

LAND DEVELOPMENT PROJECTS INTRODUCTION

- CURRENT OPPORTUNITIES -

You may have considered investing in the traditional real estate market and found it to be a little volatile and insecure during these uncertain times. A safer approach could be to buy pre-development land that has a clear path to achieving full planning permission.

Not just any land, but quality land in sought-after locations that are growing economically. Historically, land in the right location rarely loses value, rather it typically gains a large increase in value once planning permission has been granted. And of course the value is also dependent on the location of the land and what is planned to be built on it.

Our strategic partner only introduces land that is already zoned for development which is located in a growth area that has a high likelihood to achieve planning permission.

Investing in land at a pre-development stage not only raises additional development capital for the developer, it also allows the investor to enjoy the uplift in the value of the land along with the Development Company once planning permission has been granted.

The Development Company will retain a majority holding in the Land in the overall project thus assuring you that it will do everything necessary to achieve planning permission for the Development.

Featured in this introduction are two projects :

1. Forest Lakes Country Club – Canada
2. Eco City – Brazil

INVESTMENT OPPORTUNITIES

Forest Lakes Country Club - Nova Scotia, Canada



Forest Lakes will be an exclusive luxury lifestyle resort located in the scenic maritime province of Nova Scotia, in Atlantic Canada.

Buy pre-development land from **£20,000** (*should you wish to invest a smaller amount, please contact us*) and enjoy potential returns of 100%+ predicted by the Development Company once planning permission is achieved. The estimated increase in value is based on comparisons with similar resorts in the region.

For UK tax payers, this qualifies for inclusion in a SIPP (Self Invested Personal Pension) with all the associated tax benefits.

Ecocity Brasil - Piauí, Northeast Brazil



Destined to be Brazil's largest eco-friendly residential tourist resort.



Introducing Forest Lakes Country Club:
An Exclusive Luxury Lifestyle Resort in Atlantic Canada

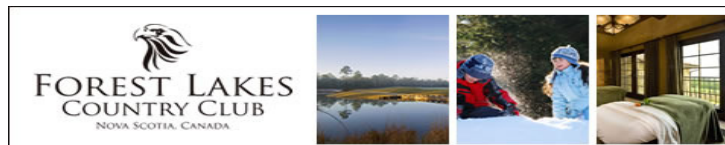


1000+ acres in Nova Scotia, Canada intended for 'Forest Lakes Country Club' – a luxury lifestyle resort packed with amenities and **boasting a golf course designed by world-renowned Nicklaus Design.**

Invest from **£20,000** (*should you wish to invest a smaller amount, please contact us*) and enjoy 100%+ potential returns on investment predicted by the Development Company based on comparisons with similar resorts in the region.

OVERVIEW

FOREST LAKES COUNTRY CLUB WILL BE A LUXURY LIFESTYLE RESORT PACKED WITH AMENITIES AND EMBRACING THE GREAT CANADIAN OUTDOORS. THIS 1000+ ACRE SITE IS LOCATED IN THE MARITIME PROVINCE OF HALIFAX, NOVA SCOTIA, CANADA.



The Development Company, Terra Firma Development Corporation is offering to sell a small portion of this 1000+ acre land site to private buyers in order to raise additional development capital.

Currently the site is undeveloped. The land was rezoned in June 2008 to permit a 'Resort Development' with many amenities. This is the foundation for Terra Firma to submit a Resort Community Master Plan with a view to achieving full planning permission at the end of 2010 or soon after.

The development will include a spectacular 18-hole golf course to be created by world-renowned Nicklaus Design, the firm founded by golf legend Jack Nicklaus, a luxury boutique hotel, an International Conference Centre and other amenities plus a broad mix of residential housing on a variety of plot sizes and complimentary commercial outlets.

Invest from £20,000 (*should you wish to invest a smaller amount, please contact us*) and enjoy 100%+ potential returns on investment predicted by the Developer once planning permission is achieved.

This investment qualifies for inclusion in a **Self Invested Personal Pension (SIPP)** with all the associated tax benefits for UK tax payers

MAIN FEATURES

- A luxury lifestyle resort with a range of accommodation options including villas, townhouses, apartments and a variety of commercial outlets including a luxury hotel



- Huge variety of indoor and outdoor activities including:
 - Golf course and driving range to be designed by world famous Nicklaus Design
 - Gymnasium and Spa
 - Tennis
 - Indoor and outdoor swimming pools
 - Skiing and cross-country skiing
 - Equestrian facilities and walking trails
- A series of interconnecting lakes providing access to a wide range of water sports plus easy access to the great Canadian outdoors:
 - Sailing, Canoeing and Windsurfing
 - Fishing and Ice-fishing
 - Ice-skating and Ice-curling

INVESTOR SECURITY

- A completely independent UK-based Trustee Company, [Citadel Trustees Ltd](#) will act on your behalf as Escrow Agent in the acquisition of the land and oversee all aspects of your participation.
- Your money will be held in a separate Barclays bank account named an Escrow Account managed by the Escrow Agent. Under English Law, the money in an Escrow Account is protected and legally acknowledged that the funds belong to clients and not to the company managing it.
- The Funds are protected from creditors and would be returned to you without claim in the event the company managing the funds went into liquidation.
- The investment is secured by a title deed within the development.
- The liability of this opportunity is limited to the funds you invest.
- 100% of the value of the investment is covered by Title Insurance.
- The project is being advanced by an experienced and well organised development team with a proven track record.

ABOUT CANADA

Canada gained independence from the UK in 1982 and is governed as a parliamentary democracy and constitutional monarchy with Queen Elizabeth II as head of state.

It is bilingual and multicultural, with British and French majorities, and is exemplary in its tolerance of all people. Ranked as one of the world's richest nations thanks to an abundance of natural resources. Canada interestingly remains largely unspoiled and under populated. Up to 90% of the 30 million-strong population lives within 160km of the US border and the rest is dedicated to the great outdoors.

Canada encompasses six time zones, borders three of the world's four oceans and is beaten only by the Russian Federation in area. Unlike newly emerging countries such as Croatia, Bulgaria and Romania, Canada is a much more attractive and secure country to invest in. The first language is English, crime is extremely low and unemployment runs at just 6.1%* - a 30 year low.

Map of Canada



ABOUT NOVA SCOTIA

Nova Scotia is Latin for 'New Scotland' and has a multicultural population of one million. It is Canada's second smallest province and tucked away in the south eastern corner of the Atlantic coastline. There are over 7,000km of rugged coastlines with powdery white beaches, world-class surf and tasty seafood including its world famous red lobsters.

With mild winters and warm summers averaging up to 23 degrees, outdoor pursuits are available in abundance; a ski season that runs from December until March, walking, fishing, boating and everything else offered by the Great Outdoors.

Nova Scotians are fiercely proud of their culture and each year the province is home to more than 700 events and festivals where visitors are welcomed with open arms.

INVESTMENT CASE

The Development Company's extensive research shows that a demand for new housing already exists within commuting distance of Halifax - Forest Lakes Country Club will be ideally located within an easy 30 minute drive of the Halifax metro.

Multinational companies in this region are expanding and creating new job opportunities, thus helping to fuel a demand for quality residential property. These include Exxon Mobil, Michelin, Xerox, Research in Motion (RIM), Keane, Pratt and Whitney, L3, CGI, xwave, Convergys and Stora Enso

Source: www.novascotiabusiness.com

CANADA IS WEATHERING THE GLOBAL FINANCIAL STORM BETTER THAN MOST

Canada is a wealthy oil producing nation with economic growth of 2.6% forecast in 2010 (source: *International Monetary Fund, Jan 2010*).

Canada has the ***soundest financial system*** in the world, according to a report from the World Economic Forum, which also placed it on the top 10 list of the world's most competitive countries

House prices in Canada are 2% undervalued compared with property prices in Europe: in Ireland house prices are overvalued by 30%; Britain 25%; Spain 18%; France, 20% and US,10%. Source: ***International Monetary Fund***

Canada's economy is suddenly the envy of the world

By ROB GILLIES (Associated Press) - 21st June 2010

TORONTO - Canada thinks it can teach the world a thing or two about dodging financial meltdowns.

The 20 world leaders at an economic summit in Toronto next weekend will find themselves in a country that has avoided a banking crisis where others have floundered, and whose economy grew at a 6.1 percent annual rate in the first three months of this year. The housing market is hot and three-quarters of the 400,000 jobs lost during the recession have been recovered

SIMILAR DEVELOPMENTS HAVE ALREADY SOLD EXTREMELY WELL TO BOTH LOCAL AND OVERSEAS MARKETS

COMPETITOR COMPARISON

Below are several comparable Golf Lifestyle developments in Atlantic and Western Canada and the United States that have been extremely popular with both local and overseas markets. The current price per half acre with planning permission within these developments ranges from CAD\$95,000 to CAD\$820,000 which you can see validates the Development Company's prediction of high returns.

The current price per half acre at Forest Lakes Country Club is CAD\$38,350. Terra Firma, the development company predicts that based on current market values your investment will increase by 100%+ once planning permission has been achieved and the land has been sub divided into individual building plots.

THE PLANNING PERMISSION PROCESS

There are several key steps that **Terra Firma, the development company**, must go through in order to change the zoning of the land and achieve planning permission to develop Forest Lakes Country Club. These are outlined below.

STEP 1:



MODIFICATION TO THE CURRENT ZONING APPROVED. LAND CLASSIFIED TO ALLOW RESORT STYLE DEVELOPMENT

Completed June 2008

STEP 2:



PREPARATION AND PRESENTATION OF CONCEPTUAL MASTER PLAN FOR APPROVAL TO LOCAL AUTHORITIES*

Completed: September 2009

STEP 3:



TWEAKING OF MASTER PLAN AND NEGOTIATION OF DEVELOPMENT AGREEMENT. DETAILED PLANNING FOR INFRASTRUCTURE, ARCHITECTURE AND TECHNICAL ELEMENTS

Timescale: 2010

STEP 4:



FINAL APPROVALS AND COMMENCEMENT OF SUBDIVISION INTO BUILDING PLOTS

Timescale: 2010

STEP 5:



INVESTOR EXIT POINT: SELLING BUILDING PLOTS TO THE RETAIL MARKET

Timescale: 2011 or soon afterwards

Note: the timescales above are a guide and may be subject to change. If you would like further information, please [Contact us](#)

CASE STUDY

25 ACRES OF DEVELOPMENT LAND IN CANADA IS JUST THE TICKET FOR ONE SHREWD IRISH INVESTOR - March 2008

With the once profitable Irish property market now in decline, James Whelan a plastering contractor originally from Tipperary took the shrewd move to invest in land classified for development in Nova Scotia, Canada. By investing earlier this year in land already earmarked to become an exclusive lifestyle resort he is looking to achieve up to 300% profit within three to five years. One might say that he has the 'luck of the Irish' about him!

I was also attracted by the strong economic growth and wealth of Canada which has the second largest oil deposits in the world. Taking that information into consideration and understanding the purchase process, I felt comfortable investing in Forest Lakes and I think is an excellent alternative to the falling property markets in Europe.

By investing before final planning permission has been granted, I have in effect secured the best possible price per acre. Once planning is authorised I am then in the enviable position of either exiting with my profits or swapping my investment into building plots and building property. At this stage there will obviously be a temptation to cut and run and to realise the significant capital appreciation that I have made, however I am far more inclined to then develop my land to accrue additional profits once the properties have been built. To date, no other overseas investments that I have looked into come remotely close to the potential profits that I am likely to see here."

James has purchased his acreage from developer **Terra Firma** (www.tfdc.ca) who has recently released a limited amount of land from this 1000+ acre site in order to raise

additional development capital for what will become one of Nova Scotia's premier resorts - 'Forest Lakes Country Club'.

Tonny Neilsen, Managing Director of the exclusive marketing agent for Forest Lakes said, "Forest Lakes Country Club will be a luxury lifestyle resort comprising of apartments, townhouses and villas boasting numerous facilities such as an 18-hole golf course and a luxury boutique hotel all set within beautiful countryside. Just two hours from New York, one and a half hours from Boston and under 6 hours from London, it is perfectly located to enjoy year round tourism. At a time when other overseas markets are struggling, Canada has remained strong. It is therefore no wonder that the recent approach from the Canadian government to entice more skilled workers has proved so popular. Canada is one market to keep an eye on!"

FREQUENTLY ASKED QUESTIONS

WHEN WAS THE LAND IN NOVA SCOTIA, CANADA PURCHASED?

The land in Nova Scotia, Canada was purchased in 2007. [Terra Firma, the development company](#) had exercised extensive due diligence and optioned several potential sites in the Halifax area before deciding that the 1000+ acre site had the greatest possibility for changing the zoning and achieving planning permission to develop Forest Lakes Country Club.

WHAT IS THE CURRENT ZONING (CLASSIFICATION) OF THE LAND?

Currently the site is undeveloped. The land was rezoned in June 2008 to permit a 'Resort Development' with many amenities including an 18-hole golf course, luxury boutique hotel, international conference centre plus a broad mix of residential housing on a variety of plot sizes and complimentary commercial outlets.

This rezoning provides the foundation for Terra Firma to submit a Resort Community Master Plan.

WHAT ABOUT TAXES AND FEES?

The price of the land includes all taxes and fees.

WHAT IS THE EXPECTED CAPITAL GAIN?

The Development Company confidently predicts that the securing of planning permission should increase the value of the land by up to 100%+. This prediction is based on competitor analysis with similar recreational style developments in the region.

This gain is dependent on the initial price paid for the land by each investor. As with all speculative investment, the earlier the participation, the higher the returns

WHAT IS THE EXIT STRATEGY?

There are multiple ways to exit the investment starting from year 2010 or soon afterwards. For more details,

WHAT ABOUT SIPPS?

With pre-development land qualifying as 'commercial' property, **£20,000 of land held in a Self Invested Personal Pensions (SIPPs) could cost you as little as £12,000, thanks to tax relief and all the associated benefits for UK tax payers.**

SIPPs are a flexible way of saving for your retirement if you are a UK tax payer. The scheme member has the power to decide when, where and how the assets of their pension fund are invested. Although they've been around since 1989, it wasn't until certain changes were made in April 2006 ('A Day') that they became more accessible to more people and now everything from individual shares and company bonds to cash and commercial property can be held in a SIPP.

ECOCITY BRASIL



Introducing Ecocity Brasil: Destined to be the largest Eco-friendly residential tourist resort in Brazil. Located in the Parnaíba River Delta in Northeast Brazil, this is one of the world's most biodiverse and beautiful regions.



The *Ecocity Brasil* site consists of 20,000 acres (80 million m²) of which approximately 60% is environmentally protected. *Ecocity Brasil* will be developed in up to 30 separate developments.

We are introducing one of the first planned developments at *Ecocity Brasil*, an area of 1,171 acres (4.74 million m²), which will be developed by *Ecoland Brasil*.

Ecoland Brasil is offering to sell a limited amount of land to private individuals in order to raise additional development capital.

Developer's Introductory Offer: Invest from £20,000 (if you wish to invest a smaller amount, please contact us) with estimated profits of 174-275% based on comparisons with similar resorts in Brazil.

Once planning permission is achieved, estimated in 2012 or soon after, the Development Company is offering a credit return of R\$97 (£35 approx.) per m² which equates to a 275% return for the purchase of a residential building plot or a cash return of R\$71 (£26 approx) per m² which equates to a 174% return once plot sales commence to the public.

THE INVESTMENT CASE

Brazil's Thriving Economy

Since 2003, valuable reforms and strong macroeconomic policies, teamed with a rediscovery of Brazil's unparalleled natural resources, have dramatically altered the country's economy, leading to a now booming economy.

- Morgan Stanley Capital International have named Brazil the world's biggest emerging market while the International Monetary Fund forecasts GDP growth of 4.7% in 2010. Plus, two vast recent oil and gas discoveries have put Brazil in the top ten oil producing nations in the world.
- Standard & Poor's upgraded Brazil in 2008 to 'investment grade', with Foreign Direct Investments flowing into Brazil doubling in 2007 to \$37.4bn (*source: Banco Central do Brasil*).
- Foreign investment in land meanwhile, jumped a sensational 347% between 2003 and 2007 (*source: Reuters, June 2008*).
- The commodities-driven economy has resulted in increases in employment and wages; there are more middle-class Brazilians, therefore, looking for property and holiday rentals. This is supported by the ratio of Brazilian mortgages to GDP being just 2%, compared to 80% in the UK. (*source: The Sunday Times, Feb 2008*)
- As visas are not necessary for tourists from many countries, Brazilian tourism is booming with experts predicting that in excess of 300 extra passenger aircrafts will be required over the next 20 years. The 2014 FIFA World Cup will further raise the countries profile, increase foreign investment and accelerate tourism.

Booming Northeast Brazil



Brazil's Ministry of Tourism was set up as recently as 2003 but so far has invested more than US\$736 million in the north-east region alone, improving airports, roads and drainage systems, while the tourist industry in the region now accounts for 10% of all employment. Tourist figures released by the government reveal that six million international tourists visited the Northeast region of Brazil in 2007, a figure that is predicted to swell to 20 million by 2013. Additionally, a large percentage of the 50 million annual Brazilian tourists visited the region in 2008.

Currently, average capital appreciation on completed property is 20% per year, with land purchases even more favourable. Construction costs in the area average between €180 to €320 per square metre (*Source: Sunday Times, January 2008*).

The potential is there and the risk is minimum, thanks to the cycle of increased foreign investment leading to more domestic demand, which in turn attracts more foreign investment. A cycle that has already begun

CURRENT PLANNING PERMISSION

The Conceptual Master Plan for the overall development of *Ecocity Brasil* was approved by the State of Piauí in January 2008 for the 80million m2 site (20,000 acre) permitting 'urban expansion' i.e. it is zoned or classified to permit 'urban development'.

Planning permission for each of the separate developments within *Ecocity Brasil* will be sought and granted on an individual basis always within the guidelines stipulated within the Conceptual Master Plan.

Ecoland Brasil Planning

Ecoland Brasil and its team of local and international experts are currently preparing a Detailed Master Plan for Ecoland Brasil's Development. It will offer a variety of building plot sizes supporting detached, semi-detached and multi-unit residential housing, hotels, commercial outlets and a wide variety of recreational facilities including an 18-hole golf course, driving range and more.

The Detailed Master Plan is expected to be submitted for approval in 2011. It is anticipated that full and final approval will be achieved within 12 months following submission.

MAIN FEATURES

Located in the Parnaíba Delta, in the Northeastern state of Piauí, *Ecocity Brasil* is an undiscovered Eden of beauty and tranquillity which is set to become the largest residential eco-friendly tourist complex in Brazil.

Ecocity Brasil sits on an area of over 80 million square metres (of which approximately 60% is environmentally protected) and straddles a landscape that includes:

- 10km of coastline
- Rivers and channels
- Seven million square metres of sand dunes
- Oases and lagoons
- Lush forests

It also lies next to 2,700 square kilometres of protected areas that boast 700 kilometres of navigable channels, 82 islands and 60km of coastline.



Life at *Ecocity Brasil* will be a delightful experience. Besides the luxurious accommodation that will be constructed as standard, each resort will be inter-linked by eco-friendly water taxis, promoting a harmonious atmosphere that is at one with the delicate ecosystem in which the resorts sit. Daily activities could include fishing on the Parnaíba River, kite-surfing or wind-surfing on the Atlantic, exploring the rainforests and deserted beaches on horseback or simply pampering oneself at one of the numerous luxury spa and leisure centres.

PLANNED ECO-FEATURES:

- Exceptionally large percentage of green areas. Around 40% of the site will be built on.
- Sun, wind and rain harnessed for efficient energy and water solutions.
- All buildings constructed from renewable or recycled materials, insulated to maintain a constant and comfortable temperature and using all the latest in energy-saving appliances.
- Locally produced bio-fuel used throughout buildings and vehicles of Ecocity Brasil.
- Efficient transport and cycle paths throughout.
- Organic crops and products grown locally used throughout the complex.
- On-site recycling and solar desalination plants.

WHAT IS AN ECO CITY?

Richard Register was the first to coin the term 'ECOCITY' in his 1987 book, *Berkeley: building cities for a healthier future*. Register states that "an ECOCITY is an ecologically healthy city," and, while that remains the best general description, the term has developed over the past two decades to refer to a city that can feed and power itself, creating the smallest possible ecological footprint for its residents.

There are many ways in which this is achieved, however, such is the current preoccupation with and trend towards ecological living that, earlier this year, a delegation at the ECOCITY World Summit in San Francisco laid out a series of ways in which a city can become as ecologically friendly as possible

- Providing safe, clean shelter, water and air for all citizens.
- Being built for people, not cars and preventing the sprawl of developments.
- Identifying and protecting ecologically sensitive areas.
- Maximising energy conservation, renewable energy sources and recycling.
- Being safe for pedestrians with efficient public transport.
- Providing strong economic incentives for ecologically healthy building and other organisations.
- Educating and training citizens, as well as supporting community initiatives.
- Encouraging inter-city, domestic and international cooperation and shared learning.

In summary, an ECOCITY is about enhancing the health and quality of life - not just for the ECOCITY itself, but for the area, country and planet. (Published by North Atlantic Books)

Morgan Stanley Raises Growth Outlook for 'Booming' Brazil GDP

June 14, 2010, 11:07 AM EDT June 14 (Bloomberg) - Morgan Stanley raised its growth outlook for Brazil's economy this year after the government reported stronger than expected first quarter growth.

Morgan Stanley expects Latin America's biggest economy to expand 7.9 percent this year compared with a previous forecast of 6.8 percent, Marcelo Carvalho, Morgan Stanley's chief economist in Sao Paulo, wrote in an emailed report today.

*"The math changes, although our view ahead does not: Brazil's economy is booming,"
Carvalho wrote.*

*Brazil's economy is growing at a Chinese-like pace, with the labor market tight and little
spare capacity, according to the repo*

For more information about these development opportunities please contact us on

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