

Investment Opportunity in

Paradise Taveuni, Fiji

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INVESTMENT OPPORTUNITY ON OFFER

Majority Partner is medically not well and looking to sell his 50% share. The other shareholders are not able to purchase this share. The Shareholders are looking for investors whether that is 50% or 100% of the company.

SUMMARY

In March 2006 Paradise Taveuni - then Suzie's Plantation Resort- was purchased by the current owners with a vision to become an affordable 4 star Dive Resort.

Suzie's Plantation, a budget accommodation property with 4 huts and a Dormitory was replaced with what is now one of the BEST Dive Resorts in the South Pacific. Paradise Taveuni Resort has 16 air conditioned rooms, 5 Star PADI Dive Centre on site serviced by 2 dive boats, 60 seat restaurant, Gift Shops, Tour Desk, Day Spa, Bakery/Deli and 12 moorings directly in front of the Resort.

The owners have strived hard over the last 18 years not only on site in Paradise, but with a strong marketing plan to drive Scuba Divers and other travelers to Paradise to experience 'Real Fiji' and some of the best scuba diving sites in the world.

WHY IS PARADISE TAVEUNI THE BEST PROPERTY FOR SALE IN FIJI?

- It is located on a remote and pristine west-facing oceanfront 5 acre property with another 10 acres of land supporting farms, owners residences and water source.
- This land is **freehold** (titled) with a unique deepwater frontage allowing swimming, snorkeling, diving anytime of the day (no exposed reefs in Paradise)
- Paradise is one of the largest employers on the island supporting over 80 dedicated Fijian staff all year round.
- Only a 20-minute dive boat trip from the legendary Rainbow Reef - a 20-mile reef system with over 30 dive sites. A 10-minute boat trip from the southern reefs of Taveuni - Vuna Reef with 10+ dive sites here. Paradise is the only dive operator in the southern part of Taveuni. Crystal clear waters directly in front of the Resort offers shore dive and snorkeling options from the Resorts private marina.
- 12 moorings on the oceanfront of Paradise Taveuni receiving hundreds of yachts and cruisers from all over the world from April - November annually.
- We have received numerous Trip Advisor Awards over the years with outstanding reviews from Guests.
- The Resort is self-sufficient with its own farms - fruit, vegetables, eggs, pork - as well as generating its own power and water on site.

CURRENT COMPANY ASSETS

- 16 air-conditioned rooms with bathrooms & outdoor showers in a private tropical garden
- Large freshwater swimming pool on the oceanfront
- Central building containing the 60 seats in the Ocean View Restaurant, Kana Vale and Poolside Vale with panoramic ocean views and seaside dining, 2 x gift shops, Tour Desk, Cocktail Bar, Kitchen, 2 bathrooms.
- PADI 5 Star Dive Centre, drying room and compressor system, air-conditioned camera room and retail shop with 2 dive boats taking up to 36 divers daily to the reefs, dive shop bathrooms.
- Behind the scenes are the Laundry, Maintenance, carpark, Security and staff housing.
- Turn key systemized operational base

- Dedicated local Team headed by 2 x dedicated local General Managers of 80+ local employees
- 4 stars (self-rated)
- 24-hour electricity provided via 5 Cummins Generators – 150KVA, 110KVA, 100KVA, 66KVA, and 60KVA
- On site Bore Hole water reserve and Government water line
- Oceanfront Day Spa with 2 rooms for massage and spa treatments with 8 professionally trained massage therapists
- 4 x 4WD Vehicles, small excavator and trailer
- 5 fully outfitted kayaks down on the marina + 1 Fishing Kayak
- Hammocks & chaise lounges throughout
- 10 acres of freehold land holds owners 3-bedroom residence, Guest house and swimming pool, 10 room solar powered staff quarters, Farmland with kava, dalo, fruit and vegetables, chicken farm, pig farm and bore hole (water supply). This area has great potential for further development

OPPORTUNITY FOR EXPANSION

The 10 acres adjoining Paradise Taveuni is freehold land affords the new owner the opportunity to double or even triple the income with the future development of more accommodation.

SITE LOCATION ACCESSIBILITY

International flights land in Nadi daily from all over the world connecting with 1-hour scenic domestic flights to Taveuni 4-5 times daily.

It is only a 60-minute drive or speedboat transfer from the Taveuni airport and road transfers are included in the nightly tariff along with meals.

Barges and weekly boats deliver goods and supplies directly to the Resort on a regular basis.

MARKETING & BRAND POSITION

Paradise Taveuni is internationally recognized as one of Fiji's best Scuba Diving destinations with the Rainbow Reef only minutes away and offering 4-star accommodation and facilities with 5-star service. The 5 Star PADI Dive Centre excels in handling Dive Groups from all over the world as well as individual divers and beginner divers with a selection of PADI Courses on offer taught by our local Fijian PADI Dive Instructors.

Taveuni is recognized as a top destination for eco-tourism - hiking, nature walks, waterfalls and the underwater world are easily accessible and arranged by the Resort.

TAVEUNI ASSETS

The world-famous Rainbow Reef is rated 3rd finest in the world amongst divers & snorkelers

The Great White Wall is one of the Top Ten dive sites in the world - J.M.Cousteau

Excellent deep-sea fishing

Bouma Waterfalls

Lavena Coastal Walk

Waitabu Marine Park

Lake Tagimaucia

The home of the famous "Orange Dove"

Southern Blowhole and Natural Rock Water Slides

Easy access to nearby islands - Kioa, Vanua Levu

GENERAL MARKET CHARACTERISTICS

Paradise Taveuni pivots with the ever-changing travel market and offers travels a 'Soft Adventure Vacation' with high quality activities & experiences. Fiji is the ideal location for such products with pristine, isolated natural resources, the friendliest people on earth & a rating as the 3rd safest country in the world.

Paradise Taveuni Awards

Featured in many magazine articles over the years

Winner of 2024 Trip Advisor Award

Winner of 2020 Trip Advisor Award

Winner of 2019 Trip Advisor Award

Winner of 2018 Trip Advisor Award

Winner of 2017 Trip Advisor Award

Winner of 2016 Trip Advisor Award

Winner of 2015 Trip Advisor Award

Winner of 2014 Trip Advisor Award

Winner of 2013 Trip Advisor Award

Winner of 2012 Trip Advisor Award

Winner of 2011 Trip Advisor Award

FINANCIALS

Full audited financial statements will be supplied on a site inspection after signing a confidentiality agreement.

Sale price: \$12,000,000 U.S. and is negotiable.

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QUESTIONS AND ANSWERS:

Why are you selling the resort?

Majority Partner is medically not well and looking to sell his share. The other shareholders are not in a position to purchase this share. The Shareholders are looking for investors whether that is 50% or 100% of the company.

Would you consider vendor financing?

With a down payment of 50% we are willing to finance at the prevailing bank rate for 5 years

Do you want overseas settlement of the sale?

No

What is the commitment deposit?

The commitment deposit is \$100,000 U.S.

Is it refundable?

The commitment deposit is non-refundable under any circumstances other than vendor electing to pull out of sale in breach of Purchase Agreement

Would you agree to a no-competition agreement?

Yes.

Would you consider a handover/transition period?

Of course

Would you share your marketing strategies & introduce new owners to wholesalers?

Absolutely.

Would past guest contact list be available?

Completely

Would you be available post sale for advice and historic information?

Certainly

Would you consider staying on in a management role?

1 of the shareholders would be happy to stay on as Manager

Would the residence be left furnished?

No