



TAPESTRY COLLECTION
by Hilton™

A CITIZENSHIP BY INVESTMENT OPPORTUNITY

GRENADA, WEST INDIES

FEBRUARY 2025



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SHAREHOLDING IN THE HOTEL COMPANY

Golden Coast Limited, the owner and developer is offering Investors the opportunity to purchase Class B shares priced at \$280,000 per share, with limited availability. This investment is structured to provide a share in the profits of the Hotel, aligning investors directly with the success of the property.

The One True Blue Beach Hotel is an Approved Project under Grenada’s Citizenship by Investment (CBI) Program. Investors in Class B shares qualify for CBI eligibility, providing a pathway to Grenadian citizenship.

The project’s location and brand affiliation position it for high occupancy and revenue-generating potential. Investors will benefit from a revenue share model tied to the hotel’s operational success, enhanced by Hilton’s global marketing reach.

SHARE INVESTMENT \$280k

ROI once operational

One week stay per year during Holding Period

5-year Government mandated Holding Period

Optional divestment through sale of share

Developer Exit Strategy

HOTEL OPERATIONAL ASSUMPTIONS

Average Daily Rate	\$300-350
Annualized Occupancy, %	65-75%
Other revenue sources, of room revenues	40%
Total costs, of room revenues	70-75%
Revenue split	50%



BRANDED RESIDENCE OWNERSHIP

ONE True Blue Beach Hotel Grenada, Tapestry Collection by Hilton™ offers a unique real estate opportunity featuring just twenty freehold Branded Residences. Owners can place their homes into an optional rental program and achieve instant Hilton Honors™ Gold Status. Owners have access to all hotel amenities, including The Beach Club, resort-style pool, lounges, co-working, yoga, wellness center, and more.

With the charm of a luxury boutique hotel and the feel of a private members’ club, Residences at ONE True Blue Beach Grenada, Tapestry Collection by Hilton™ offers a bespoke living experience characterized by opulent design, exclusive well-being benefits, premium amenities and services, and sustainable features.

STARTING FROM \$800k

- Access to Hotel amenities & services
- Optional Hotel-Managed Rental Program
- One and two-bedroom residences
- Exclusive Penthouse Collection
- Optional Customized layouts & furnishing

ESTIMATED OWNERSHIP COSTS:

Property tax on property value	0.02%
Transfer Tax on resale, of market value	2.5%
Insurance, of replacement cost	1.75%
HOA fees per sqft per annum	US\$13
Electricity Approx. kWh	EC\$1
Water Approx, per gallon	EC\$0.05c



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WHY GRENADA?

- Undersupplied real estate and hotel markets.
- Tourism growth 15% year-over-year in 2024
- Steady economic growth is driven by tourism, private education, construction, and Citizenship by Investment.
- Foreign investment is boosted by a favorable tax regime, tourism, real estate and Citizenship by Investment.
- The safest and most politically stable Caribbean state with a democratic government and low crime.
- Renowned for its pristine beaches, lush landscapes, rich culture, and laid-back lifestyle.
- Stable local currency tied to USD

WHY TRUE BLUE?

- Prestigious residential neighborhood.
- Home to St. George's University (SGU) with over 8,000 international students and 2,000+ faculty.
- SGU has been the largest provider of doctors into first-year U.S. residencies for the last 11 years.
- The University generates a steady flow of visitors independent of tourism market fluctuations.
- Minutes away from the airport, marinas, fine dining, beaches, and recreational activities.
- The lack of development land and the airport's building height restrictions ensure sustainable business growth.
- Significant infrastructure development is underway.



"True Blue remains Grenada's most attractive real estate investment location, commanding the highest demand, rates, and price per square foot."

By Century 21 Grenada

WHY TAPESTRY BY HILTON?

- Hilton is the most recognizable hotel brand and a leading global hospitality company.
- Hilton Honors, a loyalty program with 200+ million worldwide members, drives immediate business to the property.
- 70.2% of bookings come directly through Hilton's network.
- Tapestry Collection by Hilton has an average worldwide occupancy of 70%.
- Tapestry Collection is expected to become Hilton’s largest Collection brand by 2025.

HOTEL INVESTMENT OVERVIEW

- Premium branded hotels boost profitability with lower operational costs and high revenue, ensuring strong margins.
- Soft brand hotels are the most preferred acquisition/disposition targets for U.S. Investors.
- Resort locations are among the most favored hotel investment location types.
- Steady leisure demand drives growth in resort locations through rising international travel.

BRANDED RESIDENCES OVERVIEW

- Branded residences are more popular than ever among wealthy international buyers as a property investment.
- Branded residences offer stronger resale values, higher rental income potential with professional management, and hassle-free ownership.
- The branded residences provide a premium lifestyle with like-minded neighbors and access to luxury hotel amenities.
- Residences are completed with cutting-edge interior design, technology, and architecture.
- Stronger Resale Values: Branded residences are positioned to outperform the prices of non-branded property.

VISIONARY TEAM

GOLDBLAT

Goldblat - Grenada-based real estate development firm focused on the ground-up development of luxury lifestyle and investment properties in Grenada. Goldblat has extensive International experience in real estate acquisition, development and construction management, capital structuring, and property transactions. For the last 20 years, we have been involved in many large-scale real estate developments, providing investors with opportunities not otherwise available in the real estate market.

<https://www.goldblat.com/>

HOTEL EQUITIES

Hotel Equities is a best-in-class owner, operator, and development firm managing a portfolio of 300+ hotels and resorts throughout the U.S. and Canada. Their hotel management portfolio consists of full-service, select-service, boutique, independent, and lifestyle hotels. Hotel Equities was nominated by Marriott as a Top Performer for excellence in hospitality and hotel management.

<https://www.hotelequities.com/>

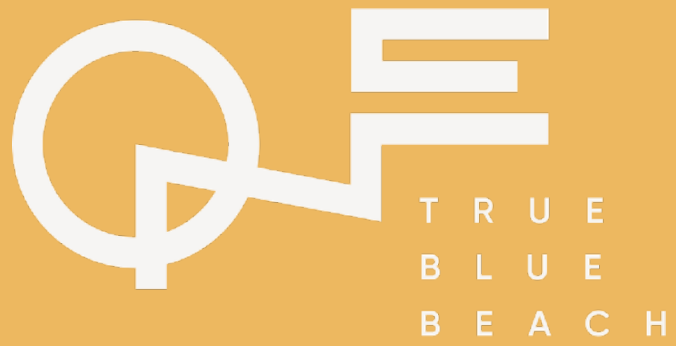
34TH FLOOR

34th Floor Hospitality - food and beverage management company with experience working with upscale, famous hotels and restaurants worldwide. The group has worked with projects such as MGM International, MSC Cruises, Cosmopolitan Las Vegas, Wynn Encore Las Vegas, and many Michelin-starred restaurants.

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GOLDBLAT





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DISCLAIMER This Brochure is solely to provide information regarding an opportunity to invest in Class B shares associated with the One True Blue Beach Hotel. This Brochure contains forward-looking statements, projections, and assumptions related to the financial performance, operational outcomes, and anticipated occupancy levels of One True Blue Beach Hotel. These statements are based on current market conditions, industry assumptions, and management's expectations. Such forward-looking statements are inherently uncertain and subject to change due to external factors, including but not limited to market volatility, changes in economic conditions, fluctuations in demand, and regulatory adjustments. The Developer makes no assurance or guarantees that the assumptions or expectations presented in these forward-looking statements will materialize. Actual results may vary significantly from those forecasted. Potential investors should not place undue reliance on these projections and are advised to consider them as speculative, illustrative examples rather than concrete assurances of future outcomes. Investment in Class B shares does not carry any guarantee of profitability or return of capital. Returns on investment are speculative in nature, contingent upon successful project completion, operational management, and prevailing market conditions. The Developer provides no warranty, express or implied, as to the potential profitability or value appreciation of Class B shares. Investors may experience reduced returns or a loss of their invested capital, and as such, the investment should be considered high-risk. This document does not serve as a substitute for a personal evaluation by an independent financial advisor regarding the suitability of this investment. The Developer assumes no responsibility for ensuring investor suitability for this investment. It is recommended that prospective investors seek independent financial and legal advice to fully understand the implications of their investment in Class B shares. Financial projections, budget forecasts, and anticipated occupancy rates included in this Brochure are intended for informational purposes only. The Developer does not guarantee the accuracy, reliability, or completeness of any such projections and shall not be liable for discrepancies or variances between forecasted and actual results. These projections are estimates based on current data and assumptions, and actual outcomes may differ due to unforeseen circumstances. This Brochure and the associated investment terms are governed by the laws of Grenada, and any disputes arising from the investment or related documentation shall be subject to the exclusive jurisdiction of the courts of Grenada. The Developer does not assume responsibility for ensuring this investment complies with laws or regulations outside Grenada. Investors are responsible for understanding the tax, legal, and regulatory obligations associated with their investment in their country of residence or citizenship. Investors in Class B shares are required to hold their shares for a minimum of five years, as mandated by the Grenada Citizenship by Investment Act No. 15 of 2013 and associated regulations. During this holding period, the resale or transfer of shares is prohibited. This restriction ensures compliance with the citizenship program and maintains the integrity of the project. The Developer is not obligated to facilitate, manage, or guarantee the resale of Class B shares. Investors are advised to engage licensed professionals or marketing agents for assistance with resale or divestment opportunities. Potential investors are strongly advised to obtain independent legal counsel to assess the implications of this investment on their personal financial, legal, and tax status, especially if residing outside Grenada. The Developer, its officers, directors, affiliates, agents, and employees expressly disclaim any liability for investor losses or damages arising from reliance on this Brochure or any information contained herein.

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