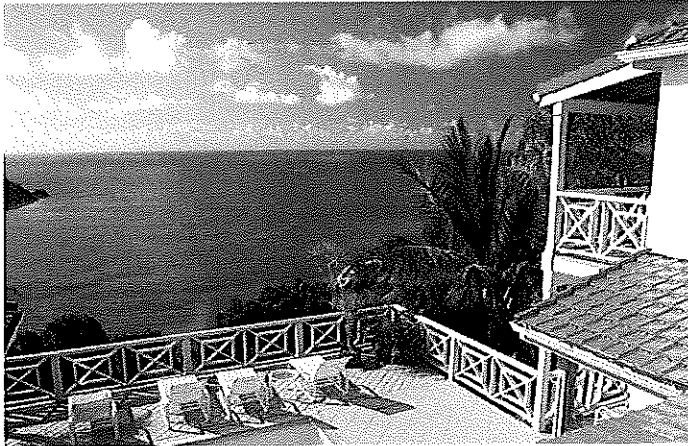


Holiday Homes of St. John

WISH YOU LIVED HERE?



OR ANYWHERE

BUT HERE?



PLEASE TAKE THIS
PACKET FOR MORE
INFORMATION ON ST. JOHN,
THE LOCAL REAL ESTATE
MARKET AND COMPLETE
LISTS OF ALL AVAILABLE
PROPERTIES

Sara Lovegreen
REALTOR

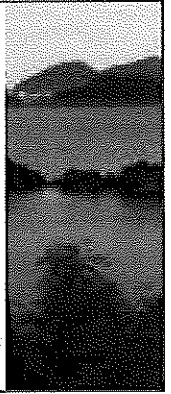
Holiday Homes of St. John

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www.BeautifulStJohn.com



OR HERE?



I CAN HELP!



Visit our office at The Marketplace
Voice(340) 774-8088 Fax(340) 774-8042

Toll Free 1-800-526-9193

www.BeautifulStJohn.com

sara@BeautifulStJohn.com

Holiday Homes of St. John INC.

P.O. Box 40 • Cruz Bay, St. John, USVI 00831



Holiday Homes of St. John

"The Company that gives back to St. John"

ST. JOHN FACT SHEET

For more detailed information, go to our website www.HolidayHomesVI.com

History: US Government purchased the Danish Virgin Islands including St. John from Denmark in 1917. Naval governor ruled until 1931 when the U.S. Dept. of Interior assumed control. We are an unincorporated territory. Residents of the Virgin Islands vote for a local Governor. We cannot vote for the President of the United States. However, we do receive all other benefits awarded citizens of the (mainland) United States and we have a delegate to Congress. We also have a local legislature with island Senators.

National Park: In 1950, Mr. Laurence Rockefeller purchased extensive holdings on St. John including holdings of the Danish West Indies Company, developed Caneel Bay Resort and donated over 5,000 acres to the U.S. Government as public park land and Congress formed the VI National Park. The VINP holdings now include 7890 acres of land (including the recently added Maho via the Trust for Public Land), 5650 submerged acres off shore, plus approx. 13,000 acres submerged off shore as "Virgin Islands Coral Reef National Monument"

Size: St. John is approximately 19 Sq. Miles - 9 mi. long x 2 mi. wide

Location: Coordinates: 18.2N 64.5 W, 1075 mi. East/Southeast of Miami, 50 mi. East of Puerto Rico, 3 mi. East of St. Thomas; north is Atlantic Ocean and south is Caribbean Sea.

Highest Elevation: On St. John - Bordeaux Mountain 1277'; On St. Thomas - Crown Mountain 1550'

Population 2000 Census: St. John - 5,000+/- / St. Thomas - 48,166+/-

Climate: Average annual rainfall 43", most rainfall occurs Sept- Oct and May-June
Winter temp 77° - 84° Summer 82° - 90°

Schools: Public and Private Schools Available

STJ:	Private:	Giff Hill School	pre-K-High School
		St. John School of the Arts	(opened 1970) offers other classes (art, music, dance, etc.)
	Religious affiliated:	St. John Christian Academy	K4-3
		Methodist Pre-school	2-5 yrs.
	Public:	Guy Benjamin/Coral Bay	K to 6th grade/
		Julius E Sprauve/Cruz Bay	K to 9th grade
STT:	Private:	Montessori	pre-K-12
		Antilles	pre-K-12
	Religious affiliated:	St. Peter & Paul	K-12
		All Saints	K-12
	Public:	K-12 (numerous)	
	University of the Virgin Islands (UVI)	175 acre campus, both bachelor & master degree programs offered; Home of Reichhold Center for the Performing Arts.	

Mail Service: provided through the U.S. Postal Service as well as UPS, Federal Express, and DHL. U.S. Postal rates are the same as in the continental United States.

Financial Services: There are two banks on St. John, Scotia Bank and First Bank. Both have ATM machines. The Westin Resort, Starfish Market and Mongoose Junction also have ATM machines.

Internet: DSL and broadband connections are widely available and there are numerous "Cyber Cafes" in both Cruz Bay and Coral Bay; or through your cell phone provider.

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Cellular phone: service can be obtained via Sprint, Innovative, ATT, T-Mobile, Virgin Mobile, Cingular or Centennial.

Medical Air Service Insurance: available through MASA and Medjet.

Tax and Business Info: Residents of the U.S. Virgin Islands are taxed, generally, under the same statutes, rules and regulations as residents of the United States. The principle exception is that corporations must pay a V.I. surcharge equal to 10% of their corporate income tax. U.S. citizens with U.S. Virgin Islands source income are required to file a duplicate income tax return, Form 1040, with the V.I. Bureau of Internal Revenue (VIBIR) and pay tax, if due, on their V.I. source income. Any tax paid to the VIBIR is a direct reduction of the total tax liability of the individual. Form 8689, Allocation of V.I. Source Income, is the IRS form to be used for this computation and credit.

There is no sales tax in the USVI; however, there is a tax of 4% levied on the gross receipts. Taxpayers with gross revenues under \$225,000 per year can exclude \$9,000 per month from their taxable base.

Buyer/Seller Real Estate Info: There is a sliding scale government transfer tax (stamp tax) on the sale of real property at closing. Recording fees approximately \$1.00/\$1000 of the transaction value and attorney fees @ \$150-\$200+ /hr. The documentary stamp a/k/a transfer stamp tax is based on purchase price:

- A) 2% for property valued up to \$350,000
- B) 2.5% for property valued from \$350,001 to \$1,000,000
- C) 3% for property valued from \$1,000,001 to \$5,000,000
- D) 3.5% for property valued over \$5,000,001

Note that this law also provides that: "No real property may be valued at less than the value assessed by the Tax Assessor."

This tax is usually negotiated as part of a purchase contract and payment is frequently split between the buyer and seller

Mortgages for homes and condos are available through banks and local lending institutions, including First Bank, Scotia Bank, Banco Popular, VI Merchants Bank, First Liberty, and Merrill Lynch as well as some Stateside mortgage brokers. Most banks lenders require the buyer to pay for title search, title insurance, property appraisal, as-built written certificate of property, perimeter survey with surveyor's certificate, windstorm & earthquake insurance and buyer's as well as lender's attorney fees. Investment and second homebuyers can qualify for up to 70% loan to value mortgages. Mortgages for the purchase of land are also available through First Bank and Scotia Bank

Title Insurance is available and recommended. Check with your local attorney for recommendations.

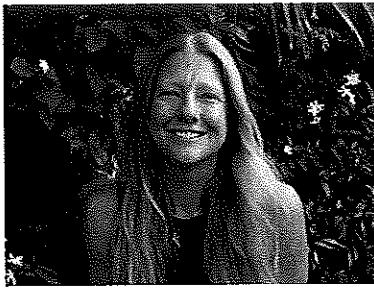
Property Taxes: All properties in the Virgin Islands were reassessed in 2008 and are now taxed as follows:

1. Un-improved non-commercial properties (i.e. land parcels) are taxed at .004956 of assessed value.
2. Improved residential properties (i.e. homes and condos) are taxed at .00377 of assessed value.
3. Commercial properties (i.e. business and commercially zoned properties) are taxed at .00711 of assessed value.
4. Timeshares and fractional ownership properties are taxed at .01407 of assessed value.

Building costs: \$400++++ per square foot for average (masonry) construction. A VI licensed architect or engineer must sign off on house plans. Building specs can be obtained from Planning and Natural Resources (DPNR) at 340-774-3320. Permits take 2-4 months for approval.

Utilities: Electric – provided by underwater cable from STT, plus back up generators in Cruz Bay and Coral Bay. Digital cable and DSL are readily available. Water – roof gutters for cistern collection and storage. Cisten capacity – 10 gals. of cistern for every sq. ft. of roof on single story home; 15 gals. For two story home. STJ also has a desalinization plant; water cost (including delivery) is \$200+ for 3000 gals (more for Coral Bay delivery). Propane – costs per tank for stoves/ovens average \$100 (100 lbs tank handles a small household for three months). There are currently government incentives offered for energy saving green initiatives. Check with your Realtor® for more details.

Hurricane Facts: Damage from Hugo (1989) and Marilyn (1995) resulted in improved building codes and variable insurance rates. Georges (1998), Jose (1999) and Lenny (1999) all went right over us and left no major damage. Hurricane mitigation helps! All buildings now must be engineered to withstand a minimum wind speed of up to 110 mph & zone 4 earthquake provisions and new building construction must adhere to the International Building Code. Windstorm/earthquake insurance cost is about 1.7% to 4% of improvement value depending on construction (wood frame is higher than masonry).



Sara Lovegreen

P.O. Box 1719

Cruz Bay, USVI

00831

340.344.4413

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Qualifications

With a background in economics and customer service, I have the knowledge and experience to accurately analyze market conditions and trends to assist you in the successful purchase and/or sale of a property. Though I am one of the younger St. John agents, I consider myself a leader among my peers in the use of technology. I use that to your advantage by giving buyers the latest tools to search for and organize properties and giving sellers increased internet exposure. Having practiced real estate in Massachusetts and the USVI, I have successfully negotiated contracts, handled advertising and marketed myself, the agency and my listings. Thank you for considering Sara Lovegreen and Holiday Homes of St. John Inc. for your current real estate transaction. Please visit www.BeautifulStJohn.com to learn more about me and how I can help YOU!

Education

CRS 204 Build Wealth through Real Estate (2007)

Core Course towards Certified Residential Specialist designation

Virgin Islands Real Estate exam (2006)

Licensed Virgin Islands Real Estate Agent

Harris School of Real Estate (2005)

Licensed Massachusetts Real Estate Agent

University of Arizona (2000)

B.S. Agricultural and Resource Economics

Work History

Holiday Homes of St. John (2006-present)

Real Estate Agent - Sellers Agent

340.776.6776 / 340.774.8088

Holly C & Co. Fine Homes (2006-present/seasonal)

Real Estate Agent - Buyers Agent

978.281.4995

Coldwell Banker (2005)

Apprentice to Cape Ann's Top Producer

Memberships:

National Association of Realtors

St. John Board of Realtors-Board Member

Virgin Islands Territory Association of Realtors

St. John Multiple Listing Service (MLS)



Holiday Homes of St. John

"The Company that gives back to St. John"

COMPANY PROFILE

Holiday Homes of St. John, Inc., is the island's oldest real estate firm, serving the community since 1960. Our full time sales team has many years of experience in working with satisfied buyers and loyal sellers, and Holiday Homes agents have the most real estate designations on St. John (CRS, CRB, GRI, CIPS, RSPS, TRC, CLHMS) reflecting their dedication to continuing education and professionalism. This commitment of time and energy keeps our agents on the leading edge of the changing needs of Buyers and Sellers in our real estate market today and it shows in our leading performance in our market! Our high-traffic office in The Marketplace offer us the widest possible exposure to St. John's buying public. Holiday Homes of St. John recognizes the needs of buyers and sellers and offers the experience required to list, show and sell the unique product that is St. John. Our successful history of working with satisfied St. John Buyers and Sellers makes us the best qualified to offer value in a win/win transaction. We are online with state of the art equipment and global communications technology. Please visit our website at "www.HolidayHomesVI.com". We are members of **Who's Who in Luxury Real Estate**, www.luxuryrealestate.com, **FIABCI** (The International Real Estate Federation), www.fiabci.com, **Unique Global Estates** www.uniqueglobalestates.com, **National Association of Realtor's (NAR)** listing website Realtor.com www.Realtor.com, **NAR's International division listing website** www.worldproperties.com, and **Leading Agents of the World** www.LeadingAgentsoftheWorld.net, which provides international exposure for all our listings.

Our advertising includes Holiday Homes real estate information packets in over 100 rental villas and condominiums in several of Holiday Homes' Affiliates' home management programs (covering both ends of the island), ads in island newspapers, Caribbean "Houses!" magazine, The Real Estate Book, and a variety of other print media as well as our website and the other international sites listed above. This exposure has helped us to participate in a majority of the "multi million dollar" home and homesite sales which have occurred on St. John to date. In addition, our office has sold the property for the major St. John developments of Peter Bay Estates, Westin St. John, Grande Bay Resort and Pond Bay in Chocolate Hole.

The Holiday Homes team has many years of living on St. John and is knowledgeable about island life. Our island resident staff is able to handle the most demanding needs, as our past clients and customers readily attest and we are committed to returning energy to the community. Holiday Homes agents contribute substantial time, energy and money to many local causes such as the **St. John School of the Arts, Kids & the Sea (KATS)**, **Friends of the VI National Park**, **Sprauve School**, **Guy Benjamin School**, **The Giffit Hill School**, **Antilles School**, **VI Montessori School**, **St. Thomas/St. John Cancer Society**, **Friends of the Library**, **St. John Animal Care Center (ACC)**, **St. John Rotary**, **The Chamber of Commerce**, **St. John Land Sharks**, **Coral Bay Community Council**, and **The Trust for Public Land (TPL)**.

Our agents are current and/or past directors and officers of the following boards and advisory committees: **St. John Action Committee**, **Island Green Builders Association**, **Friends of the Elaine I. Sprauve Library**, **St. John Community Foundation**, **St. John Festival Committee**, **The Giffit Hill School**, **St. Thomas/St. John American Lung Association**, **Friends of the VI National Park**, **Chocolate Hole HOA**, **Great Cruz Bay HOA**, **Lovango Cay HOA**, **Fish Bay HOA**, **St. John Board of Realtors** and the **Virgin Island Territorial Association of Realtors**.

As charter members of the St. John Board of Realtors and the St. John Multiple Listing Service, we actively co-broke with other agencies here and network with Realtors on nearby islands to give our listings maximum exposure. Holiday Homes is the most successful real estate company on St. John and has consistently maintained a substantial majority of the market share of all the real estate agencies. As the residential specialists who have worked with the most Buyers and Sellers, we feel that our advertising, office locations and staff afford us the best opportunity to sell everything from individual homesites to the premier properties of St. John. We welcome the chance to work with you!

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REAL ESTATE ALPHABET

You may have noticed several letter designations after our Realtors' names... **GRI, CRS, CRB, CIPS, RSPS,** and **CLHMS** to name a few. They are all symbols of excellence and expertise in different areas. In order to obtain these credentials Realtors have completed stringent course requirements and passed rigorous exams. This is an investment of much time, money and energy in order to keep up in the industry.

Holiday Homes prides itself in the fact that all of our active agents have earned the **GRI** (Graduate Realtor Institute) designation through NAR (the National Association of Realtors). This involves completing 29 courses which develop strengths and provide resources in a variety of real estate related subjects.

The **CRB** (Certified Residential Broker) is sponsored by the Real Estate Brokerage Managers Council, an affiliate of NAR, and involves completion of state-of-the-art management courses in strategic planning, finance, marketing, and recruitment. CRB candidates must be licensed brokerage managers with years of experience.

CRS (Certified Residential Specialist) is offered by the Residential Sales Council of NAR and requires a combination of: a specified number of residential transactions; completion of specialty courses; a specific annual sales volume production; and proof of other professional experience and skills within the residential sales market.

CIPS (Certified International Property Specialist) is offered by the National Association of Realtors to those agents who have completed a specified number of international transactions and have completed substantial class time in courses designed to enhance their global real estate expertise.

CLHMS (Certified Luxury Home Marketing Specialist) is sponsored by the Luxury Home Guild to agents who have attended classes and symposiums designed to expand agents luxury home marketing expertise. Agents must also qualify by selling multi-million dollar luxury properties to become members of the Luxury Guild.

RSPS (Resort & Second-Home Property Specialist) certification distinguishes resort and second-home market agents in the buying, selling or management of properties or investment, development, retirement, or second homes in a resort, recreational and/or vacation destination.

As we continue to grow and enhance our reputation, our agents are currently pursuing more designations which will upgrade skills and show our higher level of commitment to real estate on St. John. Holiday Homes strongly encourages and promotes continuing education. This demonstrates our agency's commitment to industry knowledge and expertise and assures our clients and customers that their agent has learned the most current standards of practice in real estate through a blend of education and experience.

MISSION STATEMENT

Holiday Homes of St. John Inc., the oldest real estate firm on St. John, is **committed** to continuing to provide the **best service possible** for **our customers, our clients** and **our island**, with **integrity, experience, excellence,** and **enthusiasm** for today, tomorrow and the future.

We are dedicated to enhancing the quality of your St. John experience with **our professionalism, technology and education.** It is our mission to **educate** and **empower** you, **our customers for life**, to make **the best real estate decisions.**

Holiday Homes of St. John

"The Company that gives back to St. John"

ST. JOHN ESTATES AND SUBDIVISIONS CRUZ BAY AND WESTERN END OF ISLAND

Bethany, Enighed, and Pastory

Established subdivisions with 1/4 to 1/2 acre parcels. Easy access to town, and good breezes.

Beverhoudtsberg and Grunwald

North of Giff Hill area to the east and west of route 104. Mostly inland valley views. Large areas of Nature Conservancy.

Boatman Point

Spectacular views down the South Shore to Ram's Head and west to Hart Bay; paved roads; all parcels have underground utilities; exclusive estate area features twenty eight, private, 3/4-1 acre (and larger) waterfront & hillside home sites with convenient access to Cruz Bay; consistent cooling breezes.

Catherineberg

Private enclave surrounded by National Park situated above Cinnamon Bay; breathtaking views of St. John's North Shore and the British Virgin Islands. There are twenty-four private 1+ acre parcels with mature, lush vegetation. Catherineberg is accessed from both North Shore Road and Centerline Road.

Chocolate Hole

Something-for-everyone established subdivision offers a large variety of neighborhoods, views and terrain; Deeded beach access to Hart Bay and Chocolate Hole (a good boat anchorage and site for exclusive Pond Bay resort).

Contant, Contant Farms, Waterklip and Azure Bay

Desirable location very convenient to town via paved roads. 1/4 to 1+ acre parcels; Some parcels overlook Great Cruz Bay while others enjoy beautiful sunsets plus exquisite views of St. Thomas and adjacent cays.

Denis Bay

Private enclave surrounded by National Park situated above Hawknest Bay; breathtaking views of St. John's North Shore and the British Virgin Islands.

Ditleff Point, Rendezvous Heights, Klein Bay, Point Rendezvous, Upper Monte Bay and Upper Rendezvous Bay

Ditleff Point is the majestic peninsula located between Rendezvous Bay and Fish Bay: Exclusive residential subdivisions on Rendezvous Bay, some with deeded beach access, paved roads and underground utilities; large waterfront and hillside homesites ranging from 1/2 acre up to 5 acre sites. Panoramic views of South Shore of St. John. Higher Rendezvous Bay parcel views see St. Thomas, Puerto Rico and Vieques and some look eastward to Reef Bay and Ram's Head.

Fish Bay, Skytop and Reef Bay

Area surrounding the last south shore bay before National Park/Reef Bay, 2 private subdivisions with paved entry road encompass two hundred 1/2 acre home sites; Variety of views and terrains.

Gift and Regenback, Giff Hill, Glucksberg, Adrian, Beverhoudtsberg and Bellevue

A variety of properties, some with water views to St. Thomas and surrounding cays. Giff Hill Road connects South Shore and Centerline roads.

Great Cruz Bay

Established residential neighborhood with paved roads surrounding the Westin Hotel and Great Cruz Bay (with lots of boat activity to watch), out to Maria Bluff. Deeded dinghy dock and swimming access. 1/4 to 1 acre parcels with some gorgeous waterfront properties.

(continued)

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Peter Bay and Upper Peter Bay

Exclusive North Shore beachfront and hillside properties surrounded by National Park. Paved roads with underground utilities and gated access; enhanced by beautiful stonewalls, and lush tropical landscaping. Private deeded easement to white sand beach between Trunk Bay and Cinnamon Bay, exquisite north shore & BVI views; 1/2 acre & larger.

Susannaberg

Private enclave surrounded by National Park situated above Denis Bay; breathtaking views of St. John's North Shore and the British Virgin Islands. Mature, lush vegetation. Susannaberg is accessed from both North Shore and Centerline Roads.

Virgin Grand Estates and San Soucci & Guinea Gut

Situated on the hillside above Great Cruz Bay overlooking the Westin Hotel. Stamped concrete paved roads, underground utilities. Each .4 or 1/2-acre parcel offers a gentle slope with unrestricted views to the west and south.

CORAL BAY AND EASTERN END OF ISLAND

Annaberg, Leinster Bay, Abraham's Fancy and Maho Bay

North Shore beachfront and hillside properties surrounded by National Park. Public access to white sand beaches on Maho Bay and Francis Bay; exquisite BVI views; 1/2 acre & larger.

Bordeaux Heights, Spice Hill and Bordeaux Mountain

Lush forest vegetation, cool, breezy elevations with panoramic easterly views. Mostly paved access.

Calabash Boom and Freeman's Ground

1/4 and 1/2 acre hillside parcels with eastern exposure, breezes, expansive views into Hurricane Hole, to East End and the British Virgin Islands.

Carolina

Carolina encompasses most of the land from Bordeaux Mt. to Coral Bay harbor. Flatlands, hillsides, ridges and mountaintops, in lot sizes starting at 1/4 acre. Views range from valley-inland to down-island & BVIs. Many of the roads are now paved.

Concordia and John's Folly

Hillside and waterfront parcels with spectacular views to the BVIs. Some border VI National Park lands. Walking access to Salt Pond Beach. Concordia Resort amenities and rental management services available to buyers.

Dreekets Bay, Zootenvaal, Haulover, Privateer Bay, The Point at Privateer, Hansen Bay, and Saba Bay

Upscale East End subdivisions with 1/2 acre and larger parcels accessed by nicely paved roads with underground utilities just a short drive from Coral Bay. Breathtaking views over National Park lands into pristine Hurricane Hole and/or north over BVIs. Deeded beach and possible dock accesses available.

Emmaus, Eden and Fortsberg

Flatlands, hillsides, ridges and mountaintops, in lot sizes starting at 1/4 acre. Views range from valley-inland to down-island & BVIs. Many of the roads are now paved. Fortsberg is a prominent peninsula in Coral Harbor, stunning views in all directions, historic ruins serviced by dirt roads.

Friis Bay, St. Quacco and Zimmerman, Hard Labor, Ben Runnels Gut and Saunder's Gut, Little Plantation

Established neighborhoods of 1/4 acre+ hillside and waterfront parcels with varied views and terrains extending along the southern portion of St. John's eastern shoreline.

Mandahl

Eastern portion of St. John's south shore surrounded by VI National Park on three sides. Easy access to Kiddel Bay and Lameshur Beaches. Unobstructed water views south to St. Croix.

OTHER ISLANDS AND CAYS

Occasionally unique opportunities are offered for entire offshore cays close to St. John.
Please contact a Holiday Homes agent for current listings.

Lovango Cay

Waterfront & hillside parcels (from .5 +), some with paved road access and Homeowners Association infrastructure in place; All parcels feature sweeping panoramic views either toward St. John, St. Thomas or the BVIs. A barge landing provides access for some parcels for building materials and doubles as the dock. Others have private docks.

Thatch Cay

Private island being developed with breathtaking views of St. John's North Shore, St. Thomas and the British Virgin Islands.

HOMES FOR SALE
NOVEMBER 2010

CONTACT HOLIDAY HOMES : info@HolidayHomesVI.com : 340-776-6776; 800-905-6824
CRUZ BAY SIDE OF ISLAND

LOCATION	PARCEL #	BED/BATH	LAND CNST	PRICE	COMMENTS	NRML	FLEX
GLUCKSBERG	10-8-B1	1X2	0.232 W	\$280,000	NEW AFFORDABLE, QUIET & LUSH	LT	09-366
PASTORY	5G-F	2X2	0.34 W	\$450,000	UNDER CONSTRUCTION GST. HSE.; PLANS FOR MAIN HSE ALSO	09-443	
FISH BAY	Q	4X2	0.64 W/M	\$565,000	2 UNIT INCOME PRODUCING HOME, PANORAMIC VIEWS	LT	07-220
FISH BAY	155	5X4	0.67 W	\$650,000	POOL, HOT TUB; LOWER APT.	LT	10-19
RENDEZ & DITLEFF	15D-4	3X3	0.25 W	\$689,000	"BLUE HEAVEN"; HOT TUB; CARIBBEAN CUTE	S/T	09-276
SUSANNABERG	7H	2X2	0.496 W/M	\$750,000	NEW AFFORDABLE, QUIET & LUSH, PLUS SEPARATE COTTAGE	LT	10-231
CHOCOLATE HOLE	264 & 265	2X2.5	1.42 W/M	\$799,000	UNIQUE LARGE PROPERTY WITH RUINS AND GRAVES; FIX UP OPPORTUNITY	LT	10-322
GIFT & REGENBACK	CB	3X2	0.71 M	\$875,000	"DÈJÀ VU", MASONRY ROOM TO EXPAND, QUIET, STT VIEWS	LT	10-221
CHOCOLATE HOLE	419	3X3	0.6 M	\$895,000	"PALMELLO" & "GARDENIA" SOLID MASONRY CONSTRUCTION	LT	09-92
CHOCOLATE HOLE	403	3X3	0.523 M	\$899,000	"AMORITA" POOL, HOT TUB, CLOSE TO TOWN	S/T	06-591
FISH BAY	1-D-1-J	3X2	0.73 M	\$920,000	WATERFRONT, BORDERS NATL PARK, ACCESS TO DOCK	09-366	
RENDEZ & DITLEFF	15C-5	3X3	0.462 M	\$950,000	"RENDEZVOUS GARDENS" NEW CONSTR., ROOM FOR POOL	09-451	
FISH BAY	1-G	2X3	0.527 M	\$995,000	"FISH BEACH" NEW CONSTR. POOL, WALK TO BAY & DOCK	S/T	09-182
CHOCOLATE HOLE	300-2	3X3	0.49 W/M	\$999,000	"CHEZ SHELL" WALK TO BCH & DINGHY DOCK; ROOM FOR POOL	S/T	09-227
ENIGHED	10-8	2X2	0.25 W/M	\$1,050,000	"PERELANDRA" POOL, CARIBBEAN STYLE W/ROOM TO EXPAND	S/T	08-276
CHOCOLATE HOLE	300-8	5X5	0.41 M/W	\$1,095,000	"INN LOVE" POOL, H TUB, SUNSET STT VIEWS, DINGHY DOCK	S/T	05-374
CHOCOLATE HOLE	18	4X3	0.54 M	\$1,150,000	"SEAVIEW" POOL, ATTRACTIVELY FURNISHED	S/T	07-455
CHOCOLATE HOLE	61	3X4.5	0.77 W	\$1,200,000	"SEASCAPE", POOL, 2 PODS + CARE TAKER UNIT; BOVOVOAP PT.	S/T	09-438
RENDEZ & DITLEFF	15A-1-1	3X3	0.54 M/S/W	\$1,295,000	"PELICAN'S PERCH" POOL; PANORAMIC VIEWS; SEPARATE GUEST HSE.	S/T	10-15
FISH BAY	P REM.	3X2	0.567 M/S	\$1,395,000	"SOUTHERN CROSS", DANISH STYLE STONE HOME, PRIVATE	LT	09-14
CHOCOLATE HOLE	400A,401,402	4X4	.6-.98 M	\$1,399,000	"RAINBOW PLANTATION" PRIVACY, POOL, MATURE LANDSCAPE	08-491	
CHOCOLATE HOLE	25	5X5	0.5 W	\$1,495,000	"SUNDANCE" & "MOONSONG"; 2 FOR PRICE OF 1; POOL, H TUB, WALK TO BCH	S/T	10-23
GLUCKSBERG	1-4	3X3	0.43 M	\$1,499,000	"PLUMERIA" POOL, SUNSET VIEWS	S/T	10-18
CHOCOLATE HOLE	122	4X4.5	0.51 W/M	\$1,499,000	"ISLAND MANOR" POOL, WALK TO BEACH	S/T	07-121
CHOCOLATE HOLE	24	4X4	0.52 W/M	\$1,500,000	"VILLA MERITAGE" POOL, HOT TUB, WALK TO BEACH, SEPARATE GST HSE	S/T	10-368
FISH BAY	71-19	2X3	0.6 M	\$1,500,000	"SEATURTLE VILLA" PLUS 2 SLEEP LOFTS; POOL, SKYTOP ESTATES	S/T	10-14
FISH BAY	118	3X3	0.86 W/M	\$1,550,000	"SURFSIDE" POOL, WALK TO REEF BAY BCH; HOT TUB; ADJ NATIONAL PARK	S/T	07-453
CHOCOLATE HOLE	477F	4X4.5	0.519 W/M	\$1,555,000	"SEAGRASS COTTAGE" POOL, WALK TO WESTIN BEACH	S/T	10-232
RENDEZ & DITLEFF	15A-8-B-15	3X2	0.63 M	\$1,595,000	"CHRISTY ANN" NEWER CONSTR, HOT TUB, COVERED VERANDA	S/T	09-170
FISH BAY	136	4X3	0.75 M	\$1,595,000	"REEF BAY VIEW" POOL; JACUZZI; WALK TO BEACH; ADJ NATIONAL PARK	S/T	10-144
GIFT & REGENBACK	L-A-1	3X3	1.4 M	\$1,649,000	"WINDCHIME" POOL; HOT TUB; NATIONAL PARK VIEWS	S/T	10-194
FISH BAY	P REM.+ P-1	3X2	1.155 W/M	\$1,700,000	"SOUTHERN CROSS" STONE HOME, ADDL PARCEL; ABUTS PRESERVE	LT	07-375
CHOCOLATE HOLE	300-63	2X2	0.27 W	\$1,750,000	"LIMIN' TIME" POOL; WATERFRONT; DINGHY DOCK ACCESS; WALK TO BCH	S/T	09-499
CHOCOLATE HOLE	300-30	3X2.5	0.56 W	\$1,800,000	"CHOCO CRUZ"; POOL; DINGHY DOCK ACCESS; "AS IS WHERE IS"	S/T	10-154
CONTRANT	203	5X5	7.250 SF W	\$1,800,000	"GARDEN BY THE SEA" OPERATING AS B+B; HOT TUB; EXPAND TO 12 UNITS	S/T	08-72
CHOCOLATE HOLE	300-28	4X4	0.5 M	\$1,950,000	"AMANI"; SEPARATE GST. COTTG. POOL; HOT TUB; DINGHY DOCK ACCESS	S/T	09-480
SANS SOUCCI & GG	38-15	3X5	0.45 M	\$1,950,000	"VILLA ELLISON" POOL, NEWER CONSTRUCTION	S/T	08-350
CHOCOLATE HOLE	457	3X3	0.45 M	\$1,950,000	"ALLESANDRA" POOL, RENOVATED IN 2007, 2 CAR GARAGE, SPA, 15KW GEN.	S/T	10-365
CHOCOLATE HOLE	164B	3X3	0.52 M	\$1,950,000	"CALYPSO DEL SOL" POOL; SPA; NEW IN 2005; IMMACULATE	S/T	10-326
CONTRANT	9-2	4X4.5	0.575 M	\$1,995,000	"AURORA" POOL, 180 VIEWS, CONVENIENT TO CRUZ BAY	S/T	07-469
RENDEZ & DITLEFF	15A-8-B-12	4X4	0.518 M/S	\$2,195,000	"GOLDEN DRAGON" FINE CUSTOM HOME, POOLSIDE BAR	S/T	06-589
CHOCOLATE HOLE	17	4X4	0.55 W/M	\$2,250,000	"LAS TREMENTINAS" POOL, HOT TUB,	S/T	10-100
LOVANGO	1 REM	3X2	0.64 M	\$2,250,000	"LOVANGO LOVE SHACK" HOT TUB, SANDY BEACH DOCK	S/T	08-438
RENDEZ & DITLEFF	15A-2-11	5X5.5	0.59 M	\$2,295,000	"VISTAERO" POOL, HOT TUB, PRIVATE, STRONG RENTAL	S/T	06-194
CHOCOLATE HOLE	158	3X2	1.23 M/S	\$2,300,000	"POINCIANA" BEACHFRONT, HOT TUB, RM FOR EXPANSION	S/T	06-486
ADRIAN	2 REM	4X3.5	0.503 M	\$2,390,000	"EL CIELO", POOL, N. SHORE VIEWS, BRDRS PARK, PRIVATE	LT	09-329
CATHERINEBERG	3-5-A	3X2	1.01 M	\$2,395,000	"GINNAMON DAY DREAMS"; POOL; HOT TUB; EXPANSION POSSIBLE	S/T	09-455
CHOCOLATE HOLE	164A	4X4.5	0.5 M	\$2,400,000	"VILLA ROMANCE"; POOL, NEWER CONSTRUCTION	S/T	09-248
SANS SOUCCI & GG	3B-41	3X3.5	0.46 M	\$2,400,000	"MARBELLA" POOL, GREAT SUNSET VIEWS, 1 LEVEL	S/T	08-424

CONSTRUCTION TYPE M=MASONRY S=STONE W=WOOD/FRAME STL=STEEL FRAME (CONTINUED ON OTHER SIDE)

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HOMES FOR SALE
NOVEMBER 2010

CONTACT HOLIDAY HOMES : info@HolidayHomesVI.com: 340-776-6776; 800-905-6824
CRUZ BAY SIDE OF ISLAND

LOCATION	PARCEL#	BEDS/BATH	LAND CNST	PRICE	COMMENTS	RSMTL	FILEX
CHOCOLATE HOLE	141	5X5	1.04 M	\$2,500,000	"CHOCOLATE BLISS" POOL, WATERFRONT, PRIVATE	L/T	08-483
CHOCOLATE HOLE	300-37	3X3.5	0.53 M	\$2,500,000	"VILLA BELVEDERE" WATERFRONT, POOL, SPA, HOA DOCK	S/T	10-389
CHOCOLATE HOLE	300-65	3X3	0.25 W/S	\$2,575,000	"SPASH" SWIMMABLE WATERFRONT, INDOOR POOL, DINGHY DOCK USE	S/T	10-164
GLUCKSBERG	11-B-1	4X4.5	0.23 M	\$2,650,000	"STARSTRUCK" NEW CONSTRUCTION, POOL, HOT TUB	S/T	10-112
RENDEZ & DITLEFF	15A-3-5	4X4	1 M/S	\$2,795,000	SPECTACULAR WATERFRONT PROPERTY, ROOM FOR POOL	08-85	
CHOCOLATE HOLE	157	7X6.5	1.00 W/M	\$2,895,000	"VILLAS RENDEZVIEW" POOL, 2 HOMES, STEPS FROM BEACH	S/T	07-240
CRUZ BAY TOWN	3Ahd	3X3.5	0.75 W	\$2,999,000	"TAMARIND" POOL, VIEWS, R-4 ZONE WALK TO TOWN	S/T	06-192
CRUZ BAY TOWN	3ABE-1	2X2	0.58 M	\$2,999,000	"GALLOWS POINT SEAVIEW" DEVELOPMENT POTENTIAL	S/T	05-159
CHOCOLATE HOLE	165	7X7.5	1.04 M	\$2,999,500	"GREAT EXPECTATIONS" TENNIS COURT, 2 POOLS, 2 SPAS	T	10-385
CATHERINEBERG	B-1 & REM B-1	4X4	1.25 W	\$3,100,000	"LZARD HILL" POOL, ADJ. N. PARK, NORTHSHORE VIEWS; EXPANDABLE	S/T	10-235
PETER BAY	6A	2X2	0.75 S/M	\$3,250,000	"PETER BAY GATEHOUSE" 2 UNITS, HOT TUB, WALK TO BCH; EXPANSION PLAN	S/T	10-108
SANS SOUCCI & GG	4-71	5X5.5	0.438 M	\$3,250,000	"CASA DE SONADORES" POOL; HOT TUB; GATED	S/T	10-222
CHOCOLATE HOLE	98A	5X5.5	1.113 M	\$3,299,000	"POSEIDON'S SECRET" BEACHFRONT, POOL, PRIVATE	S/T	10-
SANS SOUCCI & GG	3B-34	4X4.5	0.45 M	\$3,450,000	NEW CONSTRUCTION, POOL, GATED SUBDIVISION	S/T	09-318
SANS SOUCCI & GG	3B-64	4X4.5	0.58 M	\$3,450,000	"VILLA TRAMONTO" NEW CONSTRUCTION, POOL, GATED SUBDIVISION	S/T	10-215
RENDEZ & DITLEFF	15A-3-18	6X7.5	1.05 M	\$3,495,000	"WINDSONG" POOL, POOLSIDE BAR, 2 COMPLETE HOMES	S/T	05-96
CHOCOLATE HOLE	300-45	4X6	0.38 M	\$3,495,000	"MAX VIEW" POOL, WALK TO BAY, DINGHY DOCK ACCESS	10-277	
CONTANT	10-H	6X6.5	0.49 M	\$3,780,000	"CONTENTMENT", POOL, CABANA, RENOVATED, TURN KEY	S/T	09-527
CHOCOLATE HOLE	300-39	3X3	0.64 M	\$3,795,000	"COLIBRI" POOL, REFURBISHED, STT VIEWS, WATERFRONT	S/T	10-77
RENDEZ & DITLEFF	15A-7-2	4X4.5	0.639 M	\$3,885,000	"CIVISTA" POOL, HOT TUB, MAGNIFICENT OPEN AIR VILLA	S/T	07-457
RENDEZ & DITLEFF	15A-2-3	5X5.5	0.76 M	\$4,395,000	"VILLA TESORI", POOL, RENDEZVIEWS VIEWS	S/T	09-320
CHOCOLATE HOLE	134	3X3.5	1.01 M	\$4,413,000	"VILLA COYABA" POOL, HOT TUB, WALK TO BCH	S/T	08-237
CATHERINEBERG	3-22	5X5.5	1.14 M	\$4,900,000	"CINNAMON RIDGE" BORDERS NAT'L PARK, POOL, HOT TUB	S/T	10-44
PETER BAY	14A	4X4.5	1.04 M	\$5,450,000	"RIVENDELL" POOL, GATED PETER BAY, WALK TO BCH	S/T	10-50
PETER BAY	7E REM	5X4.5	0.51 M	\$5,800,000	"ISLA VISTA" POOL, HOT TUB, EXCEPTIONAL GATED VILLA	09-418	
PASTORY	300-44	7X7.5	0.82 M	\$6,800,000	"L'AUTRE MONDE" 2 POOLS, GATED, DINGHY DOCK ACCESS	08-479	
CHOCOLATE HOLE	15-1	4X5	.5 M	\$7,450,000	"AMOROSA" POOL, HOT TUB, NORTH SHORE BCH ACCESS	S/T	09-470
PETER BAY	12-2	5X5.5	0.6 M	\$7,900,000	"VILLA LANTANO", POOL, HOT TUB, GATED NORTH SHORE BEACH ACCESS	10-78	
FISH BAY	122	5X4.5	0.7 M	\$8,500,000	"HALF MOON" DRAMATIC, BEACHFRONT, MODERN DESIGN, POOL	10-22	
SUSANNABERG	2-3A	7X7.5	1.65 M	\$9,900,000	"STONERIDGE" SIGNATURE PRIVATE ESTATE W/ GST HOUSE, GARAGE, POOL, SPA	10-354	
PETER BAY	3	6X9	1.63 M	\$24,950,000	"PRESIDIO DEL MAR" WTRFRNT, PRIVATE BEACH PATH, GATED, POOL, SPA, GYM	S/T	10-258

CONSTRUCTION TYPE M=MASONRY S=STONE W=WOOD/FRAME STL=STEEL FRAME
(CONTINUED ON OTHER SIDE)

LOCATION	PARCEL#	BED/BATH	LAND	CMST	PRICE	COMMENTS	AGENT	FLEX
CAROLINA	6-3-22-J	1X0	0.539	W	\$275,000	LIVE IN CABIN WHILE YOU BUILD MAIN HOUSE		09-441
CAROLINA	1-32-A	1X1	0.24	W	\$279,000	GREAT STARTER HOME HAS COI TENANTS PAY \$850 + ELEC.	LT	09-410
MANDAHL	16A-4 REM	2X1	0.34	W/M	\$299,000	WATERFRONT ON SALT POND, SOLD "AS IS" UNFINISHED NO CO		10-190
CAROLINA	9-9-5	3X3	0.5	ST/LM	\$315,000	3 TRAILERS ON FOUNDATIONS, POOL, SPA		10-346
CAROLINA	6T-22	1X1	0.45	M	\$349,000	STARTER HOME, WELL BUILT W/CONCRETE, CORAL BAY VIEW		09-71
CAROLINA	1-27B + 1-28	1X1	0.23+0.28	W	\$374,000	WELL MAINTAINED, PRIVATE VALLEY VIEWS		08-349
CAROLINA	10-25D	2X2	0.512	W	\$499,000	"PLUMB GUT" BORDEAUX MT. MAIN + COTTGE		07-195
CALABASH BOOM	28-17	2X2	0.27	W	\$525,000	"BONNY'S ABODE" HOT TUB; "AS IS" W/O CO. VIEWS; MOTIVATED SELLER	LT	10-234
CAROLINA	18-1	3X2	0.32	W	\$525,000	FORCE 10- ROOM TO EXPAND, LUSH BORDEAUX MT.	LT	05-454
CAROLINA	1-31	2X1	0.39	W	\$575,000	NICE WATER VIEWS, PAVED DRIVEWAY, WELL MAINTAINED	LT	08-162
CONCORDIA	2-16	1X1	0.28	W	\$575,000	HOT TUB; PLANS FOR 2ND HSE ON PROPERTY; VIEWS; MOTIVATED SELLER		10-79
MANDAHL	16A-10	3X2	0.25	M	\$595,000	QUIET NEIGHBORHOOD OVERLOOKING GROOTPAN BAY	S/T	05-334
CAROLINA	6-3-72	3X3	0.75	W	\$595,000	3 UNIT NONCONFORMING; GOOD INCOME		09-271
CAROLINA	10-29-3	1X1	0.28	W/M	\$615,000	"BLUE CARIBE" HOT TUB; WALK TO WATER & SHOPS	S/T	10-60
SAUNDERS GUT	13	4X3	0.25	W	\$675,000	"PEBBLE BEACH" ALMOST WATERFRONT WITH LOWER APARTMENT		10-352
HANSEN BAY	3-14	0X1	0.38	W	\$675,000	"GREEN" COTTAGE; SOLAR POWER; COMPOST TOILET; "AS IS" NO CO	LT	10-111
CAROLINA	1-32 REM	3X3	0.4	M	\$679,000	2 (UPPER & LOWER) UNITS; INCOME TOTALS \$3,400/MO.	LT	09-411
CAROLINA	6-3-94	3X2	0.51	W	\$685,000	"TREE HOUSE"; TOP TIER CAROLINA, BVI VIEWS;	S/T	09-316
CAROLINA	10-6	3X2	0.24	W/M	\$689,000	GREAT WATER VIEWS FROM BOTH LARGE DECKS; 1X1 APT.	LT	10-344
EDEN	2-7-A-1	2X2	0.275	W	\$695,000	"RIDGETOP" SHARED POOL, GREAT HARBOR VIEWS	S/T	09-503
CAROLINA	1-1-3	1X1	0.25	W	\$748,000	"ST. JOHN LIVIN'" POOL; SPA;		10-347
CAROLINA	6T-7	3X3	0.41	M	\$775,000	CORAL BAY VIEW, MASONRY CONSTRUCTION, EXTRA STORAGE	LT	10-90
CAROLINA	8K	1X1 & 1X1	1.046	W/M	\$795,000	MAMEY PEAK FIXER UPPER; 1X1 MAIN HOUSE & 1X1 COTTG. NOTE: NO CO		10-171
SAUNDERS GUT	22	2X2	0.944	M	\$795,000	"SEAWING" PLANS FOR POOL; CAR (1997 RAV4) INCLUDED		10-214
CAROLINA	10-28-9	3X3	0.505	W/M	\$799,999	BUYER CHOOSE FINISH FOR POOL		09-482
CAROLINA	6-3-22K	4X3	0.82	W	\$850,000	"ADVENTURE VILLA"; HOT TUB; CORAL BAY VIEWS	LT	08-492
HANSEN BAY	3-9	2X2	0.53	M	\$889,000	GREAT POTENTIAL; DEEDED HOA BCH & DINGHY DOCK ACCESS; 1X1 APT	S/T	09-376
HANSEN BAY	6Y-12A	2X2.5	0.5	W/M	\$890,000	"PISTARLE" POOL; PRIVATEER BAY AMENITIES; DOCK & 2 BCH ACCS	S/T	09-511
CAROLINA	10-28-4REM	4X4	0.27	W	\$899,000	"LITTLE PLANTATION" POOL, BVI & CORAL HARBOR VIEWS	S/T	09-391
ZOOTENVAAL	1	2X2	1.36	M	\$925,000	OVER AN ACRE FLAT LAND FOR EXPANSION; DUPLEX 2 UNITS	ST	10-185
CAROLINA	6G-6	6X4	0.5	M	\$950,000	"STARLIT ESCAPE"; POOL; LOWER APT. PLUS CARETAKER TRAILER	S/T	09-507
CALABASH BOOM	28-1	1X1	0.29	M	\$975,000	"SAGO COTTAGE" HOT TUB; CARIBBEAN STYLE, BVI VIEWS	S/T	07-204
HANSEN BAY	REM 6Z-6	3X3.5	0.516	M	\$975,000	WATERFRONT IN PRIVATEER BAY	LT	09-464
CAROLINA	13D	2X2.5	0.28	M	\$995,000	"SEABISCUIT" POOL, HOT TUB; VIEWS, 3RD BEDRM POTENTIAL	S/T	08-482
HANSEN BAY	6Y-5	1X1	1.34	M	\$999,000	WATERFRONT IN PRIVATEER BAY; PRIVATE ON OVER AN ACRE	S/T	10-92
CAROLINA	10-26-7	2X2	0.48	M	\$1,100,000	"SPY GLASS" POOL; HOT TUB	S/T	09-500
CAROLINA	7B-C	3X3	0.63	M	\$1,165,000	"PARADISE ON THE ROCKS" GATED; RENTL APT.	S/T	10-351
HARD LABOR	13BB-2	4X4	0.25	M	\$1,200,000	WALK TO BEACH; FLEXIBLE FLOOR PLAN; GUEST COTTAGE		10-155
CAROLINA	10-28-REM	2X2	0.5	M	\$1,200,000	"CASA YAYA" POOL; INDOOR OUTDOOR LIVING W/ BIG VIEWS		10-375
CAROLINA	28-13	2X3	0.29	M	\$1,275,000	"FUN & CONTENTMENT" POOL, HOT TUB; GREAT VIEWS	S/T	07-212
CALABASH BOOM	28-17	2X2.5	0.51	M	\$1,275,000	"WINDWARD SIDE" 2 HOT TUBS, MAIN & GUEST HOUSE; VIEWS	S/T	07-203
HANSEN BAY	3-17	4X4.5	0.53	M/W	\$1,295,000	"WHALE WATCH" ROOM FOR POOL; COMMON HOA DOCK	S/T	10-358
CAROLINA	6-3-99	3X3	0.63	M	\$1,295,000	POOL; HOT TUB; FRAME 1X1 COTTAGE	S/T	10-140
CAROLINA	7B-C	2X2	0.3	ST/LM	\$1,295,000	"PARADISE ON THE ROCKS" GATED; RENTL APT.	S/T	09-489
ST. QUACCO & ZIMM.	6C-3	4X3	0.51	M/S	\$1,295,000	"CALYPSO BY THE SEA" BEACHFRONT CARIBBEAN COTTAGE; SPA; GATED;	S/T	07-17
CAROLINA	7H-4	2X2	0.37	M	\$1,299,000	"ITS ABOUT TIME" RIDGETOP AJAX PEAK; POOL	S/T	10-13
EMMAUS	8-53	3X3	0.52	M	\$1,350,000	"BO ATABEY" POOL, SEAGRAPE HILL	S/T	10-356
CAROLINA	7H-8	3X3	0.25	M	\$1,395,000	"ARIA" POOL; HOT TUB	S/T	09-537
CAROLINA	1HA-2	3X3	0.25	M	\$1,450,000	"BRISAS DEL MAR" POOL, HOT TUB	S/T	10-376
CALABASH BOOM	27CA	2X1.5	0.510	S/M	\$1,485,000	"THE CASTLE"; HOT TUB, UNIQUE, SECLUDED, ROMANTIC	S/T	07-319
CONSTRUCTION TYPE		M=MASONRY		S=STONE		W=WOOD/FRAME STL=STEEL FRAME		

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CORAL BAY SIDE OF ISLAND

LOCATION	PARCEL#	BED/BATH	LAND	CNST	PRICE	COMMENTS	AGENT	FLX
CONCORDIA	2-10A	3X3	0.23	M/W	\$1,525,000	"STONE WOOD COTTAGE" POOL, SEPARATE GST COTTAGE	S/T	10-374
CAROLINA	6-3-81	4X4	0.51	M	\$1,550,000	"THE SAIL LOFT", SPA, OWNERS ARE BROKERS	S/T	10-367
HANSEN BAY	6-0-5	2X2	0.88	M	\$1,595,000	"THE RETREAT", WATERFRONT, POOL, HOT TUB	S/T	10-359
CAROLINA	6-3-138	2X2	0.516	M	\$1,595,000	"MILL RIDGE" POOL W/CABANA, GARAGE & OFFICE	S/T	10-82
CAROLINA	15-3	2X2.5	.24	M	\$1,600,000	"INTO THE MYSTIC", POOL, SPA	S/T	10-361
BEN RUNNELS GUT	6P-B	3X2.5	0.48	M	\$1,699,000	"CARIBBEAN COVE VILLA" WATERFRONT WITH POCKET BEACH	S/T	09-406
EMMAUS	8-15	4X4	0.33	M	\$1,750,000	POOL, 1X1 APT.	S/T	09-484
CAROLINA	6-3-36	3X3	0.73	M/S	\$1,800,000	"STONE HOUSE" POOL, GATED ENTRY, NEW KITCHEN	S/T	09-208
CAROLINA	8-A REM.	4X4.5	0.5	M	\$1,990,000	"STONE RIDGE", POOL, HOT TUB, BVI VIEWS	S/T	09-365
HANSEN BAY	6-0-H	5X4.5	0.418	W/M	\$1,995,000	"HANSEN BAY VILLA" POOL, TOTALLY RENOVATED	S/T	08-310
FREEMANS GROUND	1&1A	3X3	0.924	M/S	\$1,995,000	"LA DOLCE VITA" CHARMING WATERFRONT, W-1 ZONING	S/T	07-150
HANSEN BAY	3-15	5X5.5	0.35	STL	\$1,995,000	"ISLANDS END" POOL, DEEDED ACCESS TO HOA DOCK & BCH	S/T	10-207
CAROLINA	6-3-35&36	3X3	.63&.73	M/S	\$2,100,000	"STONE HOUSE" POOL, GATED ENTRY, ADDITIONAL PARCEL	S/T	09-207
CAROLINA	6-3-92	4X4+2@12	0.5	M	\$2,160,000	"IN THE STARS", LAP POOL,	S/T	09-444
STOUACCO & ZIMM.	6B-21	5X5	0.49	M/S	\$2,300,000	"VILLA ADEL" POOL, GARAGE, 1 X 1 CARETAKER APT.	S/T	10-35
HANSEN BAY	1A-3	3X2	0.53	M	\$2,400,000	"CORAL POINT BEACH HOUSE" WATERFRONT, POOL, HOT TUB, GATED	S/T	10-275
STOUACCO & ZIMM.	6C-1A-3	3X4	0.33	M	\$2,400,000	"LAGOON POINT" WATERFRONT, POOL, UNDER CNSTRCTN	S/T	09-290
CALABASH BOOM	28-6	4X4.5	0.4	M/W	\$2,499,000	"CORRADO'S VILLA" POOL, EUROPEAN FLAIR	S/T	10-98
EMMAUS	8-16	5X7	0.459	M	\$2,500,000	"VILLALURE" CUSTOM EUROPEAN-STYLE VILLA, POOL	S/T	09-439
STOUACCO & ZIMM.	6A-1B REM	3X3.5	0.61	M	\$2,595,000	"FLANAGAN'S PASSAGE VILLA" POOL, HOT TUB, BVI VIEWS	S/T	07-202
JOHN'S FOLLY	141-C	6X8	0.55	M	\$6,500,000	"OCEAN PALM VILLA" PRIVATE BEACH FRONT, 2 POOLS	S/T	09-77
JOHN'S FOLLY	141-A	6X8	1.74	M	\$7,900,000	"OCEAN PALM VILLA" PRIVATE BEACH FRONT, 2 POOLS + 3 LOTS	S/T	09-78
ZOOTENVAAL	3A-1-1++	6X5	4.98	W	\$9,700,000	"ESTATE ZOOTENVAAL" 4 COTTAGES ON 5 AC, W/WHITE SAND BEACH	S/T	08-144

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(CONTINUED ON OTHER SIDE)

00112410

Holiday Homes of St. John

"The Company that gives back to St. John"

RENTAL MANAGEMENT INFORMATION

The approximately fifteen rental management companies on island do a great job and provide a valuable service to our island which only has a few resorts. They give you the security of knowing that your island home is being maintained by caring professionals who take personal pride in your property as if it were their own.

Many of our buyers are "off-island" customers who intend to put their St. John home on a rental program. The income and occupancy levels of a property are influenced by many factors including location, design, amenities and price. Most managers now prefer that all new homes in their program have a pool and equal sized private air-conditioned bedrooms with adjoining baths. You may buy a house without those features, but plan to add them at some future date. Air conditioning, which most residents don't find necessary for everyday life here, is considered to be more desirable by guests and managers. Views, breezes (bug deterrents) and an accessible location are really most important.

If you buy a home that is already in a rental program, you will have the advantage of repeat guests that return to the same home every year and guarantee revenue immediately. Otherwise, if new to the rental market, picturesque and descriptive photos and a DVD or virtual tour for a website is vital. This may cost a thousand dollars or more but will be worthwhile over time. You may wish to offer a lower rental price to build up occupancy the first season. However, with the right management and amenities, you could expect a home to consistently achieve annual occupancy levels of 50-65%. Most homes rent well throughout the winter season. The high season months of December to April are great, then expect May and June to be consistent but at off season rates. Houses with pools and A/C are more popular during the summer than those without. July and August are good for families and longer stays. Then, September and October are light, so that is a good time to schedule improvements and maintenance. November picks up again and is an excellent time to come down yourselves and prepare for season. Rental income will be enhanced if you do not use the property yourselves during prime weeks (i.e. Thanksgiving, Chanukah/Christmas/New Year, Presidents' Day week in February, Easter, 4th of July).

It is generally the same cost to maintain a four bedroom home as a one bedroom home, but you get more income if you can house more guests. Rates are often based on 2, 4, or up to 10 guests. Logic dictates that a multi bedroom home, although initially more expensive to purchase, will bring in better revenue. However, a smaller house has the potential to be expanded and enhanced as time goes by and will most likely bring in more income than a condo with association fees here of approximately \$600 - \$1,500+ per month.

(continued on back)

V0509



We are located the first floor of The Marketplace
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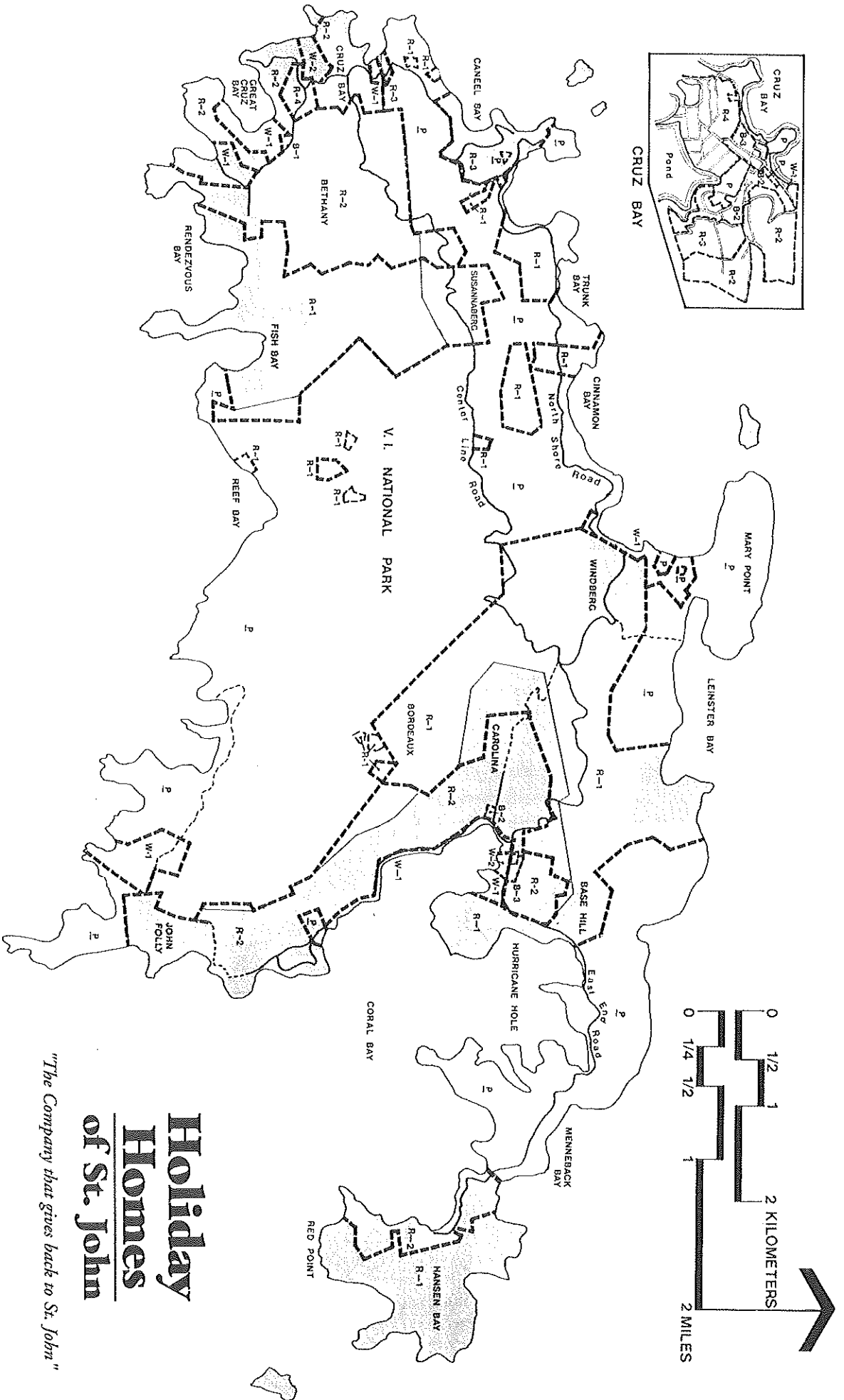
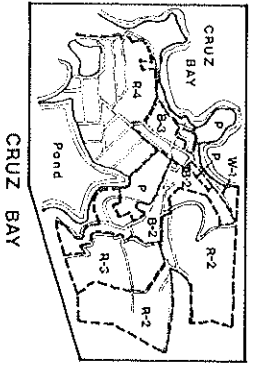
Rental managers' commissions begin at 20% but, depending on the scope of marketing and management, 25-35% is more common. This usually includes advertising and booking the property, handling the deposits and payments, arranging for taxis from the airport in St. Thomas to the ferryboat, reserving car rentals here on island, meeting guests at the ferry, taking them to the property and explaining the idiosyncrasies of island life and your home in particular. Their fees also usually include routine maintenance, accounting, paying utility bills, marketing, etc. Additional expenses are incurred at local hourly rates for cleaning and housekeeping, pool maintenance, gardening, and hurricane prep before and unprep after storms. Water, electric, cable TV, telephone, propane (stove/grill), insurance, exterminating, homeowners' association fees, taxes (see below), etc., are extra. Overall, no matter which way expenses are taken care of, owners can generally expect to net appreciable income after commissions and expenses are paid (not including any mortgage and property tax payments or insurance for the property).

Most rental managers open a joint account for each Owner at a local bank. The manager then maintains that account and provides a monthly report of income and expenses to Owner including an up to date schedule of projected rentals when requested. Excess funds are distributed to Owner regularly as warranted, and the manager, for Owner's tax purposes, prepares annual income statements.

- **Taxes:**

- Gross receipts- paid monthly, 4% of any income in excess of \$9,000.00.
- VI Hotel tax- typically Included in rates and then paid by Mgt. Co.
- Income taxes- paid by Owners to VI government on net annual; income tax at the same rate as US income tax
- Property taxes- All properties in the Virgin Islands were reassessed in 2008 and are now taxed as follows:
 1. Un-improved non-commercial properties (ie. land parcels) are taxed at .004956 of assessed value.
 2. Improved residential properties (i.e. homes and condos) are taxed at .00377 of assessed value.
 3. Commercial properties (i.e. business and commercially zoned properties) are taxed at .00711 of assessed value.
 4. Timeshares and fractional ownership properties are taxed at .01407 of assessed value.

Travel agent commission (10 - 20%), when applicable, is generally deducted from gross income before management commission is computed.



"The Company that gives back to St. John"

Holiday Homes of St. John

FIGURE 3.4
EXISTING ZONING with FIRST TIER BOUNDARY
ST. JOHN

- LEGEND:**
- R-1, R-2 Low Residential
 - R-3, R-4 Med. Residential
 - R-5 High Residential
 - A-1 Agriculture
 - A-2 Agriculture
 - B-1 Central Business
 - B-2 Secondary Business
 - B-3 Scattered Business
 - B-4 Residential, Business
 - C Commercial
 - W-1 Waterfront, Pleasure
 - W-2 Waterfront, Industry
 - I-1 Heavy Industry
 - I-2 Light Industry
 - P Public



EXISTING ZONING with FIRST TIER BOUNDARY



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ZONING REQUIREMENTS IN THE VIRGIN ISLANDS

	MINIMUM LOT AREA *	MAXIMUM DENSITY	MAXIMUM HEIGHT (STORIES)	FRONT SETBACK****	SIDE/REAR SETBACK***
R1	1/2 acre	2 du	2	15 ft.	15 ft.
R2	10,000 sq.ft.	2 du	2	15 ft.	10 ft.
R3	6,000 sq.ft.	80 ppa	6		
R4	3,000 sq.ft.	120 ppa	3		
R5	10,000 sq.ft.	160 ppa	8		
A1	40 acres	2 du	3	50 ft.	100 ft.
A2	2 acres	2 du	3	25 ft.	50 ft.
W1■	10,000 sq.ft.	2 du	3	25 ft.	10 ft.\20 ft. to S\R
W2■	20,000 sq.ft.		35 ft.	none	none\25 ft. S\R
B1	R 20,000\ C None	160 ppa	3 within historical areas	zero	zero
B2	R 5,000\ C None	80 ppa	3 within historical areas	zero	zero
B3	R 3,000\ C None	120 ppa	R 3\C 2	5 ft.	5 ft.\10 ft. to R
B4	R 6,000\ C None	80 ppa	2	5 ft.	5 ft.\20 ft. to R
C	5,000 sq.ft.		35 ft.		
I1	5 acres		50 ft.		100 ft. to R
I2	5,000 sq.ft.		35 ft.		20 ft. to R
P			Max. of adj. zone		

- ❖ A – Agricultural
- ❖ B – Business
- ❖ C – Commercial
- ❖ I – Industrial
- ❖ P – Public
- ❖ R – Residential
- ❖ W – Waterfront
- ❖ ppa – persons per acre
- ❖ du – dwelling units

- * Check your deed for additional restrictions
- ** See zoning ordinance for clarification and further considerations.
- *** Where none are indicated, use 10 ft.
Setbacks are measured from property line.
- All waterfront has a 50' set back from the high tide mark
or the first sign of vegetation
- NOTE: 1 acre = 43,560 sq. ft.

Original Source: Virgin Islands Engineering & Surveying, Inc.–1972

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List Number	Estate	Parcel Number	List Price	Zoning	Lot Size (+/-)
1	10-129	Abrahams Fancy	3G-3	1,200,000 R-1Residential	0.51
2	10-152	Abrahams Fancy	3A-9	2,500,000 R-1Residential	3.008
3	10-184	Abrahams Fancy	3A-10	2,500,000 R-1Residential	3.004
4	10-338	Abrahams Fancy	3A-6	3,800,000 R-1Residential	2.938
5	09-244	Adrian	17-G-6	164,111 R-1Residential	0.54
6	09-242	Adrian	17-G-8	164,111 R-1Residential	0.50
7	09-243	Adrian	17-G-3	185,562 R-1Residential	0.50
8	10-147	Adrian	17 F-2	480,000 R-1Residential	1.71
9	08-143	Bellevue	7	1,500,000 R-1Residential	6.1
10	08-6	Bethany	1U-3REM	99,000 R-1Residential	0.26 acres
11	06-440	Bethany	1-U-2-D	177,500 R-2Residential	11,196 sq. ft.
12	10-276	Bethany	2B	199,000 R-2Residential	0.26
13	08-455	Bethany	1-U-2-REM	440,000 R-2Residential	.50
14	07-248	Bethany	1-D REM	5,990,000 R-3Residential	1.216
15	08-472	Calabash Boom	29F-D	164,900 R-2Residential	0.34
16	09-140	Calabash Boom	16	305,000 R-2Residential	0.38
17	10-193	Calabash Boom	28-4	399,000 R-2Residential	.40
18	08-126	Calabash Boom	28-9	435,000 R-2Residential	0.40
19	07-205	Calabash Boom	28-D	475,000 R-2Residential	.409 ac.
20	10-333	Carolina	6-G-2	85,000 R-2Residential	.25
21	10-323	Carolina	8-4-9	99,000 R-1Residential	0.57
22	09-68	Carolina	1-1-A	135,000 R-2Residential	0.273
23	10-296	Carolina	10-27-6A	149,000 R-2Residential	.238
24	08-356	Carolina	10-8-10	150,000 R-1Residential	0.63
25	08-370	Carolina	6N-1	175,000 R-2Residential	0.33
26	09-498	Carolina	6-3-47	179,000 R-2Residential	0.43
27	09-454	Carolina	6T-18	207,500 R-2Residential	0.31
28	10-298	Carolina	6-3-116	219,000 R-1Residential	.501
29	09-385	Carolina	10-30C-1A1	249,000 R-2Residential	.243
30	10-189	Carolina	6T-1	249,000 R-2Residential	.38
31	09-67	Carolina	1-34 1-34R	250,000 R-2Residential	0.24 & 0.24
32	06-377	Carolina	10-26-15B	255,000 R-2Residential	.25 acre +/-
33	10-127	Carolina	10-51-3	259,000 R-1Residential	0.502 acres
34	10-94	Carolina	10-8-17	265,000 R-1Residential	0.637
35	09-379	Carolina	10-9-2	275,000 R-1Residential	.51 acre
36	10-248	Carolina	6-3-22b	275,000 R-1Residential	0.50
37	10-208	Carolina	10-10-13	285,000 R-1Residential	0.505
38	08-12	Carolina	6T-8	299,000 R-2Residential	0.47 ac +/-
39	10-28	Carolina	10-28-2A	299,000 R-2Residential	.351
40	10-254	Carolina	10-10-21	299,000 R-1Residential	0.942
41	10-302	Carolina	10-8-9A	299,000 R-2Residential	0.48
42	06-259	Carolina	6-3-114	299,500 R-1Residential	0.506
43	08-365	Carolina	9-9-2	315,500 R-2Residential	1.03
44	08-213	Carolina	10-25G	349,000 R-2Residential	0.4319
45	08-420	Carolina	10-51-4	349,000 R-1Residential	0.502
46	08-53	Carolina	10-30C-1Re	360,000 R-2Residential	0.504

47	06-188	Carolina	6-3-61	430,000	R-2Residential	0.63
48	06-187	Carolina	6-3-60	450,000	R-2Residential	0.40
49	09-272	Carolina	6-3-42	475,000	R-1Residential	.57
50	10-262	Carolina	7B-D	480,000	R-1Residential	0.504
51	08-33	Carolina	14 REM	495,000	R-2Residential	2.31 acres
52	08-195	Carolina	7B-E	495,000	R-1Residential	.548
53	08-71	Carolina	13B	499,000	W-1WaterfrontPI	0.231
54	08-410	Carolina	7H-1	499,000	R-1Residential	.82 acre
55	09-456	Carolina	9-7A-1	550,000	R-1Residential	1.001
56	10-183	Carolina	6-3-96	599,000	R-2Residential	.50
57	09-269	Carolina	10-30 REM	1,100,000	R-2Residential	1.8
58	10-305	Carolina	20-3	1,299,000	R-1Residential	0.88
59	10-288	Carolina	9-13	1,390,000	R-1Residential	18.14 acres +or-
60	10-146	Chocolate Hole	63A	235,000	R-2Residential	0.52
61	10-145	Chocolate Hole	47	261,500	R-2Residential	0.58
62	09-183	Chocolate Hole	110A	285,000	R-2Residential	.5 ac. +/-
63	05-98	Chocolate Hole	414	299,000	R-2Residential	0.65
64	10-33	Chocolate Hole	436	299,000	R-2Residential	.56 acres
65	08-241	Chocolate Hole	54 Rem	365,000	R-2Residential	0.42 ac & 1,068 sq ft
66	10-282	Chocolate Hole	408	375,000	R-2Residential	0.77
67	09-103	Chocolate Hole	1-1	379,000	R-2Residential	0.4718
68	10-133	Chocolate Hole	486F	380,000	R-2Residential	.56
69	10-281	Chocolate Hole	412	385,000	R-2Residential	.70 acres
70	10-341	Chocolate Hole	108 A	395,000	W-1WaterfrontPI	0.52+/-
71	08-296	Chocolate Hole	23	570,000	R-2Residential	0.523
72	09-124	Chocolate Hole	124	590,000	R-2Residential	.50 +/- Acres
73	10-261	Chocolate Hole	300-68 REM	695,000	W-1WaterfrontPI	0.2328
74	09-339	Chocolate Hole	300-22	719,000	R-2Residential	0.50
75	09-412	Chocolate Hole	300-69C	750,000	W-1WaterfrontPI	1.05
76	10-27	Chocolate Hole	300-69 REM	1,200,000	W-1WaterfrontPI	0.95
77	07-43	Concordia	7	299,000	W-1WaterfrontPI	.81
78	08-34	Concordia	2-2	325,000	R-2Residential	10,005 sq. ft.
79	10-26	Concordia	15	335,000	W-1WaterfrontPI	.53 ac +/-
80	10-40	Contant	6-4	375,000	R-2Residential	0.517 acres
81	10-143	Contant	9-3	650,000	R-1Residential	.5
82	06-507	Contant	10-G	750,000	R-2Residential	0.71
83	10-55	Contant	6-7	775,000	R-2Residential	0.60
84	07-275	Contant/Enighed	226	249,000	R-4Residential	5,000 sq. ft.
85	09-461	Contant/Enighed	171	500,000	R-4Residential	6,950
86	10-102	Cruz Bay Town	3-Abb	2,450,000	R-4Residential	0.54
87	10-233	Dennis Bay	1M-2	895,000	R-1Residential	.904 ac. +/-
88	10-330	Eden	2-5-4	115,000	R-2Residential	0.39
89	10-83	Eden	2-6-1A	120,000	R-2Residential	0.295
90	10-331	Eden	2-5-3	120,000	R-2Residential	0.309
91	10-332	Eden	2-5-2	125,000	R-2Residential	0.309
92	10-329	Eden	2-5-5	125,000	R-2Residential	0.39
93	06-313	Emmaus	8-37	85,000	R-2Residential	.312
94	06-409	Emmaus	8-36	125,000	R-2Residential	0.25
95	06-293	Emmaus	8-52	145,000	R-2Residential	0.34 +/-
96	10-220	Emmaus	17-C-5	198,000	R-1Residential	.55 acre

	08-236	Emmaus	8-34	230,000	R-2Residential	0.30
98	07-265	Enighed	18-46	200,000	R-2Residential	0.261
99	07-269	Enighed	18-55A	200,000	R-2Residential	0.466
100	10-223	Enighed	10-15	215,000	R-2Residential	0.23
101	10-349	Enighed	9-1A	229,000	R-2Residential	.23 acres
102	10-350	Enighed	9-1 REM	239,000	R-2Residential	.23 ACRES
103	07-270	Enighed	18-28	249,000	R-2Residential	0.302
104	07-262	Enighed	18-29	249,000	R-2Residential	0.263
105	07-263	Enighed	18-31	249,000	R-2Residential	0.305
106	07-264	Enighed	18-31-1	249,000	R-2Residential	0.308
107	07-266	Enighed	18-52	350,000	R-2Residential	0.46
108	07-268	Enighed	18-70 Rem	350,000	R-2Residential	0.466
109	07-267	Enighed	18-70-3	350,000	R-2Residential	0.469
110	09-437	Enighed	18-53	3,500,000	R-2Residential	5.1161
111	07-272	Enighed	18-54	4,500,000	R-2Residential	9.451
112	10-250	Fish Bay	71-17A	96,130	R-1Residential	.501
113	10-348	Fish Bay	58	98,300	R-1Residential	0.48
114	10-289	Fish Bay	110	124,000	R-2Residential	.57
115	10-186	Fish Bay	81	125,000	R-1Residential	0.59
116	06-533	Fish Bay	N	149,000	R-1Residential	.50
117	08-184	Fish Bay	47	150,000	R-1Residential	0.65
118	08-196	Fish Bay	200A1-1	165,000	R-1Residential	0.56
119	06-235	Fish Bay	1-F	199,000	R-1Residential	0.564
120	10-252	Fish Bay	60	260,000	R-1Residential	0.66 +/-
121	07-384	Fish Bay	I	262,990	R-1Residential	0.54
122	10-260	Fish Bay	156	305,000	R-1Residential	0.74
123	09-39	Fish Bay	71-3	349,000	R-1Residential	0.894
124	10-360	Fish Bay	37	350,000	R-1Residential	0.64
125	08-212	Fish Bay	53	375,000	R-1Residential	0.69
126	10-295	Fish Bay	124	2,250,000	R-1Residential	1.32
127	10-212	Freemans Ground	7-3	299,000	R-2Residential	.24+/-acre
128	06-230	Freemans Ground	30	395,000	R-2Residential	1.17
129	06-35	Freemans Ground	20A	450,000	R-2Residential	0.76 acre
130	06-34	Freemans Ground	20B	550,000	R-2Residential	1.013 acre
131	10-263	Glucksberg	9-18-C	95,000	R-2Residential	0.251
132	10-272	Glucksberg	9-1a	300,000	R-2Residential	.54 acre
133	10-314	Glucksberg	3B	440,000	R-2Residential	.26
134	10-306	Grunwald	4-4	89,000	R-2Residential	0.272
135	04-406	Grunwald	1-1-6	299,000	R-2Residential	.25
136	10-340	Hansen Bay	6Y-10A-1	199,000	R-1Residential	0.52 acre +/-
137	10-256	Hansen Bay	6-O-1B	265,000	R-2Residential	.44 (+/-)
138	10-157	Hansen Bay	6-0-1C	275,000	R-2Residential	0.48 acre
139	09-225	Hansen Bay	6Y-14A	325,000	R-1Residential	.519 acre
140	10-218	Hansen Bay	6-0-2B-1	379,000	R-1Residential	1.16
141	06-521	Hansen Bay	6-o-27	399,000	R-1Residential	1.00 ac. +/-
142	06-519	Hansen Bay	6-o-37	399,000	R-1Residential	.506 ac. +/-
143	10-237	Hansen Bay	6Z-1A	400,000	R-1Residential	0.966 ac. +/-
144	10-238	Hansen Bay	6Z-1	440,000	R-1Residential	1.235 ac +/-
145	06-517	Hansen Bay	6-o-11	499,000	R-1Residential	.87 ac. +/-
146	06-516	Hansen Bay	6-o-14	499,000	R-1Residential	.8 ac. +/-

	06-515	Hansen Bay	6-o-19	499,000	R-1Residential	.9 ac. +/-
148	05-420	Hansen Bay	3-11	550,000	R-2Residential	.55
149	06-520	Hansen Bay	6-o-36	599,000	R-1Residential	.76 ac. +/-
150	06-518	Hansen Bay	6-o-8	599,000	R-1Residential	1.18 ac. +/-
151	09-226	Hansen Bay	6Y-14 Rem.	600,000	R-1Residential	.505 acre
152	07-302	Hansen Bay	6-0-E	695,000	R-2Residential	.751
153	04-231	Hansen Bay	3R&1-4	820,000	R-1Residential	1.92
154	10-271	Hansen Bay	6-O-3B	850,000	R-2Residential	0.61 ac +/-
155	10-297	Hansen Bay	6-0-3A*	899,000	R-1Residential	1.0 acre
156	10-161	Hansen Bay	6Y-4B	905,000	R-1Residential	.72 acre
157	09-302	Hansen Bay	6-o-25&26	999,000	R-1Residential	2.75 ac. +/-
158	10-12	Hansen Bay	1-7	1,100,000	R-2Residential	.64 Acre +/-
159	09-306	Hansen Bay	6-o-13 rem	1,200,000	R-1Residential	.83 acres +/-
160	09-304	Hansen Bay	6-o-41	1,200,000	R-1Residential	1.65 acres +/-
161	10-128	Hansen Bay	6-o-22	1,550,000	R-1Residential	1.130
162	09-305	Hansen Bay	6-o-13&41	1,999,000	R-1Residential	2.48 acres +/-
163	09-127	Hansen Bay	7A	2,990,000	R-1Residential	18
164	10-216	Hard Labor	13Bb-4	165,000	R-2Residential	.25
165	10-32	Haulover	2-11	395,000	R-2Residential	0.452
166	10-31	Haulover	2-8	395,000	R-2Residential	0.315
167	10-29	Haulover	2-15	425,000	R-2Residential	0.24
168	10-30	Haulover	2-13	635,000	R-2Residential	0.27
169	10-239	Haulover	5D-1,5,6 &	1,900,000	R-2Residential	3.61 acres +/-
170	06-581	Leinster Bay	5Q-C Cons.	225,000	R-2Residential	0.240
171	07-101	Leinster Bay	5P Rem	329,000	R-1Residential	0.507
172	07-132	Lovango	1-R	285,000	R-1Residential	0.655 acre
173	08-488	Lovango	1-A	495,000	R-1Residential	.50 acre more or less
174	10-228	Lovango	Rem 1-B	1,250,000	R-1Residential	.834
175	10-229	Lovango	1-B-3	1,500,000	R-1Residential	.80
176	10-227	Lovango	Rem 1-B-2	1,500,000	R-1Residential	.63
177	10-210	Mandahl	16A-12 REM	149,900	W-1WaterfrontPI	0.265
178	08-262	Mandahl	16A-7A	190,000	W-1WaterfrontPI	.353
179	08-263	Mandahl	16A-7 Rem	199,000	W-1WaterfrontPI	.362
180	10-192	Pastory	5K-6BC	150,000	R-2Residential	.332 acres
181	10-4	Pastory	7B-3	200,000	R-2Residential	0.5
182	10-2	Pastory	7B-1	250,000	R-2Residential	0.50
183	10-3	Pastory	7B-2	250,000	R-2Residential	0.775
184	10-1	Pastory	7B-1,2&3	600,000	R-2Residential	1.775
185	10-357	Peter Bay	17-1B	800,000	R-1Residential	0.51 acres
186	08-446	Peter Bay	17-2A	1,500,000	R-1Residential	0.50 acres +/-
187	10-197	Peter Bay	12-3	1,650,000	R-1Residential	0.6370 +/-
188	10-49	Peter Bay	14 Rem	1,750,000	R-1Residential	0.50
189	07-16	Peter Bay	15-5	1,800,000	R-1Residential	0.69
190	08-255	Peter Bay	11 A	1,850,000	R-1Residential	0.71
191	07-407	Peter Bay	8-4	2,450,000	R-1Residential	0.6774
192	07-84	Peter Bay	9-1	2,800,000	R-1Residential	0.7521
193	04-395	Peter Bay	5-C	2,999,000	R-1Residential	0.76
194	09-293	Rendezvous & Ditleff	15A-8-B-18	299,900	R-1Residential	0.56 acre
195	06-563	Rendezvous & Ditleff	15A-8-B-20	415,000	R-1Residential	0.502
196	07-354	Rendezvous & Ditleff	15D-1 Rem.	475,000	R-1Residential	0.586 +/- acres

	08-26	Rendezvous & Ditleff	15A-2-10	560,000	R-1Residential	0.57
198	04-308	Rendezvous & Ditleff	15A-9-3	695,000	R-1Residential	0.776
199	06-501	Rendezvous & Ditleff	15A-8-B-22	695,000	R-1Residential	0.741
200	04-310	Rendezvous & Ditleff	15A-9-5	795,000	R-1Residential	0.656+/-
201	09-400	Rendezvous & Ditleff	15A-9-10	795,000	R-1Residential	1.04
202	08-436	Rendezvous & Ditleff	15A-7-15	799,000	R-1Residential	0.507
203	04-309	Rendezvous & Ditleff	15A-9-4	895,000	R-1Residential	0.80+/-
204	09-235	Rendezvous & Ditleff	15A-9-8	895,000	R-1Residential	0.67
205	09-401	Rendezvous & Ditleff	15A-9-11	895,000	R-1Residential	0.613
206	05-130	Rendezvous & Ditleff	15A-7-16	995,000	R-1Residential	0.502
207	05-303	Rendezvous & Ditleff	15-A-10-9C	995,000	R-1Residential	1.088
208	09-236	Rendezvous & Ditleff	15A-9-7	995,000	R-1Residential	0.98
209	09-399	Rendezvous & Ditleff	15A-9-6	1,000,000	R-1Residential	0.90
210	10-125	Rendezvous & Ditleff	15A-3-4	1,095,000	R-1Residential	1.2
211	09-404	Rendezvous & Ditleff	15A-10-3 R	1,300,000	R-1Residential	0.934
212	09-403	Rendezvous & Ditleff	15A-10-3A	1,300,000	R-1Residential	0.874
213	09-405	Rendezvous & Ditleff	15A-10-8A	1,300,000	R-1Residential	1.27
214	09-237	Rendezvous & Ditleff	15A-9-9	1,400,000	R-1Residential	1.15
215	09-402	Rendezvous & Ditleff	15A-9-12	1,400,000	R-1Residential	0.97
216	09-240	Rendezvous & Ditleff	15A-10-1-1	1,600,000	R-1Residential	1.03
217	09-239	Rendezvous & Ditleff	15A-10-1 R	1,700,000	R-1Residential	1.23
218	09-238	Rendezvous & Ditleff	15A-10-2-1	1,700,000	R-1Residential	1.01
219	05-304	Rendezvous & Ditleff	15A10-9REM	1,800,000	R-1Residential	2.288 +/- acre
220	09-408	Rendezvous & Ditleff	15A-10-8 R	2,000,000	R-1Residential	2.06
221	09-407	Rendezvous & Ditleff	15A-10-8B	2,000,000	R-1Residential	2.41
222	05-299	Rendezvous & Ditleff	15-A-10-5	2,500,000	R-1Residential	2.76 +/-
223	05-300	Rendezvous & Ditleff	15-A-10-6	2,500,000	R-1Residential	1.13+/-
224	09-398	Rendezvous & Ditleff	15A-5	2,900,000	R-1Residential	13.44
225	10-103	Rendezvous & Ditleff	15A-8-A-8	6,900,000	R-1Residential	18.087
226	08-374	Sans Soucci & Guinea	3B-16	320,000	R-2Residential	0.44 ac.
227	10-45	Sans Soucci & Guinea	3B-96	375,000	R-2Residential	.41
228	08-495	Sans Soucci & Guinea	3B-33	430,000	R-2Residential	.48 acres
229	06-608	Sans Soucci & Guinea	3B-25	499,000	R-2Residential	0.42
230	07-155	Sans Soucci & Guinea	3B-62	549,000	R-2Residential	0.69
231	10-280	Sans Soucci & Guinea	3B-20	595,000	R-2Residential	0.43
232	06-479	Sans Soucci & Guinea	3B-65	599,000	R-2Residential	.41 acre
233	09-313	Sans Soucci & Guinea	3B-51	650,000	R-1Residential	.51 acre
234	06-603	Saunders Gut	T	299,000	R-2Residential	1.13
235	10-142	Saunders Gut	2A	375,000	W-1WaterfrontPI	.28+/-
236	10-141	Saunders Gut	2B	375,000	W-1WaterfrontPI	.25+/-
237	05-51	Saunders Gut	D	485,000	R-2Residential	.436 ac.
238	04-168	Saunders Gut	O	550,000	R-2Residential	0.537
239	06-604	Saunders Gut	N	550,000	R-2Residential	0.60
240	07-473	Saunders Gut	F	580,000	R-2Residential	0.416
241	10-57	St. Quaco & Zimmerma	6B-32	215,000	R-2Residential	0.371
242	10-43	St. Quaco & Zimmerma	6A-1-1	250,000	R-2Residential	0.4592 + - ac.
243	07-229	St. Quaco & Zimmerma	6A-1-6	299,000	R-2Residential	0.8918
244	07-439	St. Quaco & Zimmerma	6B-20	299,000	R-2Residential	0.307
245	08-14	St. Quaco & Zimmerma	6B-31	350,000	R-2Residential	.494 acre
246	08-445	St. Quaco & Zimmerma	6A-1-28	350,000	R-2Residential	0.44

10-259	Susannaberg	33	469,000	R-1Residential	11.844 acres
248 09-463	Zootenvaal	3A-3	395,000	R-1Residential	.51+/-
249 05-277	Zootenvaal	3A-10	400,000	R-1Residential	1.142
250 08-354	Zootenvaal	3A-1 Rem	7,000,000	R-1Residential	20

Information is deemed to be reliable, but is not guaranteed. © 2010 MLS and FBS.
Prepared by Sara E. Lovegreen, [REDACTED] Saturday, November 06, 2010 1:23 PM

Holiday Homes of St. John

"The Company that gives back to St. John"

CONDOMINIUM DEVELOPMENTS ON ST. JOHN

BATTERY HILL

Triple-story colorful Caribbean style; beautifully designed and fully equipped, these four all masonry buildings (built in 1987) are situated atop a hill just above village shops and restaurants. One 2 bedroom/2 bath and seven 2 bedroom/1 bath units plus one efficiency. All feature harbor, island and sunset/water views (270 degrees from St. Croix to St. Thomas to Cruz Bay), central pool deck, short walk to town and Frank Bay Beach. Excellent rentals through management firm.

BETHANY CONDOS / UPPER DECK VILLAS

Extraordinary panoramic views from Chocolate Hole around to Cruz Bay including Pillsbury Sound and St. Thomas are seen from these five individual, free standing buildings. Fabulous sunsets and tropical gardens highlight these 10 units originally built in 1973 but damaged by Hurricane Hugo in 1989 and rebuilt with masonry rather than the original wood frame construction). Large common pool. Consistent income as short and long term rentals.

CONCH VILLAS

Traditional "West Indian down island style" wood frame complex constructed in 1987. Five units, 3 one bedrooms, 2 two bedroom/1 bath clustered on the hillside overlooking Turner Bay and Enighed Pond. Good long and short term rentals. Brazilian hardwood construction, convenient to beach and town.

CRUZ BAY VILLAS

Four unique 1 bedroom/1 bath units with common pool completed in 1991. Lush tropical landscaping, masonry and frame construction, furnished and equipped, A/C, beautiful views of Pillsbury Sound and St. Thomas. Great to live in or excellent investment as rental income source. A short walk to town. Potential to build 2 more units.

CRUZ VIEWS

These 10 colorful Caribbean style condominiums, built in 1986 offer central pool and terrace, extensive water views, convenience to Cruz Bay, and more. Impressive rental history. Solid masonry construction 1 and 2 bedroom units (all with 1 bath) are fully furnished, completely equipped.

GALLOWS POINT RESORT

All 60 1 bedroom units masonry construction, (built in two phases 1983 and 1987) are directly on the water and feature spectacular views (harbor-north with night views of the lights of Cruz Bay, or ocean - southwest with the lights of St. Thomas). Numerous amenities such as an on-site gourmet restaurant, fresh water pool and hot tub at the ocean's edge, tropical landscaping, sundeck with beach area which offers access to excellent snorkeling, and a short walk to town and ferry dock. On-site rental management. Lower ("Garden") 1 bedroom/1 bath and upper ("Loft") 1 bedroom/1 1/2 baths) units.

GRANDE BAY RESORT

Forty-eight 1, 2, and 3 bedroom luxury condominiums on the beach between town and Gallows Point. Upscale appointments and amenities include central a/c, stainless steel appliances & granite countertops. Pool, spa, fitness room, snack and wine bar, business center to be completed soon. Beach and parking garages. Excellent water/harbor views. Rental management on site.

(continued)

V0509



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LAVENDER HILL ESTATES

Perched high enough to capture superb views of Pillsbury Sound and St. Thomas, yet an easy two minute walk to Frank Bay Beach, these 12 attractive, masonry construction (completed in 1988), 1 bedroom/1 bath, and 2 bedroom/2 bath condominiums have it all. Privacy, beautiful tropical landscaping, a central pool and terrace, laundry facilities, a gourmet restaurant near by, and a leisurely walk to town and ferry dock. Handsomely furnished and immaculately maintained with A/C in bedrooms; rental management on premises.

MANGO TERRACE

Six new 2, 3 and 4 bedroom masonry condos in quiet residential neighborhood with turquoise water views of the Caribbean. Walk to town and Frank Bay beach. Spacious open floor plans, central a/c, pool, back up generator, town water, high quality fixtures and appointments. Being offered as whole and fractional ownerships.

PALM TERRACE VILLAS

Six 2 and 3 bedroom masonry condos in quiet residential neighborhood with turquoise water views of the Caribbean. Walk to town and Frank Bay beach. Spacious open floor plans, central a/c, pool, back up generator, town water, high quality fixtures and appointments. Palm Terrace was completed in 2006.

PASTORY ESTATE CONDOMINIUMS

Country living with privacy - 13 units with pristine views extending from Pastory across Pillsbury Sound to Little Great St. James and St. Thomas. Central pool with large sundeck, beautiful tropical landscaping, parking and convenient location 1 mile from Cruz Bay. Spacious 1, 2 and 3 bedroom contemporary style, mixed construction units completed in 1989, are great year round homes or profitable investments for long and short term rental income.

SELENE'S

Excellent Pillsbury Sound and St. Thomas views from the second and third stories, plus the convenient in-town Cruz Bay location, make these six efficiencies (solid masonry, built in 1978) very desirable. As a bonus they are commercially zoned and may be used for office space - well known to be somewhat scarce and expensive on St. John. Comfortable, spacious, and individually appointed.

SERENDIP

Serene vistas extend across Pillsbury Sound to St. Thomas and adjacent islands, providing a variety of views. Two efficiency and eight 1 bedroom/1 bath units are well maintained (since 1968) by resident managers. Central pool (added in 2008) and reasonable rental rates keep them occupied year round and make them excellent investment.

SIRENUSA

A new condominium development on the hill above Cruz Bay. Sweeping views of Pillsbury Sound and St Thomas from 40 units ranging in size from 1,539 sq ft to 2,862 sq ft. Amenities to include: large infinity edge pool, gym, game room and on-site management/concierge within this gated development. Completion scheduled for 2009.

SUNSET RIDGE

New 1 and 2 bedroom units now under construction adjacent to original timeshare complex consisting of 13 units built in late 80's. Shared common pool features extraordinary sunset views over Pillsbury Sound. New units' amazing water views extend over the Westin Resort and Great Cruz Bay.

VILLA CARIBE

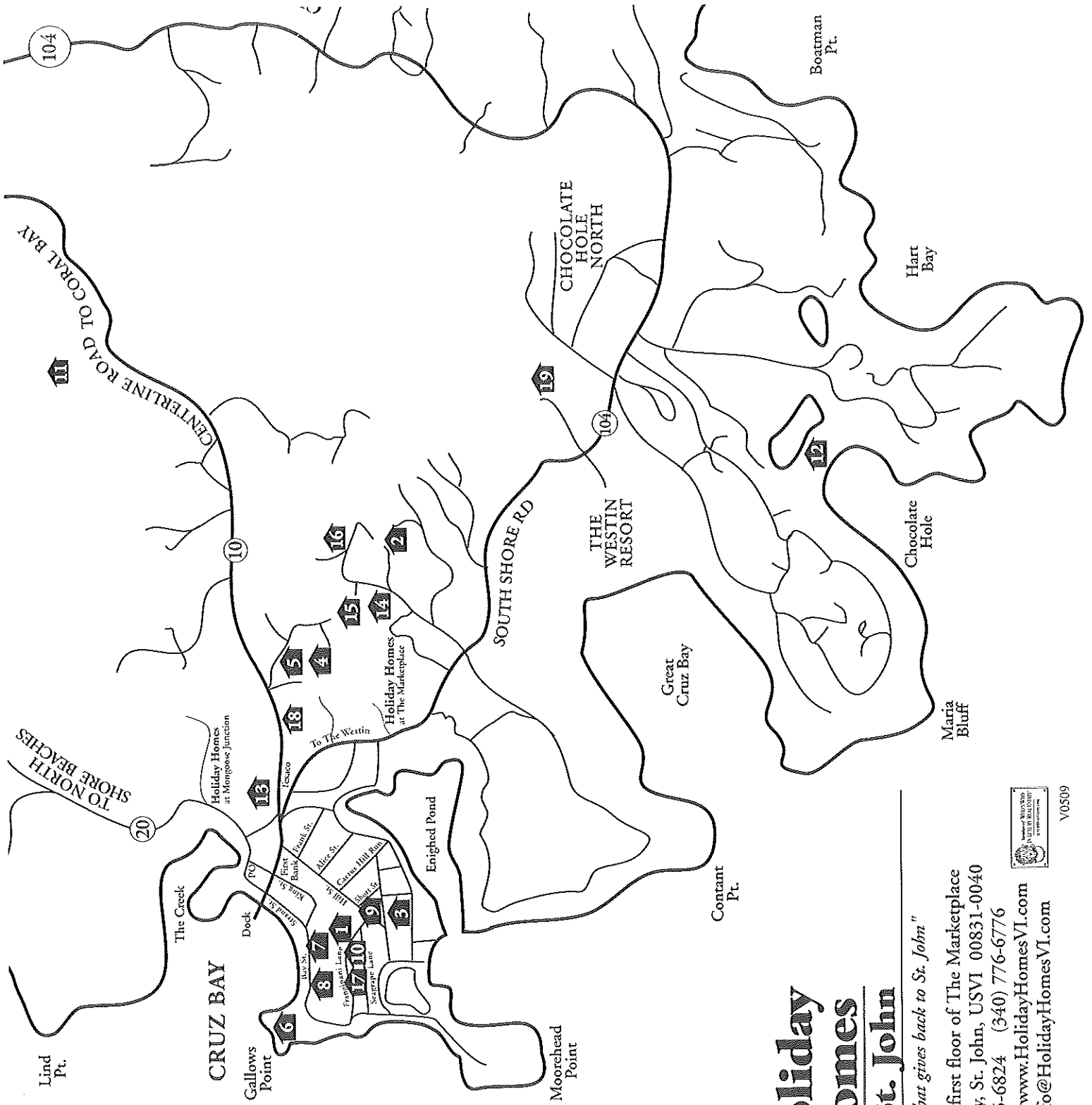
Unique Mediterranean style villas (built in 1980), fully furnished with appealing island decor, offering large verandahs, lush landscaping, and a lovely pool overlooking the turquoise waters of Frank Bay. Five units (1 bedroom/1 bath and 2 bedroom/2 baths) only a 1 minute walk to the beach and an easy stroll to town and restaurants. Rental management optional.

VILLA LEEANNA

Affordable opportunities near Cruz Bay town. Six wood frame 1 and 2 bedroom units built in 1983 then converted into condominium usage in 2006. Good long term rentals or ideal for owner occupancy and employee housing. Screened porches and some water views.

Condominium Locations

- 1 Battery Hill
- 2 Bethany/Upper Deck
- 3 Conch Villas
- 4 Cruz Bay Villas
- 5 Cruz Views
- 6 Gallows Point
- 7 Grande Bay Resort
- 8 Lavender Hill
- 9 Mango Terrace
- 10 Palm Terrace Villas
- 11 Pastory Estates
- 12 Pond Bay
- 13 Selene's
- 14 Serendip
- 15 Sirensusa
- 16 Sunset Ridge
- 17 Villa Caribe
- 18 Villa Leanna
- 19 Westin Resort Villas and Virgin Grand Villas



Holiday Homes of St. John

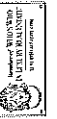
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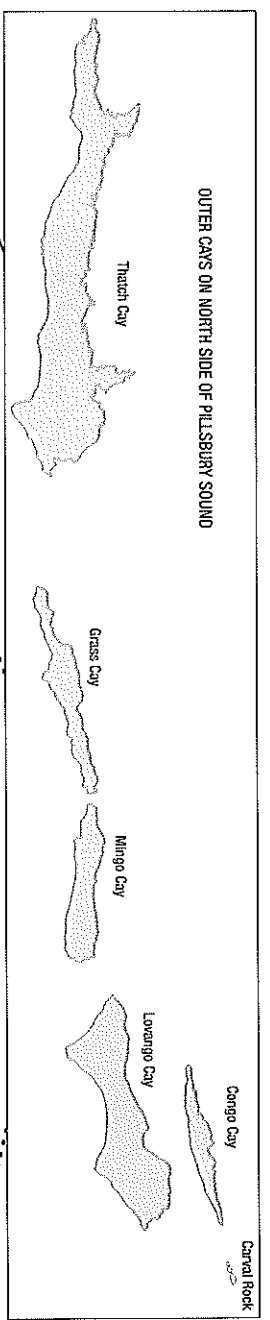
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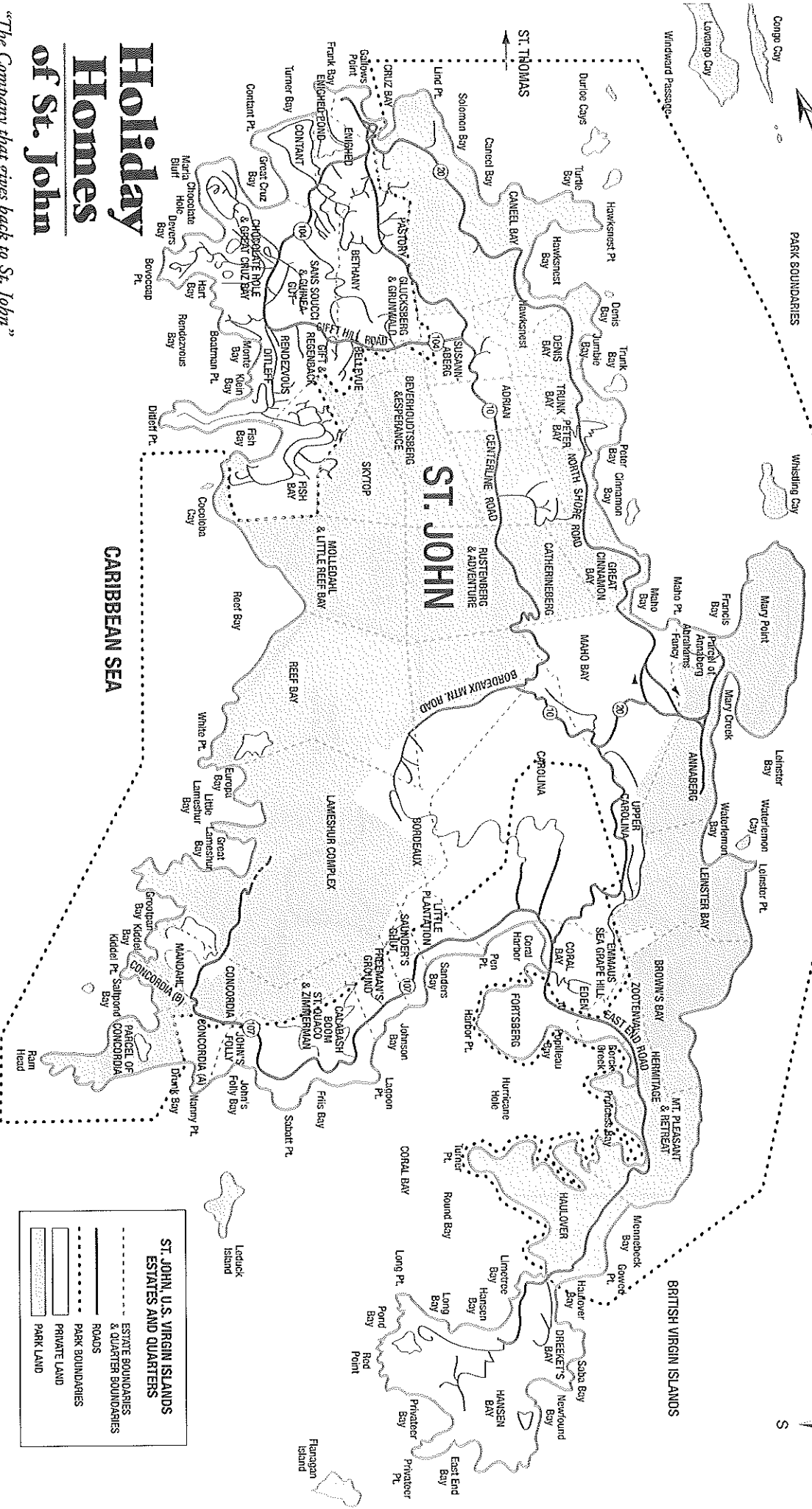
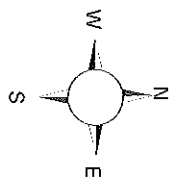
Email address: info@HolidayHomesVI.com



OUTER CAYS ON NORTH SIDE OF PILLSBURY SOUND



ATLANTIC OCEAN



**ST. JOHN, U.S. VIRGIN ISLANDS
ESTATES AND QUARTERS**

- ESTATE BOUNDARIES & QUARTER BOUNDARIES
- ROADS
- PARK BOUNDARIES
- ▭ PRIVATE LAND
- ▭ PARK LAND

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LOCATION	UNIT	BEDXBATH	FLEX ID	POOL	PRICE
ADRIAN VILLAS	4	2x2	10-131	NO	\$495,000
	2	2x2	10-132	NO	\$590,000
BATTERY HILL	C-1	2x1	10-134	YES	\$510,000
	A-1	2X1	07-108	YES	\$795,000
CONCH VILLAS	C	1X1	09-382	NO	\$205,000
	D	2X1	09-381	NO	\$230,000
	C&D	1X1&2X1	09-381&2	NO	\$400,000
CRUZ VIEWS	7	1X1	07-107	YES	\$525,000
	1	2X1	10-301	YES	\$550,000
GALLOWS POINT	13D	1X1.5	09-366	YES	\$725,000
	3D	1X1.5	10-253	YES	\$925,000
GRANDE BAY	A202	2X2	09-268	YES	\$695,000
	DP 05	1X1	09-261	YES	\$725,000
	C 302	2X2	09-267	YES	\$755,000
	B 204	3X2	09-266	YES	\$775,000
	B 304	3X2	09-265	YES	\$800,000
	A 201	3X2	09-260	YES	\$800,000
	A 301	3X2	09-262	YES	\$825,000
LAVENDER HILL	9 East	2X2	10-200	YES	\$849,000
MANGO TERRACE	6	2X2	05-476	YES	\$765,000
	5	2X2	08-380	YES	\$850,000
	1	3X3	06-496	YES	\$1,300,000
PALM TERRACE VILLAS	3	2X2	06-176	YES	\$749,000
	2	3X3	10-109	YES	\$750,000
	6	4X3	06-497	YES	\$999,000
PASTORY CONDOS	2B	1X1	07-488	YES	\$299,500
SELENES	2 WEST	0X1	09-40	NO	\$399,000

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LOCATION	UNIT	BEDXBATH	FLEX ID	POOL	PRICE
SEASHORE ALLURE	2	1X1	09-419	YES	\$1,970,000
	3	1X1	09-421	YES	\$1,970,000
	1	1X1	09-420	YES	\$2,100,000
	4	1X1	09-423	YES	\$2,400,000
	5	2X2	09-424	YES	\$2,700,000
	6	2X2	09-425	YES	\$2,900,000
	7	3X3	09-426	YES	\$3,390,000
SUNSET RIDGE	1B	1X1	10-251	YES	\$289,000
UPPER DECK CONDOS aka Bethany Condos	10	1X1	10-137	YES	\$495,000
	6	2X2	09-312	YES	\$525,000
	4/5	3X3	09-105	YES	\$550,000
	11	2X2	10-138	YES	\$649,000
VIRGIN GRAND VILLAS aka Westin Vacation Club (WVC)	3219	2X3	08-278	YES	\$1,650,000

Holiday Homes of St. John

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ST. JOHN FRACTIONAL OWNERSHIP

Fractional ownership provides an opportunity to invest, without the substantial commitment of whole ownership. You obtain an individual deed, and share in the upkeep through an annual assessment. Taxes are billed individually. Annual assessments vary for each property but the coverage is similar: insurance, maintenance, landscaping, reserves, appliances, dues etc. . . You may choose to enjoy all or part of your time period each year. If you use only some or none of your allotted time, you sometimes can rent it on your own, or through one of our many rental management companies. The opportunities are endless, so come and stay for a while!

MANGO & PALM TERRACE

Minutes from Cruz Bay Town, Mango Terrace (new 2009) and Palm Terrace, (completed in 2007) are successful short term rentals. Each property boasts 6 large units with beautiful views. While a number of these units are dedicated to whole ownership, fractional ownership is available in select units in 3 month shares (25% deeded ownership); Mango Terrace has 2 fractional options: a 3 bedroom, 3 bath unit with 2,082 sq. ft. of living space, and a 2 bedroom, 2 bath unit with 1,590 sq. ft. of living space. Palm Terrace offers one 4 bedroom, 3 bath nicely appointed unit. These complexes each offer a shared pool and a short walk to Frank Bay beach. Fractional time frames rotate.

POND BAY

How St. John does luxury...this BEACHFRONT private residence club is located in Estate Chocolate Hole. Destined to rival the Caribbean's finest resorts with six-star service; amenities include a spacious destination spa to be operated by internationally acclaimed ESPA. Designed as an intimate village with contemporary tropical elegance, Pond Bay sits on 15+ acres. The Villas and Cottages provide spacious 3 & 4 bedroom residences ranging from 2,200 to 4,300 square feet all offering top quality finishes and furnishings. All rooms have high ceilings and feature old world textures, state of the art kitchen and bathroom fixtures, and marble and granite countertops. Pond Bay Residence Club offers 1/10th ownership.

VIRGIN GRAND ESTATES: Villa Hibiscus, Villa Del Sol and Sunset Vista

Virgin Grand Estates is a unique opportunity to own a month or more in a private villa. Two 3 bedroom, 3.5 bath pool villas and one 4 bedroom, 4.5 bath Pool/Spa Villa are located within the gated community of Virgin Grand Estates overlooking Great Cruz Bay, with varying views of the Caribbean to the south and west. These fine homes are all masonry construction, fully air conditioned, with luxury amenities. The 4 bedroom villa features a lower level "lock out" studio. Each villa has 12 locking "owner's closets". Owners meetings (often via e-mail or conference call) are held to discuss the budget and determine what if any maintenance and/or upgrades may be necessary. Enjoy existing short-term rental program for your excess time or choose your own management system.

WESTIN ST. JOHN RESORT & VILLAS

The Westin Vacation Club offers one week or more, available in various configurations with access to the Westin Resort. Luxuriously furnished and equipped (including A/C), "Virgin Grand Villa" units (updated in 2008) vary in size and design. 3 bedroom "Pool Villas" offer private gated gardens with individual pools. "Hillside Villas" feature studio, 1 & 2 bedroom units with water views of Great Cruz Bay and common pools. Completed in 2008 the "Bay Vista" units offers studio, 1, 2, & 3 bedroom units.

All Westin ownership options include use of hotel amenities; Beach, water sports, restaurants, tennis, shopping, gym, kids club, grand pool, splash bar and more. When you are not able to use your unit, you may choose to employ on site rental management or various other rental options.

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FRACTIONAL OWNERSHIPS NOVEMBER 2010

VIRGIN GRAND ESTATE HOMES:

<u>MLS #</u>	<u>TIME PERIOD</u>	<u>PRICE</u>
"Villa Hibiscus" #59 -- 2,500 sq. ft., 3 bedroom, 3.5 bath home, Annual Assessment - \$6,500 per month of ownership		
08-36	3/21-4/21	\$200,000
09-234	4/21-5/21	\$115,900
10-87	7/21-8/21	\$139,000
09-491	9/21-10/21	\$59,000
"Villa Del Sol" #60 -- 2,500 sq. ft., 3 bedroom, 3.5 bath home; Annual Assessment- \$6,200 per month of ownership		
10-335	3/21-4/21	\$200,000
10-86	4/21-5/21	\$150,000
07-400	7/21- 8/21	\$116,000
"Sunset Vista" #52 -- 3,000 sq. ft., 4 bedroom, 4.5 bath home, Annual Assessment- \$7,600* per month of ownership		
*includes ownership/use of vehicle and \$600 towards house reserves		
05-83	4-21- 5/21	\$250,000
10-85	9/21-10/21	\$144,280

MANGO TERRACE CONDOMINIUM FRACTIONAL OWNERSHIPS:

3 bedroom, 3 bath unit that offers 3 months of ownership (25% deeded ownership) in a luxury condo. When complete this new complex will consist of 6 units of which three are fractional ownership. Fractional time frames are rotating. 2,082 sq. ft. of living space. **Four Fractional Ownership shares listed at \$450,000 each**

2 bedroom, 2 bath unit that offers 3 months of ownership (25% deeded ownership), time frames are rotating. 1,590 sq. ft. of living space. Possible Developer financing option

Four Fractional Ownership shares in unit #6 listed at \$225,000 each

Four Fractional Ownership shares in unit #5 listed at \$250,000 each

PALM TERRACE CONDOMINIUM FRACTIONAL OWNERSHIPS:

4 bedroom, 3 bath nicely appointed unit with established rental history offers an option for 3 months of use (25% deeded ownership). This newer complex is in excellent condition with only 6 units (one of which is fractional), shared pool and short walk to Frank Bay beach or Cruz Bay Town. **Two Fractional Ownership shares in unit #D listed at \$335,000 each**

Information compiled from St. John Board of Realtor's Multiple Listing Service and other sources. All MLS information has not been verified by Holiday Homes of St. John and may not be the listing of the provider but it is deemed reliable. Prices and availability are subject to change. 11/12/10co

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TIMESHARE LISTINGS

NOVEMBER 2010

Westin Resort Timeshare

3 bedroom/3 bath Pool Villa – 2,780 sq. ft., Private Pool and Courtyard, Fold-out Couch

Annual Assessment - Month \$10,204.63 - Week \$2,401.09 - Bay Vista \$2,029

Reserve Replacement Fee-Month \$4,412.43-Week \$1038.22 *Applies for 2010 & 2011 ONLY

MLS #	WEEK	UNIT #	CHECK IN DAY		LIST PRICE
07-322	1	4414	Sunday		\$ 85,000
09-94	2	4415	Friday		\$ 60,000
07-486	3	4215	Sunday		\$ 65,000
06-550	4	4110	Saturday		\$ 63,000
07-119	4	4214	Sunday		\$ 64,000
07-487	4	4215	Sunday		\$ 65,000
09-88	5	4413	Sunday		\$ 90,000
09-131	6	4414	Sunday		\$ 98,000
07-245	6	4312	Saturday		\$ 104,000
09-516	7	4313	Sunday		\$ 75,000
09-66	7	4211	Saturday		\$ 78,000
09-233	7	4113	Saturday		\$ 79,900
09-536	7	4314	Saturday		\$ 99,500
09-518	8	4313	Sunday		\$ 69,000
09-535	8	4314	Saturday		\$ 97,500
07-244	8	4312	Saturday		\$ 109,000
09-521	9	4215	Sunday		\$ 55,000
07-342	11	4115	Saturday		\$ 69,000
10-96	11	4211	Saturday		\$ 69,000
09-436	13	4414	Sunday		\$ 84,900
08-193	15	4413	Sunday		\$ 79,900
10-198	17	4214			\$ 18,000
09-99	17	4215	Sunday		\$ 19,000
09-493	17	4311	Saturday		\$ 19,000
09-367	18	4211	Saturday		\$ 15,000
08-238	18	4213	Sunday		\$ 25,000
10-177	19	4111	Saturday		\$ 24,900
10-362	20	4310	Saturday		\$ 25,000
09-162	20	4415	Friday		\$ 37,500
10-363	21	4411			\$ 20,000
09-280	21	4115	Saturday		\$ 22,000
09-231	22	4113	Saturday		\$ 45,000
09-175	22	2423	Sunday	Bay Vista	\$ 55,500
09-232	23	4113	Saturday		\$ 45,000
09-380	24	4313	Sunday		\$ 25,000
09-332	26	4211	Saturday		\$ 59,000
10-226	27	4113	Saturday		\$ 49,000
09-333	27	4211	Saturday		\$ 52,000
08-342	27	4213	Sunday		\$ 55,000
09-334	28	4211	Saturday		\$ 49,000
10-264	29	4115	Saturday		\$ 39,000
09-457	31	4413	Sunday		\$ 39,000
10-17	31	4210	Saturday		\$ 42,000
08-103	31	4213	Sunday		\$ 45,000
10-304	32	4113	Saturday		\$ 27,500
10-188	32	4110	Saturday		\$ 28,000
09-371	33	4113	Saturday		\$ 38,000
06-389	34	4113	Saturday		\$ 35,000
10-294	35	4212	Saturday		\$ 19,500
09-174	35	2723	Floating	Bay Vista	\$ 49,500
10-165	38	4410	Sunday		\$ 42,500
10-166	39	4410	Sunday		\$ 42,500
10-225	42	4314	Saturday		\$ 29,995
08-335	44	4311	Saturday		\$ 35,000
10-300	44	2413	Floating	Bay Vista	\$ 40,000

08-336	45	4311	Saturday		\$	35,000
08-434	45	4314	Saturday		\$	38,000
10-299	45	2413	Floating	Bay Vista	\$	40,000
08-142	45	4212	Saturday		\$	45,000
09-510	46	4114	Saturday		\$	33,000
10-315	46	4310	Saturday		\$	39,900
07-497	49	4415	Friday		\$	30,000
09-98	49	4311	Saturday		\$	40,000
06-465	49	4113	Saturday		\$	42,500
07-496	50	4410	Sunday		\$	29,500
40462	50	4114	Saturday		\$	38,500
06-466	50	4113	Saturday		\$	42,500
08-105	50	4210	Saturday		\$	48,995
10-58	51	4214	Sunday		\$	86,900
09-514	51	4312	Saturday		\$	105,000
08-228	10/21-11/21	4211			\$	39,000
09-202	11&12	2423	Floating	Bay Vista	\$	75,000
10-182	1-18,51,52E	2523	Floating	Bay Vista	\$	29,995
10-135	19-33E Float	2422	Friday	Bay Vista	\$	20,500
09-87	3,4&5	4413	Sunday		\$	210,000
10-224	34-50 Float	2524	Floating	Bay Vista	\$	19,500
10-84	34-50 Float	2521	Floating	Bay Vista	\$	19,900
10-165&166	38&39	4410	Sunday		\$	85,000
08-334	44&45	4311	Saturday		\$	69,000
07-246	6,7&8	4312	Saturday		\$	345,000
08-432	6,7,8 & 9	4413	Sunday		\$	279,000
09-520	7&8	4313	Sunday		\$	139,000
09-538	7&8	4314	Saturday		\$	190,000

**3 Bedroom Units - Bldgs 41 & 42 and Unit 4415 have a sliding wall between brs 2 & 3
Bldgs 43 & 44 have a Jacuzzi as well as a private pool**

Westin Restort Timeshare

2 bedroom/3 bath Townhouse (Phase I) 1,200 sf - Premier 1,000 sf - Bay Vista 850 sf

Annual Assessment - Month \$8,503.74 Week \$2000.88 Premier \$2,400.92 - BV \$1,684 - 1,914

Reserve Replacement Fee-Month \$3676.97-Week \$865.17-Premier \$1038.15 *2010 & 2011 ONLY

Annual Assessment Dues INCLUDE Real Estate Property Taxes for BAY VISTA units ONLY

MLS #	WEEK	UNIT #	CHECK IN DAY		LIST PRICE
05-491	6	3428	Saturday		\$ 50,000
09-229	6	3119	Saturday		\$ 58,000
08-90	7	3112	Saturday		\$ 75,000
08-117	7	2433	Saturday	Bay Vista	\$ 112,500
10-318	8	3419	Saturday		\$ 45,000
10-317	8	3419	Saturday		\$ 55,000
08-47	8	3221	Saturday		\$ 59,000
08-136	10	3221	Saturday		\$ 38,000
08-414	12	3419	Sunday		\$ 36,000
09-126	17	3228	Saturday		\$ 29,000
09-325	17	2512	Floating	Bay Vista	\$ 43,000
10-180	18	3428	Saturday		\$ 22,000
09-485	18	3112	Saturday		\$ 24,000
08-176	18	3114	Friday	Premier	\$ 24,900
07-158	19	3421	Sunday		\$ 9,995
07-159	20	3421	Sunday		\$ 9,995
09-474	20	3321	Saturday		\$ 19,500
10-255	22	3221	Saturday		\$ 16,995
10-135	22	3310	Saturday		\$ 19,900
10-20	23	3121	Saturday		\$ 15,000
10-136	23	3112	Saturday		\$ 21,000
09-415	23	3319	Saturday		\$ 29,000
09-197	23	3118	Sunday	Premier	\$ 29,000
08-416	24	3428	Saturday		\$ 29,000
09-414	24	3319	Saturday		\$ 29,000
08-456	24	2433	Saturday	Bay Vista	\$ 30,000
10-242	25	3121	Saturday		\$ 21,000
10-264	26	3116	Saturday		\$ 14,000
10-99	26	3221	Saturday		\$ 23,500
09-326	27	3310	Saturday		\$ 31,000
09-483	29	3419	Sunday		\$ 16,500
09-122	29	3319	Saturday		\$ 17,900
09-517	29	3321	Saturday		\$ 17,995
10-20	31	3116	Saturday		\$ 10,000
10-303	31	3121	Saturday		\$ 12,000
08-465	31	3119	Saturday		\$ 25,000
10-321	31	3221	Saturday		\$ 34,000
09-25	32	3223	Saturday		\$ 25,000
09-422	33	3410	Saturday		\$ 34,995
10-353	34	3128	Friday		\$ 26,000
10-6	34	3310	Saturday		\$ 33,995
09-458	34	3410	Friday		\$ 34,995
09-130	34	3116	Saturday	Premier	\$ 36,000
10-170	40	3419	Sunday		\$ 12,000
08-77	40	3221	Saturday		\$ 25,995
09-494	41	3410	Saturday		\$ 14,995
10-324	41	3116	Saturday		\$ 16,000
10-156	41	3228	Saturday		\$ 16,500
09-184	43	3221	Saturday		\$ 21,500
09-185	44	3221	Saturday		\$ 21,500
10-41	46	3321	Saturday		\$ 28,750
09-1	47	3128	Friday		\$ 29,900
10-309	49	3114	Friday		\$ 36,000
08-344	49	3110	Sunday		\$ 39,500
08-328	49	2535	Friday	Bay Vista	\$ 40,000
10-310	50	3114	Friday		\$ 40,000
09-539	51	2433		Bay Vista	\$ 45,000
09-487	52	3221	Saturday		\$ 92,500
09-128	10E	3112	Saturday		\$ 35,500
09-340	13&14	3119	Saturday		\$ 69,000

10-211	19&20	3421	Sunday		\$	16,000
10-230	23&24	3319	Saturday		\$	39,500
09-210	23E	2533	Saturday	Bay Vista	\$	28,250
10-5	33E	2533		Bay Vista	\$	24,995
10-81	43 & 44	3221	Saturday		\$	32,250
10-316	8&9	3419	Saturday		\$	100,000
09-186	SP1N	3321	3/21-4/21		\$	175,000

Westin Resort Timeshare

1 bedroom/2 bath loft Townhouse Suite - 750 sq. ft.

Annual Assessment - Month \$6,802.85- Week \$1,600.67

Reserve Replacement Fee-Month \$2941.52-Week \$692.12 *Applies for 2010 & 2011 ONLY

MLS #	WEEK	UNIT #	CHECK IN DAY	LIST PRICE
08-245	1	3424	Saturday	\$ 24,900
10-270	1	3324	Friday	\$ 28,000
07-478	2	3327	Saturday	\$ 29,900
10-7	2	3125	Friday	\$ 49,900
09-199	3	3224	Saturday	\$ 20,995
10-8	3	3125	Friday	\$ 49,900
10-274	4	3223	Saturday	\$ 35,000
10-59	4	3326	Saturday	\$ 35,000
10-61	5	3326	Saturday	\$ 35,000
09-152	5	3426	Saturday	\$ 55,000
10-52	6	3426	Saturday	\$ 49,995
09-100	7	3225	Saturday	\$ 35,000
09-149	8	3125	Friday	\$ 40,000
08-93	9	3226	Sunday	\$ 33,500
09-150	9	3125	Friday	\$ 34,500
09-176	9	3324	Friday	\$ 35,000
10-325	10	3325		\$ 19,500
08-443	12	3222	Saturday	\$ 29,000
07-409	14	3124	Sunday	\$ 26,500
10-93	14	3126	Sunday	\$ 32,000
09-452	17	3326	Saturday	\$ 16,500
08-353	17	3125	Friday	\$ 29,500
08-216	18	3222	Saturday	\$ 10,000
10-95	21	3327	Saturday	\$ 17,500
09-323	25	3223	Saturday	\$ 17,000
10-151	25	3424	Saturday	\$ 19,500
10-311	27	3227	Saturday	\$ 18,000
10-287	27	3423	Sunday	\$ 19,500
09-488	28	3227	Saturday	\$ 8,500
09-532	28	3224	Saturday	\$ 19,000
09-486	28	3427	Saturday	\$ 19,900
09-497	29	3324	Friday	\$ 18,995
07-306	29	3227	Saturday	\$ 25,000
10-286	30	3422	Saturday	\$ 17,900
10-285	31	3424	Saturday	\$ 14,500
08-170	31	3426	Saturday	\$ 19,500
10-290	31	3322		\$ 19,750
09-25	32	3223	Saturday	\$ 10,000
09-327	34	3227	Saturday	\$ 12,000
08-346	34	3222	Saturday	\$ 17,990
08-102	34	3125	Friday	\$ 24,000
10-293	35	3423		\$ 17,500
09-353	38	3327	Saturday	\$ 6,000
10-56	38	3324	Friday	\$ 13,500
09-324	38	3122	Friday	\$ 24,000
09-358	41	3326	Saturday	\$ 6,990
08-326	42	3223	Saturday	\$ 5,900
09-490	43	3326	Saturday	\$ 12,900
09-495	46	3127	Saturday	\$ 19,999
10-268	51	3324	Friday	\$ 28,000
09-477	51	3125	Friday	\$ 36,000
09-466	51	3326	Saturday	\$ 38,000
10-269	52	3324	Friday	\$ 35,000
10-284	52	3126	Sunday	\$ 41,995
10-283	52	3124	Sunday	\$ 41,995
09-515	52	3425	Saturday	\$ 44,995
08-441	52	3122	Friday	\$ 54,000
08-7	52	3224	Saturday	\$ 58,000
09-468	10/21-11/21	3323	10/21-11/21	\$ 16,999
10-62	4 & 5	3326	Saturday	\$ 67,000
09-151	8&9	3125	Friday	\$ 73,000

09-476	AU2N	3423		\$	80,000
10-124	SP3N	3326	5/21-6/21	\$	65,000
09-284	WI2N	3425	1/21-2/21	\$	180,000
08-254		3325	5/21-6/21	\$	110,000

Westin Resort Timeshare: Terrace Suite - 500 sq. ft., King Size Bed, fold out couch, 1 bathroom
 Dues: Month \$5,101.96 - Week \$1,200.46RR Fee:Month \$2206.06-Week \$515.07 *2010&2011 ONLY

MLS #	WEEK	UNIT #	CHECK IN DAY	LIST PRICE
09-218	1	3314	Friday	\$ 18,000
10-172	1	3218	Sunday	\$ 29,000
07-298	2	3417	Friday	\$ 17,000
10-173	2	3413	Saturday	\$ 17,500
09-219	2	3314	Friday	\$ 18,000
06-317	3	3317	Friday	\$ 17,000
10-68	4	3416	Sunday	\$ 15,900
10-160	4	3216		\$ 15,900
10-69	5	3416	Sunday	\$ 15,900
09-173	5	3218	Sunday	\$ 24,000
10-169	5	3113		\$ 24,995
10-53	5	3312	Saturday	\$ 24,995
10-70	6	3416	Sunday	\$ 15,900
10-54	6	3312	Saturday	\$ 24,995
10-116	6	3316	Saturday	\$ 25,000
10-118	7	3318	Sunday	\$ 25,000
07-385	8	3215	Saturday	\$ 18,000
04-432	8	3313	Saturday	\$ 22,500
09-246	9	3211	Saturday	\$ 22,800
10-123	10	3212	Saturday	\$ 11,000
09-247	10	3211	Saturday	\$ 22,800
07-196	11	3212	Saturday	\$ 24,500
10-159	12	3318	Sunday	\$ 18,995
10-153	12	3213	Saturday	\$ 19,999
10-279	13	3418	Saturday	\$ 19,500
10-158	15	3212	Saturday	\$ 22,000
10-24	15	3317	Friday	\$ 23,000
09-448	15	3316	Saturday	\$ 25,000
10-168	16	3317	Friday	\$ 18,000
09-428	17	3317	Friday	\$ 10,900
08-166	18	3215	Saturday	\$ 11,000
10-105	19	3313	Saturday	\$ 11,900
10-195	21	3311	Saturday	\$ 10,000
09-279	21	3215	Saturday	\$ 12,000
08-125	21	3315	Saturday	\$ 12,500
10-196	22	3311	Saturday	\$ 9,000
08-433	22	3315	Saturday	\$ 11,000
08-352	22	3415	Saturday	\$ 12,900
06-578	23	3416	Sunday	\$ 13,500
09-188	23	3214	Friday	\$ 16,000
09-187	23	3217	Friday	\$ 16,000
07-301	23	3418	Saturday	\$ 16,500
08-120	24	3212	Saturday	\$ 9,999
06-579	24	3215	Saturday	\$ 13,500
08-100	24	3312	Saturday	\$ 15,500
08-343	26	3416	Sunday	\$ 19,000
10-337	27	3316	Saturday	\$ 5,000
06-383	27	3417	Friday	\$ 11,000
10-342	28	3414	Friday	\$ 10,500
09-519	29	3311	Saturday	\$ 12,995
10-320	30	3218	Sunday	\$ 8,300
10-64	30	3819	Saturday	\$ 15,900
09-123	30	3314	Friday	\$ 17,000
10-276	30	3318	Sunday	\$ 18,500
09-508	31	3313	Saturday	\$ 16,000
10-257	33	3312	Saturday	\$ 4,000
06-121	34	3312	Saturday	\$ 9,999
09-533	35	3412	Saturday	\$ 10,400
09-383	39	3212	Saturday	\$ 3,750
10-266	40	3316		\$ 14,000
09-449	41	3411	Saturday	\$ 6,500
09-97	42	3318	Sunday	\$ 6,000
09-473	45	3313	Saturday	\$ 9,500
10-364	46	3412	Saturday	\$ 8,900

E/O ODD

09-278	47	3417	Friday	\$	14,000
09-171	51	3417	Friday	\$	32,500
09-298	51	3218	Sunday	\$	43,000
10-267	52	3314	Friday	\$	25,000
06-580	23 & 24	3416&3215	Sun & Sat	\$	26,000
09-469	5/21-6/21	3313	5/21-6/21	\$	14,999
10-119	6&7	3318	Sunday	\$	50,000
08-141	SP3R	3412		\$	24,995
09-72	WI-1	3415		\$	88,000
10-67	WI1R	3412		\$	67,000
09-75	WI-1to3	3415		\$	240,000
09-73	WI-2	3415		\$	82,500
10-65	WI2R	3412		\$	67,000
09-74	WI-3	3415		\$	82,500
10-66	WI3R	3414		\$	67,000

Annual Assessment Dues INCLUDE Real Estate Property Taxes for BAY VISTA units ONLY

Information compiled from St. John Board of Realtor's Multiple Listing Service and other sources.

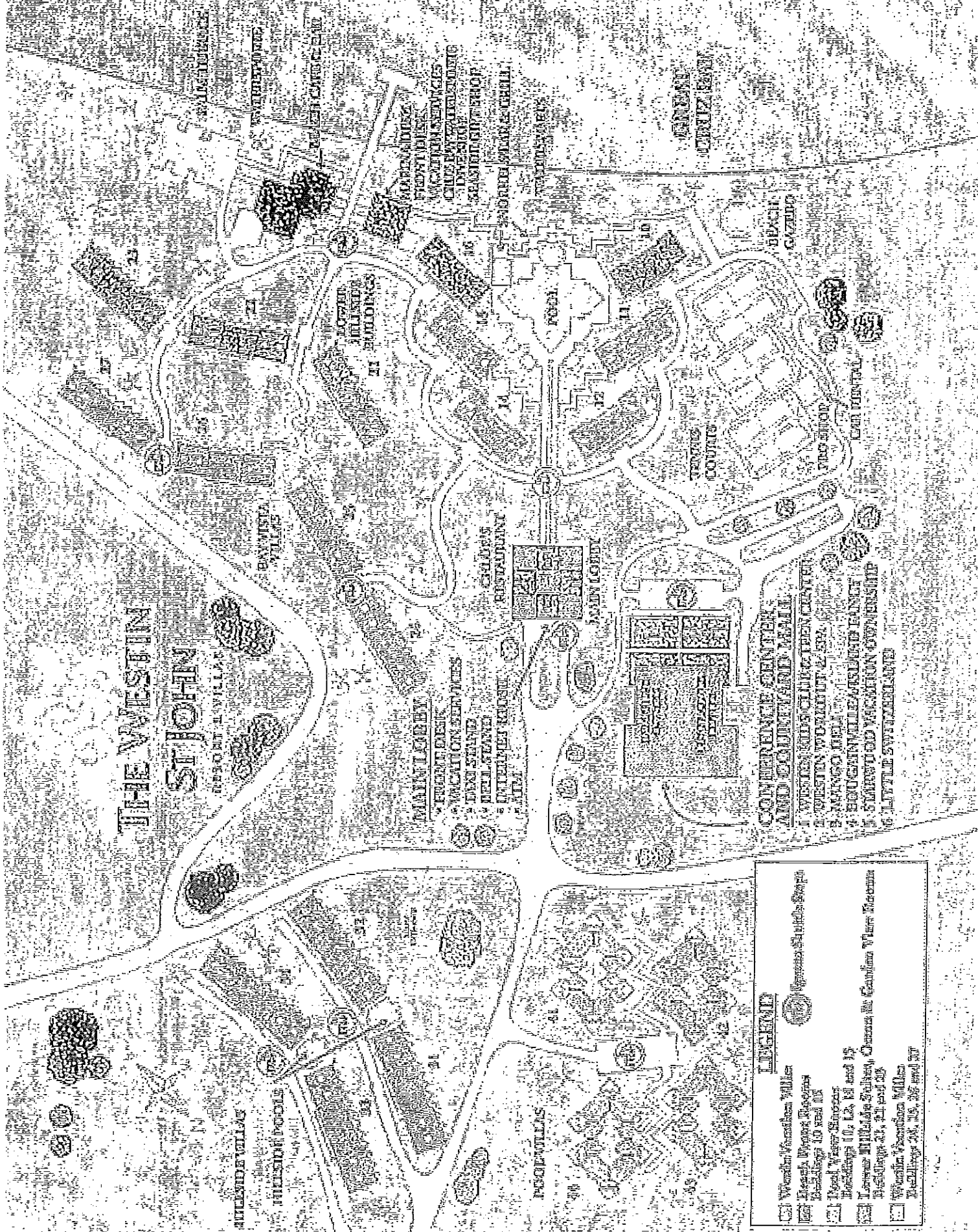
All MLS information has not been verified by Holiday Homes of St. John and may not be the listing of the provider but is deemed reliable. Prices and availability are subject to change.

For more information on Timeshare Listings please contact Holiday Homes of St. John.












11/6/2010

THE WESTIN ST. JOHN

RESORT & VILLAS



LEGEND

-  Villa - Vacation Villas
-  Pool - Beach Resort Pools
-  Tennis - Tennis Courts
-  Building - Main Lobby
-  Building - Conference Center
-  Building - Restaurant
-  Building - Vacation Services
-  Building - Rental Car
-  Building - Beach Cazuelo
-  Building - Milkvault Villas
-  Building - Milkvault Pools

2011

Week Number	Friday to Friday	Saturday to Saturday	Sunday to Sunday
1	Jan.7-Jan.14	Jan.1-Jan.8	Jan.2-Jan.9
2	Jan.14-Jan.21	Jan.8-Jan.15	Jan.9-Jan.16
3	Jan.21-Jan.28	Jan.15-Jan.22	Jan.16-Jan.23
4	Jan.28-Feb.4	Jan.22-Jan.29	Jan.23-Jan.30
5	Feb.4-Feb.11	Jan.29-Feb.5	Jan.30-Feb.6
6	Feb.11-Feb.18	Feb.5-Feb.12	Feb.6-Feb.13
7	Feb.18-Feb.25	Feb.12-Feb.19	Feb.13-Feb.20
8	Feb.25-Mar.4	Feb.19-Feb.26	Feb.20-Feb.27
9	Mar.4-Mar.11	Feb.26-Mar.5	Feb.27-Mar.6
10	Mar.11-Mar.18	Mar.5-Mar.12	Mar.6-Mar.13
11	Mar.18-Mar.25	Mar.12-Mar.19	Mar.13-Mar.20
12	Mar.25-Apr.1	Mar.19-Mar.26	Mar.20-Mar.27
13	Apr.1-Apr.8	Mar.26-Apr.2	Mar.27-Apr.3
14	Apr.8-Apr.15	Apr.2-Apr.9	Apr.3-Apr.10
15	Apr.15-Apr.22	Apr.9-Apr.16	Apr.10-Apr.17
16	Apr.22-Apr.29	Apr.16-Apr.23	Apr.17-Apr.24
17	Apr.29-May 6	Apr.23-Apr.30	Apr.24-May 1
18	May 6-May 13	Apr.30-May 7	May 1-May 8
19	May 13-May 20	May 7-May 14	May 8-May 15
20	May 20-May 27	May 14-May 21	May 15-May 22
21	May 27-Jun 3	May 21-May 28	May 22-May 29
22	Jun 3-Jun 10	May 28-Jun 4	May 29-Jun 5
23	Jun 10-Jun 17	Jun 4-Jun 11	Jun 5-Jun 12
24	Jun 17-Jun 24	Jun 11-Jun 18	Jun 12-Jun 19
25	Jun 24-Jul 1	Jun 18-Jun 25	Jun 19-Jun 26
26	Jul 1-Jul 8	Jun 25-Jul 2	Jul 2-Jul 9
27	Jul 8-Jul 15	Jul 2-Jul 9	Jul 9-Jul 16
28	Jul 15-Jul 22	Jul 9-Jul 16	Jul 16-Jul 23
29	Jul 22-Jul 29	Jul 16-Jul 23	Jul 23-Jul 30
30	Jul 29-Aug 5	Jul 23-Jul 30	Jul 30-Aug 6
31	Aug 5-Aug 12	Jul 30-Aug 6	Aug 6-Aug 13
32	Aug 12-Aug 19	Aug 6-Aug 13	Aug 13-Aug 20
33	Aug 19-Aug 26	Aug 13-Aug 20	Aug 20-Aug 27
34	Aug 26-Sep 2	Aug 20-Aug 27	Aug 27-Aug 31
35	Sep 2-Sep 9	Aug 27-Sep 3	Aug 31-Aug 3
36	Sep 9-Sep 16	Sep 3-Sep 10	Sep 3-Sep 10
37	Sep 16-Sep 23	Sep 10-Sep 17	Sep 10-Sep 17
38	Sep 23-Sep 30	Sep 17-Sep 24	Sep 17-Sep 24
39	Sep 30-Oct 7	Sep 24-Oct 1	Sep 24-Oct 1
40	Oct 7-Oct 14	Oct 1-Oct 8	Sep 25-Oct 2
41	Oct 14-Oct 21	Oct 8-Oct 15	Oct 2-Oct 9
42	Oct 21-Oct 28	Oct 15-Oct 22	Oct 9-Oct 16
43	Oct 28-Nov 4	Oct 22-Oct 29	Oct 16-Oct 23
44	Nov 4-Nov 11	Oct 29-Nov 5	Oct 23-Oct 30
45	Nov 11-Nov 18	Nov 5-Nov 12	Oct 30-Nov 6
46	Nov 18-Nov 25	Nov 12-Nov 19	Nov 6-Nov 13
47	Nov 25-Dec 2	Nov 19-Nov 26	Nov 13-Nov 20
48	Dec 2-Dec 9	Nov 26-Dec 3	Nov 20-Nov 27
49	Dec 9-Dec 16	Dec 3-Dec 10	Nov 27-Dec 4
50	Dec 16-Dec 23	Dec 10-Dec 17	Dec 4-Dec 11
51	Dec 23-Dec 30	Dec 17-Dec 24	Dec 11-Dec 18
52	Dec 30-Jan 6	Dec 24-Dec 31	Dec 18-Dec 25
53		Dec 31-Jan 7	Dec 25-Dec 31

2012

Week Number	Friday to Friday	Saturday to Saturday	Sunday to Sunday
1	Jan.6-Jan.13	Jan.7-Jan.14	Jan.1-Jan.8
2	Jan.13-Jan.20	Jan.14-Jan.21	Jan.8-Jan.15
3	Jan.20-Jan.27	Jan.21-Jan.28	Jan.15-Jan.22
4	Jan.27-Feb.3	Jan.28-Feb.4	Jan.22-Jan.29
5	Feb.3-Feb.10	Feb.4-Feb.11	Jan.29-Feb.5
6	Feb.10-Feb.17	Feb.11-Feb.18	Feb.5-Feb.12
7	Feb.17-Feb.24	Feb.18-Feb.25	Feb.12-Feb.19
8	Feb.24-Mar.2	Feb.25-Mar.4	Feb.19-Feb.26
9	Mar.2-Mar.9	Mar.3-Mar.10	Feb.26-Mar.4
10	Mar.9-Mar.16	Mar.10-Mar.17	Mar.4-Mar.11
11	Mar.16-Mar.23	Mar.17-Mar.24	Mar.11-Mar.18
12	Mar.23-Mar.30	Mar.24-Mar.31	Mar.18-Mar.25
13	Mar.30-Apr.6	Mar.31-Apr.7	Mar.25-Apr.1
14	Apr.6-Apr.13	Apr.7-Apr.14	Apr.1-Apr.8
15	Apr.13-Apr.20	Apr.14-Apr.21	Apr.8-Apr.15
16	Apr.20-Apr.27	Apr.21-Apr.28	Apr.15-Apr.22
17	Apr.27-May 4	Apr.28-May 5	Apr.22-Apr.29
18	May 4-May 11	May 5-May 12	Apr.29-May 6
19	May 11-May 18	May 12-May 19	May 6-May 13
20	May 18-May 25	May 19-May 26	May 13-May 20
21	May 25-Jun 1	May 26-Jun 2	May 20-May 27
22	Jun.1-Jun.8	Jun.2-Jun.9	May 27-Jun 3
23	Jun.8-Jun.15	Jun.9-Jun.16	Jun.3-Jun.10
24	Jun.15-Jun.22	Jun.16-Jun.23	Jun.10-Jun.17
25	Jun.22-Jun.29	Jun.23-Jun.30	Jun.17-Jun.24
26	Jun.29-Jul.6	Jun.30-Jul.7	Jun.24-Jul.1
27	Jul.6-Jul.13	Jul.7-Jul.14	Jul.1-Jul.8
28	Jul.13-Jul.20	Jul.14-Jul.21	Jul.8-Jul.15
29	Jul.20-Jul.27	Jul.21-Jul.28	Jul.15-Jul.22
30	Jul.27-Aug.3	Jul.28-Aug.4	Jul.22-Jul.29
31	Aug.3-Aug.10	Aug.4-Aug.11	Jul.29-Aug.5
32	Aug.10-Aug.17	Aug.11-Aug.18	Aug.5-Aug.12
33	Aug.17-Aug.24	Aug.18-Aug.25	Aug.12-Aug.19
34	Aug.24-Aug.31	Aug.25-Sep.1	Aug.19-Aug.26
35	Aug.31-Sep.7	Sep.1-Sep.8	Aug.26-Sep.2
36	Sep.7-Sep.14	Sep.8-Sep.15	Sep.2-Sep.9
37	Sep.14-Sep.21	Sep.15-Sep.22	Sep.9-Sep.16
38	Sep.21-Sep.28	Sep.22-Sep.29	Sep.16-Sep.23
39	Sep.28-Oct.5	Sep.29-Oct.6	Sep.23-Sep.30
40	Oct.5-Oct.12	Oct.6-Oct.13	Sep.30-Oct.7
41	Oct.12-Oct.19	Oct.13-Oct.20	Oct.7-Oct.14
42	Oct.19-Oct.26	Oct.20-Oct.27	Oct.14-Oct.21
43	Oct.26-Nov.2	Oct.27-Nov.3	Oct.21-Oct.28
44	Nov.2-Nov.9	Nov.3-Nov.10	Oct.28-Nov.4
45	Nov.9-Nov.16	Nov.10-Nov.17	Nov.4-Nov.11
46	Nov.16-Nov.23	Nov.17-Nov.24	Nov.11-Nov.18
47	Nov.23-Nov.30	Nov.24-Dec.1	Nov.18-Nov.25
48	Nov.30-Dec.7	Dec.1-Dec.8	Nov.25-Dec.2
49	Dec.7-Dec.14	Dec.8-Dec.15	Dec.2-Dec.9
50	Dec.14-Dec.21	Dec.15-Dec.22	Dec.9-Dec.16
51	Dec.21-Dec.28	Dec.22-Dec.29	Dec.16-Dec.23
52	Dec.28-Jan.4	Dec.29-Jan.5	Dec.23-Dec.30
53			

HOLIDAY HOMES OF ST. JOHN, INC.
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COMMERCIAL OPPORTUNITIES NOVEMBER 2010

BE YOUR OWN BOSS IN PARADISE--DON'T SPEND ANOTHER WINTER IN THE STATES!!

"GREENLEAF COMMON LLC" A golden opportunity to rent commercial space in St. John's newest commercial center. This is a new Masonry Building with Arches, Concrete Columns and Stone Accents. Professionally Landscaped. Plenty of on-site, off-street parking. Conveniently located next to the Westin. Spaces start at 726 sq ft. **LEASES START AT \$1,675 PER MONTH.**

"ST JOHN MARKETPLACE INC." Incredible opportunity! Commercial Space's in prime location, retail and office space available. Excellent parking, elevator and other amenities.
Ask your Holiday Homes Realtor for more information!

"I SCREAM!" Tremendous turnkey business opportunity. The business includes TWO premier locations in the heart of Cruz Bay. Extremely successful ice cream and hotdog business popular with locals and visitors alike. The possibility of franchising to other islands has been considered and is a possibility for the new owners! **\$129,000**

"SCOOTER RENTALS" Successful business at Wharfside Village includes inventory (10 scooters at time of listing). Established (8 years), low overhead, high volume, fun business. **\$170,000**

"GREEN ISLAND BREEZE" Environmentally sensitive retail clothing business on top floor Greenleaf Commons. Inventory sold separately. Subject to landlord approval. **\$179,000**

"GALLOWS PT. GOURMET" Successful resort gift shop in prime location offers convenience foods, beverages, gifts, books, snorkel gear rental, booking service for boat rentals and much more! Inventory sold separately. **\$189,000**

"S/V BREATH" 25 year charter boat business on St. John includes a unique strong built gaff rigged ketch sailboat with new masts, inspected for up to 18 passengers plus successful website www.sailbreath.com that serves new and loyal repeat clients. Captain and Manager willing to stay on with pay to ease transition. **\$200,000**

"GPAQ SCUBA LLC" Turnkey Scuba business on St. John. ATTENTION DIVE MASTERS AND CAPTAINS! Take advantage of this successful 4 year dive/charter business. Business boasts a 2004, 26ft. Twin V Powercat equipped with two 2004 Yamaha 115 4-Stroke Eng with 3 yr ext factory warr as well as proven website that draws new and loyal repeat clients. **\$212,000**

"CAPTAIN'S CABIN IS TURN KEY BUSINESS OPPORTUNITY!" Very successful bar and video gambling establishment in high traffic waterfront shopping center in downtown Cruz Bay, St. John. Excellent local and tourist clientele. **\$215,000**

"THE BEST OF BOTH WORLDS INC." Upscale gallery of designer jewelry, fine art, & distinctive home decor, The Best of Both Worlds is located in Mongoose Junction II, the most desirable retail complex on St. John. Representing a diverse array of talented artists, this well established (25+ yrs); successful turnkey business allows owner flexibility to operate hands on or hands off to suit their lifestyle. **\$235,000**

"KATILADY CATERING" Well established, very successful, turnkey catering and provisioning business on St. John. **\$250,000**

CONTINUED ON OTHER SIDE

"MARINA MARKET" HUGE PRICE REDUCTION FOR THE MARINA MARKET SITE, zoned B-2! This one of a kind commercial real estate consists of 4,829+/- sq. ft. and features a 2,999+/- sq. ft. building and adjacent parking area. Bordering the busy south shore road, this is a choice location and convenient to Cruz Bay Town. An excellent potential income producer with tremendous possibilities for a variety of business uses. **\$895,000**

"PALM PLAZA LLC" MOTIVATED SELLER has listed this commercial shopping center on the South Shore Road next to the Westin Resort. Convenient to Cruz Bay Town, this highly visible complex has lots of potential and plenty of parking in the front and the garage below. **\$1,750,000**

"VOYAGES BUILDING" Rare opportunity to own a business/residential space in Coral Bay. The entire Voyages Building is now for sale. The first floor restaurant space is currently set up as a bar and restaurant. All equipment is included including stoves, ovens, walk in cooler, ice machine, sound system and much more. Plus, two beautiful 2 bedroom apts on top floor. **CALL FOR DETAILS**

"COCOLOBA SHOPPING CENTER" Exciting shopping complex on the waters edge in Coral Bay. "Turnkey" operation with over 10,000 total square feet with room to expand under W-1 zoning guidelines. 125 KW generator, waste water treatment plant, drip irrigation system, plenty of parking, plus 411 feet of water frontage. **\$3,900,000**

"GREEN LEAF COMMONS LLC" Investment opportunity in this brand new retail/office building! Built in 2008. Beautiful architecture with stone work, columns and arches. Ample on-site parking and back up generator. Great tenancy in place with supermarket, bank branch, day spa, and more! Ideally located next to the Westin Resort and Guinea Grove Apartments. **\$4,950,000**

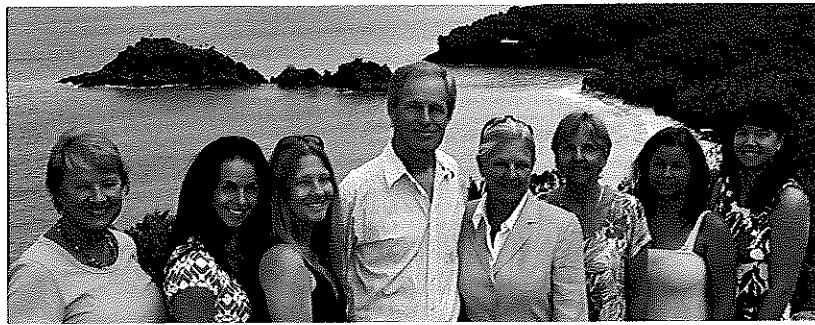
"GUINEA GROVE APARTMENTS" Guinea Grove is a fully (100%) occupied, 6 building, 36 unit, residential apartment community. The building consists of (24)1 bedrm/1 bath,(6)2 bedrm/1 bath and (6)2 bedrm/2 bath units. All units feature exterior patios, AC, ceiling fans, washer/dryer, stove/range and refrigerator. The complex is a masonry reinforced concrete building with concrete roofs and hurricane shutters. Grounds are professionally landscaped with ample on-site parking (1 space per unit). **\$6,950,000**

"ZOOTENVALL COTTAGES" A unique property with a white powder beach on almost 5 acres. Located on pristine Hurricane Hole, a National Marine Monument, with approximately 850 feet of waterfront on beautiful Borck Creek. There are 4 short-term rental cottages on the property and additional acreage is available. Buyer to honor rental reservations. **\$9,700,000**

The information on this sheet has been made available by the MLS and other sources and may not be the listing of the provider. All MLS information has not been verified by Holiday Homes of St. John but it is deemed reliable. Prices and availability subject to change. CO 10/8/10

CONTINUED ON OTHER SIDE

Holiday Homes of St. John



From left to right: Jan Courlas, Jane Thill, Sara Hale, Miles Stair, Christie O'Neil, Janet Foote, Nancy Carrieri, Korin Dunford

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Real Estate Firm**
Celebrating 50 years in 2010

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Edition 19

Winter 2010

MARKET NEWS; ST. JOHN GETS A NEW LOOK

With the winter season approaching, St. John is looking green and lush and Cruz Bay is getting a facelift for the holidays! The roundabout construction is to the point that there really is a "roundabout" in place (although construction is still on going all around). Paving has started on the North Shore Road from Mongoose Junction going east that will give that beautiful drive a beautiful feel and the signage is up for the projected paving on the South Shore Road, from Marketplace all the way to Centerline Road.

The businesses in Cruz Bay are going for the new look too. La Tapa totally repainted during the summer and Connections has refreshed their bright scheme. There is a new security fence around the Creek apron area that gives a much more finished feel for cruise ship arrivals and passengers departing to the BVI.

Caneel closed for two months this fall, giving them plenty of time for updating and a fresh look after their last season of welcoming familiar guests and new celebrities. Angelina Jolie, Brad Pitt and Eli Manning were among those reportedly sighted.

Coral Bay and East End are so green and beautiful. See for yourself from the "first view" welcome spot of the Chateau Bordeaux overlook where the restaurant and Colorful Corner shop are opening under new management, new paint and they look great!

The real estate market is showing signs of "green shoots" as well. Activity has increased in the moderate ranges and many island residents are buying at prices that haven't been seen for years. Some homes have sold for under \$500,000 and land parcels for under \$100,000! In October, Villa Delphina in Peter Bay sold for \$6.5 million in a welcome burst of upper end activity! Everything that has made St. John popular and loved over the past many years is still in place and with the stock market rising and prices looking attractive, this season should see St. John as THE place to buy that second home, condominium or land for future plans!

**CALL US TO TALK ABOUT BEST BUYS ON THE MARKET,
WE ARE THE PROS!**

SALES COMPARISON YEAR TO YEAR; 12/22/2008 TO 12/22/2009 VS. 12/3/2007 TO 12/3/2008

UNITS SOLD 2008/09			UNITS SOLD 2007/08 (prior 12 months)		
HOMES	CONDOS	LAND	HOMES	CONDOS	LAND
23	6	19	20	15	23
TOTAL SALES VOLUME 2008/09 \$39,078,999 <21%>			TOTAL SALES VOLUME 2007/08 \$49,644,559		

REAL ESTATE SALES INFO

HOMES SOLD BETWEEN 1/1/09 AND 12/3/09

ADDRESS	Bedrms	Baths	List Price	Sold Price
6-3-107 Carolina	1	1	\$375,000	\$240,000
10-27-4B Carolina	1	1	\$419,000	\$350,000

HOMES SOLD BETWEEN 1/1/09 AND 12/3/09

ADDRESS	Bedrms	Baths	List Price	Sold Price
10-30C Rm Carolina	1	2	\$475,000	\$445,000
9-9-8 Carolina	2	2	\$649,000	\$600,000
1-1-3 Carolina	1	1	\$745,000	\$625,000
9-23E Carolina	4	4	\$1,700,000	\$1,600,000
300-4 Chocolate Hole	3	3	\$1,650,000	\$1,150,000
13 Chocolate Hole	3	3	\$2,300,000	\$1,800,000
71-17 Fish Bay	4	2.5	\$599,000	\$540,000
10-8-C Glucksberg	6	6	\$895,000	\$755,000
10-1-1 Glucksberg	3	2	\$890,000	\$800,000
16E-D-1 Mandahl	2	2	\$595,000	\$650,000
6 F Peter Bay	5	6.5	\$8,495,000	\$6,500,000
15D-2 Rendezvous & Ditleff	4	4	\$999,000	\$900,000
15A-8-B-9 Rendezvous & Ditleff	3	3	\$1,890,000	\$1,300,000
15A-7-14 Rendezvous & Ditleff	4	3.5	\$1,850,000	\$1,400,000
3B-26 Sans Soucci & Guinea	5	5.5	\$1,800,000	\$1,625,000
20-B Saunders Gut	2	2	\$1,395,000	\$1,225,000
3Q-2 Zootenvaal	3	2	\$729,000	\$585,000

Homes sold 1/1/2009-12/3/2009 **\$23,090,000**
Average Home Sale Price 1/1/2009-12/3/2009 **\$1,215,263**

CONDOS SOLD BETWEEN 1/1/09 AND 12/3/09

CONDO	Bedrms	Baths	List Price	Sold Price
Grande Bay B-301	1	1	\$485,000	\$485,000
Grande Bay B-P01	1	1	\$500,000	\$500,000
Grande Bay B-P02,3,4	1	1	\$508,000	\$508,000
Grande Bay B-202	2	2	\$655,000	\$655,000
Mango Terrace 2	3	3	\$1,300,000	\$1,200,000
Serendip INDIA	0	1	\$265,000	\$222,500

Condos sold 1/1/2009 - 12/3/2009 **\$3,570,500**
Average Condo Sale Price **\$595,083**

LAND SOLD BETWEEN 1/1/09 AND 12/3/09

ESTATE	Acres	List Price	Sold Price
Carolina 10-10-9	0.5	\$125,000	\$85,000
Carolina 0-27-11A	0.26	\$99,500	\$98,000
Carolina 9-23-C-2	0.511	\$185,000	\$150,000
Chocolate Hole 81-1	0.43	\$495,000	\$200,000
Chocolate Hole 449	0.45	\$419,000	\$327,500
Eden 2-8-8	0.26	\$130,000	\$85,000
Eden 2-8-1	0.238	\$137,500	\$90,000
Emmaus 8-26	0.249	\$185,000	\$125,000
Fish Bay 71-17A	0.501	\$60,000	\$60,000
Fish Bay 103	0.29	\$205,000	\$145,000
Grunwald 2-3	0.282	\$125,000	\$65,000
Grunwald 2-4	0.301	\$125,000	\$65,000
Grunwald 4-1	0.288	\$85,000	\$85,000
Lovango 2	1.1	\$775,000	\$700,000
Mandahl 16A-22	0.85	\$1,100,000	\$825,000
Peter Bay 5A	0.81	\$3,500,000	\$3,500,000
St. Quaco&Zimmerman 6C-1B-2	0.366	\$447,500	\$410,000

Land sold 1/1/2009-12/3/2009 **\$7,015,500**
Average Land Sale Price **\$412,676**

continued

**WESTIN VACATION CLUB TIMESHARE
RESALES SOLD BETWEEN 1/1/09 AND 12/3/09**

UNIT & WEEK	Bedrms	Baths	List Price	Sold Price
3110 41	2	3	\$10,000	\$6,500
4211 48	3	3	\$35,000	\$22,500
4414 44	3	3.5	\$29,900	\$30,000
3322 13	1	2	\$25,995	\$17,500
3322 14	1	2	\$25,995	\$17,500
3326 11	1	2	\$33,000	\$20,000
3223 1	1	2	\$50,000	\$22,000
3223 2	1	2	\$50,000	\$25,000
4313 33	3	3.5	\$37,500	\$26,000
3411 AU3N	0	1	\$18,000	\$18,000
3227 42	1	2	\$10,000	\$7,500
3118 43	2	2	\$14,950	\$14,950
3314 49	0	1	\$11,000	\$7,500
3427 3	1	2	\$22,000	\$20,000
4313 22	3	3.5	\$37,500	\$37,500
4111 34	3	3	\$33,000	\$27,000

TIMESHARES SOLD 1/1/2009- 12/3/2009 **\$319,450**
Average WVC Resale Price **\$21,296**

This is a recap of real estate activity on St. John taken from the St. John Board of Realtors MLS and is for informational purposes only.

ST. JOHN IS GOING "GREEN"

The island is exceptionally green this year in more ways than one... RECYCLING has finally come to St. John! Cans can now be dropped off at convenient recycling bins adjacent to dumpsters. The ST. JOHN RECYCLING COUNCIL has volunteers pick them up and transport them to St. Thomas. For more info call Paul Devine at (340) 693-9410 or attend monthly meetings 7 pm on 2nd Tuesdays of the month on 3rd floor at The Marketplace near "Baked in The Sun".

Holiday Homes is also on the GREEN bandwagon. With our recent acquisition of a state of the art scanner we are digitizing all files and storing them in cyberspace. Our 50 years of historical archives can now be preserved indefinitely and we are much better able to transmit data by email thus saving trees and progressing toward a "paperless office". St. John MLS has also gone digital so now listings are processed and stored digitally. Agents can easily access data from their home offices and even on their mobile phones. We are the future! If you wish to be updated automatically by email when new listings within your search/interest parameters come on the market please let us know and be sure we have your current email address. Our website also has a search feature within MLS to see all new listings within the past 7 days.

Also our agents are taking classes online to get the new NAR "Green" designation and, as usual, are in the forefront of Realtor® education! In addition we are also members of The Island Green Building Association (IGBA) and are thrilled to announce that builders and architects here have established guidelines for building green. Please join with us to help protect and preserve the spectacular natural beauty, unique - but extremely fragile - ecosystems, and enduring traditional culture that are the fabric of St. John. Be a part of the solution and discuss with your architect/builder The 10 Most Important Issues about building responsibly on St. John as listed on the IGBA website www.igba-stjohn.org. In its continuing effort to promote sustainable and environmentally responsible development and construction in the U. S. Virgin Islands IGBA has developed a "Tropical Green Building" Certification (TGBC) Program. There are also new resources available for cost effective green building with "eco panels" and bamboo. Please check out the websites www.ecosmartinc.com/ecoarchives.htm and www.bambooislandhome.com for more information. Prices start at \$60 per sq. ft. for the bamboo building system.

In some ways Virgin Islanders have been ahead of the movement for years with cisterns for water recycling and solar hot water heaters. Our environment is conducive being green with year round sun and constant breezes facilitating solar power and wind mills (TUTU Shopping center on St. T. now has 2 windmills powering that complex!) and some smart homeowners are now using net metering to reduce or eliminate VI Power and Water Authority (WAPA) electricity bills. Their solar panels make power that is combined at the meter with the utility provided power and the bill reflects the net difference. In addition WAPA, which has been researching an alternative to burning oil, has signed agreements to purchase power from the Alpine Energy Group two soon to be built waste-to-energy power plants in the territory. They will burn trash provided via an agreement with the VI Government Waste Management

Authority which will also help reduce the volume of solid waste that gets deposited in our landfills. The plants will reportedly burn approximately 146,000 TONS of trash a year!

Last but not least, the federal government has extended the 30% tax credit for the next 8 years and the VI Government is using American Recovery and Reinvestment Act (ARRA) or "stimulus" funds to promote solar power for uses such as water heaters, pool pump circulation, and solar assisted air conditioning. They are training local workers and the energy office is expanding the Rebate Program (check out website www.vienergy.org).

That's lots of GOOD NEWS for the island!

GOOD WORKS ON ST. JOHN

3/13/09 "Pine Peace Auction" This annual dinner and silent auction raised \$125K in 2009 to support St. John's Gift Hill School and scholarship programs.

5/16/09 "Wagapalooza" This wacky island dog show is now in its ninth year. The Animal Care Center (ACC) raised \$25,000 for St. John's cuddliest residents. Visit: www.Wagapalooza.com.

5/24/09 "6th Annual St. John Beach-to-Beach Power Swim" Friends of Virgin Islands National Park hosted the 6th Annual Beach-to-Beach Power Swim. For race results visit: www.friendsvinp.org

6/20-7/04/09 The "St. John Festival 2009" Our favorite time of year!! Food, music, costumes, and fun! The St. John board of Realtors® joined in the fun at "Kid's Carnival", donating their time for the kids and a great fund raiser for the Rotary Club.

9/6/09 "The 11th Annual Love City Triathlon" is becoming one of our most popular events! For results and photos visit: www.stjohnlandsharks.com

9/19-10/10/09 "VI Coastweeks" sponsored by the Friends of the Virgin Islands National Park "Adopt a Beach" program. The Holiday Homes continue to "Adopt" Reef bay beach by cleaning trash and debris. To find out how you can help keep St. John Beautiful please visit: www.friendsvinp.org

10/24/09 The "No Fleas Please" flea market to benefit the Animal Care Center (ACC), now in its third year, was once again a huge success. Help support the ACC@www.wagapalooza.com

Please join us in giving back to our island!

UPCOMING EVENTS 2010

December - April

Friends of the Park Seminar Series

January - April

Friends of the Park Cultural Carabana Theater Presentation "Benji"

January

St. John Yacht Club "Dukes Trophy Regatta"
 Friends of the National Park, Annual Meeting, Cinnamon Bay

February

St. John & Coral Bay Yacht Clubs "Around St. John Regatta"
 6 Friends of the National Park Gala, Marshall's Villa, Chocolate Hole
 25-27 Folk Life Festival at the Annaberg Plantation
 27 8 Tuff Miles Road Race

March

13 Gift Hill School Annual Auction Dinner - Westin Resort
 17-21 8th Annual St. John Blues Festival
 Julius Sprauve School Dinner Gala
 23 Friends Environmental Earth Day Fair, Beach & Trail Clean-up
 24 Friends of the National Park Reef Fest, Hawksnest Beach

May

30 7th Annual Beach to Beach Power Swim

If you currently have your property listed with another real estate agency, this newsletter is not intended to solicit your business.

Please feel free to contact us at:

HOLIDAY HOMES OF ST. JOHN

The Marketplace (next to Starfish Market)

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Holiday Homes of St. John



From left to right: Jan Courlas, Sara Hale, Miles Stair, Christie O'Neil, Janet Foote, Nancy Carrier, Korin Dunford

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Edition 20

Summer 2010

MARKET NEWS:

For 2010 the market is looking up...our Buyers are back, and looking for long term investment! They recognize that good deals abound now and that St. John is an investment to be enjoyed personally as well as producing financial reward. There are now 150 homes for sale, 48 condos and 250 parcels of land - that's 450 opportunities to purchase a rewarding investment here and own a bit of the island we all love.

There have been good improvements in the last 6 months- the Cruz Bay roundabout looks great and traffic flows smoothly around it! The island now officially has 911 emergency service! Property taxes are finally being billed and discounts are offered for prompt payment! Gift Hill School has a new sports field as well as a new Head of School! Holiday Homes has once again exceeded all other agencies in number of sales (as we have for at least the past 8 years since electronic MLS records) as well as in dollar volume (as we have for 7 out of the past 8 years) and we now lead the cumulative sales by 50% over our closest competitors' firm with approximately \$400,000 million in sales! Last but not least we are proud to have been in business the longest of all firms on island and will continue to celebrate our 50th anniversary all year long!

Year to date sales have exceeded last year by almost 45% as shown below:

	2010	2009	2008
Homes sold between 1/1/ and 5/1/:	9	3	4
Condos sold between 1/1/ and 5/1/:	1	1	7
Land sold between 1/1 and 5/1/:	4	9	6
TOTALS:	\$11,750,500	\$8,248,000	\$15,329,000

Plus as of 5/1/10 there are 5 more homes pending with listed values of \$6,023,000; 4 more condos pending with listed values of \$3,624,500; and 16 land listings under contract with listed values of \$44,581,000. That's significant sales potential for St. John. Don't wait any longer to get in on the good values to be had!

REAL ESTATE SALES INFO

HOMES SOLD BETWEEN 12/3/09 AND 12/31/09

ADDRESS	Bedrms	Baths	List Price	Sold Price
7H- 6,7 & 8 Carolina	2	2	\$1,895,000	\$1,400,000
13Bb-8 Hard Labor	5	3.5	\$862,700	\$740,000
5GB2+ more Haulover	5	5.5	\$3,000,000	\$3,000,000
3 Homes sold between 12/3/2009 & 12/31/2009				\$5,140,000
Average Home Sale Price				\$1,713,333

HOMES SOLD BETWEEN 1/1/10 AND 5/1/10

ADDRESS	Bedrms	Baths	List Price	Sold Price
15-4 Carolina	2	2	\$585,000	\$515,000
6-3-85 Carolina	3	3.5	\$1,395,000	\$1,142,500
432 Chocolate Hole	3	3	\$1,200,000	\$900,000
446 Chocolate Hole	2	2	\$1,299,000	\$1,050,000
6C Chocolate Hole	4	4.5	\$2,650,000	\$2,650,000
238 Contant	4	4	\$895,000	\$780,000
4E Glucksberg	3	2	\$595,000	\$555,000
4B-1&2 Glucksberg	3	3	\$1,250,000	\$775,000

ADDRESS	Bedrms	Baths	List Price	Sold Price
3B-47 San Souci & Guinea Gut 4	4	4.5	\$2,250,000	\$2,100,000
9 Homes sold between 1/1/2010 & 5/1/2010				\$10,467,500
Average Home Sale Price				\$1,163,055

CONDOS SOLD BETWEEN 12/3/09 AND 12/31/09				
CONDO	Bedrms	Baths	List Price	Sold Price
none				N/A

CONDOS SOLD BETWEEN 1/1/10 AND 5/1/2010				
CONDO	Bedrms	Baths	List Price	Sold Price
Alpha Serendip	1	1	\$359,000	\$300,000
Condos sold 1/1/2010 - 5/1/2010				\$300,000
Average Condo Sale Price				\$300,000

LAND SOLD BETWEEN 12/3/09 AND 12/31/09				
ESTATE	Acres	List Price	Sold Price	
Chocolate Hole	422	0.74	\$125,000	\$115,000
John's Folly	14Cca-2	0.23	\$175,000	\$99,999
Land sold 12/3/2009 to 12/31/2009				\$214,999
Average Land Sale Price				\$107,499

LAND SOLD BETWEEN 1/1/10 AND 5/1/10				
ESTATE	Acres	List Price	Sold Price	
Carolina	10-16B	0.25	\$132,000	\$95,000
Chocolate Hole	7	0.78	\$350,000	\$350,000
Rendezvous & Ditleff	15A-1-2	0.649	\$274,900	\$250,000
Rendezvous & Ditleff	15A-8-A-3	0.538	\$399,000	\$288,000
Land sold 1/1/2010-5/1/2010				\$983,000
Average Land Sale Price				\$245,750

WESTIN VACATION CLUB TIMESHARE RESALES SOLD BETWEEN 12/3/09 AND 12/31/09

UNIT & WEEK	Bedrms	Baths	List Price	Sold Price
3216 43	0	1	\$12,500	\$8,200
4213 4	3	3	\$40,000	\$29,000
4210 32	3	3	\$28,000	\$18,000

TIMESHARES SOLD 12/3/2009 to 12/31/2009				\$55,200.00
Average WVC Resale Price				\$18,400.00

WESTIN VACATION CLUB TIMESHARE RESALES SOLD BETWEEN 1/1/10 AND 4/27/10

UNIT & WEEK	Bedrms	Baths	List Price	Sold Price
3313 4	0	1	\$15,900	\$14,500
3126 27	1	2	\$15,000	\$250
3428 8	2	3	\$25,000	\$19,500
3428 9	2	3	\$25,000	\$19,500
4215 10	3	3	\$55,000	\$32,500
4215 11	3	3	\$55,000	\$32,500
4115 51	3	3	\$100,000	\$80,000
4210 51	3	3	\$110,000	\$85,000
4210 52	3	3	\$110,000	\$85,000
float float	3	3	\$15,000	\$13,500

TIMESHARES SOLD 1/1/2010- 4/27/2010				\$382,250
Average WVC Resale Price				\$38,225

This is a recap of real estate activity on St. John taken from the St. John Board of Realtors MLS and is for informational purposes only.

HAPPY 50TH ANNIVERSARY BABY!

It was 50 short years ago that Ruth "Sis" Frank started Holiday Homes of St. John, Inc., the first villa rental company on St. John. After expanding to include real estate sales (today's Holiday Homes) and insurance (St. John Insurance), Sis went on to found the St. John School of the Arts, the world renowned St. John Steel Unlimited orchestra, and many other things that help make our island so special. Sis is still as vibrant and wonderful a person as ever and we work hard at Holiday Homes to keep that 50 year tradition of giving back to St. John alive and active.

Whether by serving in the Virgin Islands Territorial Association of Realtors (3 years of past presidents), the St. John Board of Realtors (3 past presidents) or as National Association of Realtors committee members, the Holiday Homes team is active in our profession. We stay busy on the community side as well as current or past presidents and directors of homeowners associations (ECHLA, Great Cruz Bay, Fish Bay, and others), working on hospital boards both territorial & District, serving on the Island Green Builders Association board and sitting on The Gift Hill School board. We are very involved with Friends of the VI National Park, Friends of the Elaine Sprauve Library, the Coral Bay Community Council, and the list goes on. You will always find Holiday Homes' volunteers at the many island fund raisers and charity events and all of this is in addition to being the market leaders in real estate sales!

In the years since the electronic Multiple Listing Services started keeping track in 2002, Holiday Homes has been the market leader every year with one exception; we came in second that one year by less than 2%. Overall, for the past 8 years Holiday Homes of St. John Inc. leads the closest competition by 50%.

So in our 50th year, we continue to work hard to be the company of our motto

"The company that gives back to St. John"

SAVE OR BORROW NOW ON ISLAND

Merchant's Commercial Bank will soon open a new branch office on St. John at the Greenleaf Plaza, second floor. Familiar faces will greet the public there as two valued Holiday Homes agents, Abigail Schnell O'Connell and Jane Thill, have "branched out" expanding their careers to join the St. John banking world. We extend them both our good wishes and look forward to more mortgage lending and banking resources on island.

SAVE ON PROPERTY TAXES 2006 BILLS ARE REALLY BEING BILLED!

On March 24, 2010, Governor John deJongh signed a bill allowing the collection of 2006 and 2007 taxes and perhaps 2008 and 2009 -- at the old 1998 mill rate and assessment level. Included in this plan is a discount for prompt payment. If payment is received within 30 days from issuance you can take a 5% reduction!

The newly adopted law complies with the courts and reads that the VI Government "may issue real property tax bills and collect taxes at the 1998 rate and assessment level for tax years 2006, 2007, 2008 and 2009 and for future tax years...". The new regulations also provide for an early incentive discount of up to 5 percent of the amount of tax due for those who pay their property tax bills in full before the due date. The sooner you pay, the larger the discount, so pay promptly!

You may recall in 2003 a Court ruling mandated the VI Government establish a new property tax system and the Court has since disallowed several versions put forward by the Tax Assessor's Office that had to do with new mill rates, revaluations of property and a new Board of Tax Appeals. A ruling by a Federal Court said this system cannot yet be implemented as it is currently structured. Now with the VI Government needing the revenues not collected over the past 4 years the decision was made to issue bills for 2006 property taxes on July 1, 2010. Approximately 6 months later property owners will also be billed for 2007 taxes. It is believed these bills will be issued at 1998 values and the dollar amount due will be as it appeared on the 2005 tax statement for each property.

The new bills will also offer installment payment plans that will grant property owners the opportunity to pay their yearly tax bills semi-annually, quarterly or monthly. Taxpayers will have to apply to enroll in an installment plan and interest will be charged.

Property owners who paid a 2006 bill that was sent then rescinded in 2008, will have those funds credited to the new 2006, 2007 bills and beyond. If you have questions or wish to confirm your correct mailing address of record - call the tax office at 340-776-6737.

SAVE ON UTILITIES!

When considering whether to purchase a home under an LLC (versus purchasing it in your own name) one factor to consider is your electric bill. The Water and Power Authority, commonly called WAPA, has a different rate for residential and commercial properties. Since an LLC is a considered by them to be a business, it is classified as a commercial property and billed at the higher rate. The difference in rates (residential at 0.083255 x KW/hr and commercial at 0.118259 x KW/hr.), can add up to significant dollar amounts over time. Furthermore, there is a different deposit amount required when first setting up your account. The residential deposit is \$141 whereas a commercial deposit requires a "Load Form" to be filled out and a closer inspection of the house's electric consumption will be conducted to determine a higher deposit. Just another factor to consider when making your decision on how to buy property here on St. John.

For those who already own a residence in an LLC it may be possible to lease the property to yourself or another individual, who can then qualify for the residential rate by providing WAPA with a copy of the lease from the LLC as landlord.

GOOD WORKS ON ST. JOHN

Friends of the National Park Gala 2/6/2010 The "Friends" gala is always a premiere party and fund-raiser on St. John. For photos of this year's dazzling event visit www.friendsvinp.org/gala

8 Tuff Miles 2/27/2010 This year's road race was record breaking with a record 899 people crossing the finish line and a new course record set at 46 minutes 26 seconds! For full race results or to register for next year's race visit www.8tuffmiles.com

Gift Hill School Auction Dinner 3/13/2010 GHS hosted its Annual Auction at the Westin Resort and Villas. The school raised about \$150,000 for the GHS scholarship fund that supports 60% of its students. Help support GHS students at www.giffhillschool.org

Friends Earth Day Fair For Kids 3/23/2010 Held at the NPS ball field in Cruz Bay, this event is a fun way to create environmental awareness among young children. For more information visit: www.friendsvinp.org

13th Annual Sprauve School Gala 4/10/2010 Themed "Building a Brighter Tomorrow by Caring, Nurturing and Education Our Children" The event held a Caneel Bay Resort was well attended, raising \$50,000 for St. John public schools.

Haiti Earthquake Relief St. John residents rallied to support the victims of the earthquake in Haiti. Restaurant servers donated one night's tips which were then matched by their employers. Donation cups were set out at select locations and their dollars matched by local benefactors. All cash donations were matched by Western Union at Connections. Thank you all for your generous donations of time and money!

Please join us in giving back to our island!

UPCOMING EVENTS 2010

Wagapalooza 5/23/2010 Dogs and their owners strut their stuff while raising money for the Animal Care Center (ACC). Sign up for fun at www.wagapalooza.com

7th Annual Beach to Beach Swim 5/30/2010 On your mark, get set, GO... to www.friendsvinp.org for details.

The St. John Festival 6/19-7/4/2010 CARNIVAL! Our favorite time of year; the island is quiet, and carnival village is open for good food and good times to be had by all!

"VI Coastweeks" 9/19-9/26 Find out how you can help keep St. John Beautiful at www.friendsvinp.org

No Fleas Please 10/23/2010 The ACC's annual flea market is a great opportunity to get your spring cleaning done AND support a good cause!

If you currently have your property listed with another real estate agency, this newsletter is not intended to solicit your business.

Please feel free to contact us at:

HOLIDAY HOMES OF ST. JOHN

The Marketplace (next to Starfish Market)

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