



*Put your money
where the outlook is bright*

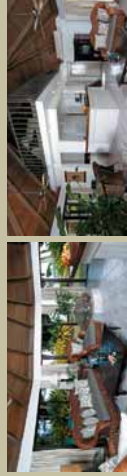
*Pacific Resort Villas,
Rarotonga - a spectacular
South Pacific investment
opportunity*



*Pacific
Resort*
Rarotonga

About Pacific Resort Rarotonga

Pacific Resort Rarotonga is a boutique resort, nestling on the shores of Muri Lagoon in the Cook Islands. Set in over six acres of lush palm-filled gardens with a private waterway and pool complex, Pacific Resort has just 64 stylishly-appointed rooms. These include studios, suites and a limited number of one, two and three bedroom villas in garden, beach or lagoon settings. Voted the best resort in the Cook Islands at the 2005 World Travel



Awards, Pacific Resort Rarotonga is an ideal getaway for both a luxury romantic escape and a relaxing, safe family holiday. The Cook Islands are easily accessible with a flying time of only 3.5 hours from Auckland.

Pacific Resort operates a sister resort which is located on the beautiful island of Atitutaki, approximately 40 minutes north of Rarotonga by plane.



The perfect combination of a south seas holiday home and high yielding investment...

Imagine owning a stylish, self-contained 2-storey villa within the gardens of an established international resort, directly overlooking one of the South Pacific's most picturesque beaches. A property that is both an idyllic retreat for you, your family and friends and a smart investment.

Pacific Resort Rarotonga has decided to offer up a strictly controlled number of self-contained, beachfront or lagoon view villas for sale as investment prospects. Currently two properties are available for purchase as Unit Titles Under Management

A fully managed investment for you to enjoy

As the owner of one or both of these premier holiday properties, you'll have exclusive usage rights for up to 42 nights per year, and substantial discounts on further accommodation requests at either of the Pacific Resort properties. Under the terms of the sale, Pacific Resort will manage all aspects of the property, making this one of the most carefree investments you will ever make. The full management contract covers all aspects of the property management, maintenance, marketing, guest occupancy and financial reporting.

Purchase information (both Unit Titles Under Management Rights):

Villa 300 – NZ\$900,000

Projected average return for each unit title – 8% pa before depreciation and tax (based on four years actual trading history from 2002 to 2006).

Villa 100 – NZ\$1,200,000

plus Cook Island VAT

Tourism – a growing global business

An investment in the idyllic South Pacific is much more than the chance to own your own piece of tropical paradise. It's also a forward thinking business decision. Tourism is now the largest business sector in the world's economy and the primary source of export income for the majority of developing countries. This growth looks set to continue for many years as more people seek to escape – albeit briefly – from the familiarity of their day-by-day lives and experience a safe but authentic adventure within another culture.

For more evidence of this, look at the impact of tourism on the global economy:

- The largest global business sector
- Employs 200 million people
- Generates US\$3.6 trillion
- Accounts for 10% of jobs worldwide
- 760 million 'tourist arrivals' in 2004
- Forecast to reach 1.56 billion in 2020
- If tourism were a country, it would be the 2nd largest economy in the world after the USA!



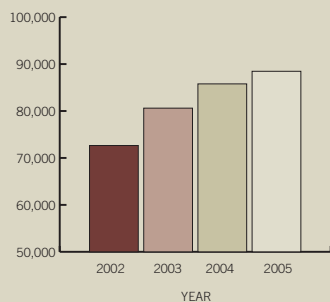


Cook Islands tourism – going up!

The Cook Islands government is committed to nourishing the growth of sustainable tourism and is investing heavily in the marketing of the destination. The result is a steady

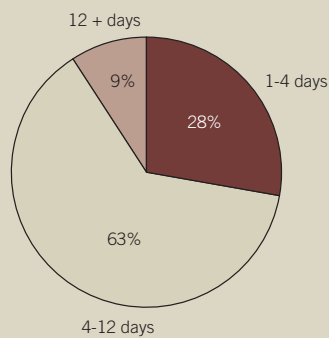
and sustained growth in tourism as can be seen from the following statistics published by Cook Island Tourism:

Visitor arrivals have grown by 20% from 2000 to 2005



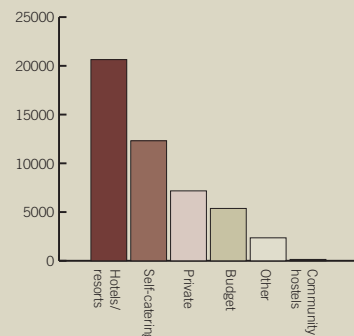
Total visitor arrivals

Duration of stay



4-12 days

Cook Island visitors show a marked preference for hotel/resort accommodation



Visitor arrivals by accommodation Jan-July 2005

Interested? Then let's talk now...

If you'd like to discuss this perfect lifestyle investment please call:



www.pacificresort.com