,000,000	\$550,000	\$11,490,500	1.00%	\$2.00	1,000,000	\$15,912,238	31.824%	54.805%

*Note: This value was determined by combining the land value of 4 Enclave lots and 4 Walker Estate lots.