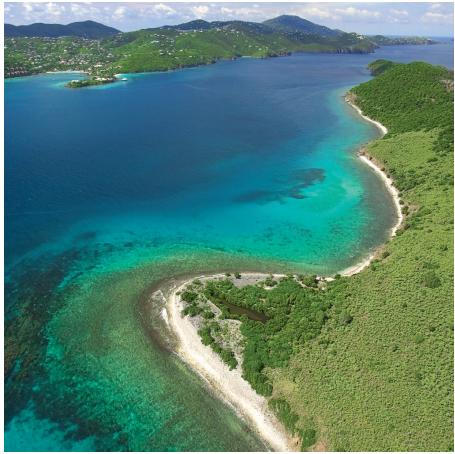




THATCH CAY



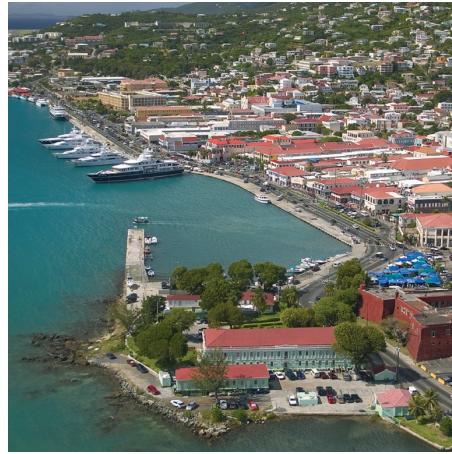
One of the last privately owned islands in the Eastern Caribbean...
make it yours.



One of the last undeveloped, privately owned islands in the Eastern Caribbean, Thatch Cay, U.S.V.I., is truly unique, offering the ultimate in privacy and security with easy access to St. Thomas and its myriad amenities. Encompassing over 230 acres, this majestic island paradise boasts more than five miles of spectacular shoreline, commanding panoramic views of the Caribbean Sea, Atlantic Ocean, and U.S. and British Virgin Islands.

Resting just one half mile off the coast off St. Thomas, Thatch Cay lies just minutes away from complete marina facilities. Also within easy boating distance are the nearby islands of St. John, U.S.V.I. and Tortola, Jost Van Dyke and Virgin Gorda, B.V.I.

A sporting paradise, the tranquil, crystal clear waters surrounding Thatch Cay are ideal for deep sea fishing, sail boarding, scuba

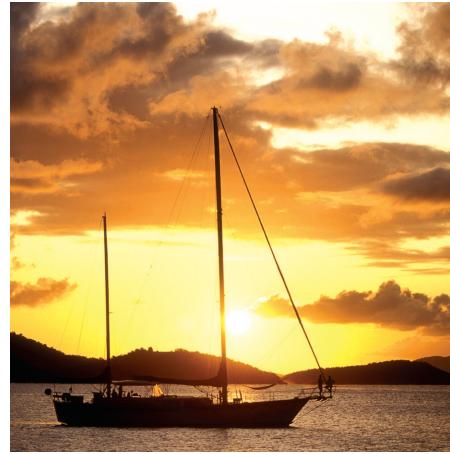


diving and snorkeling. A renowned dive site off the northwest point highlights archways, tunnels, interesting coral formations, and an abundance of tropical fish. Nature lovers can enjoy hiking along the hillsides or relaxing on the beach. Limitless vantage points on the island offer up-close views of dolphins and sea turtles at play and of the annual migration of humpback whales and sea birds. Cooling tradewinds enhance an idyllic year-round climate.

Thatch Cay offers pristine natural beauty in a private world apart, the ultimate tropical island paradise under the U.S. flag.

LOCATION

Part of an island chain that forms the northern protective barrier for Pillsbury Sound, Thatch Cay is located +/- ½ mile off the southeastern coastline of St.



Thomas. The St. Thomas marina area, with its extensive amenities and ferry service to St. John and the British Virgin Islands, is only a five-minute boat ride away. St. Thomas is served by a modern international airport with private jetport. A heliport could be constructed on Thatch Cay to provide ready access from either St. Thomas or Puerto Rico.

As the most popular port in the Caribbean, St. Thomas offers a wide range of excellent restaurants, world class duty free shops, magnificent golf courses, and an exciting nightlife. The beautiful neighboring island of St. John, preserving approximately 2/3 of its acreage as a U.S. National Park, is just minutes away by private boat or ferry from St. Thomas. The British Virgin Islands are also easily accessible, including Sir Richard Branson's world famous private retreat, Necker Island, situated just off the coast of Virgin Gorda.



PROPERTY

Encompassing over 230 acres and stretching almost 2 miles long, Thatch Cay rises to an almost 500' peak near its eastern end, commanding spectacular 360-degree views overlooking the surrounding seas and nearby islands. This majestic island provides a study in contrasts. The north shore is untamed, highlighting dramatic rocky cliffs with views to the limitless Atlantic, while the south shore is comprised of green hillsides sloping to the shoreline, overlooking picturesque hills and the sparkling night lights of St. Thomas. A protected cove on the south shore provides an ideal location for a dock, with level land suitable for a dock house and other facilities, and also features a small white-sand beach.



Vegetation on the island includes groves of native tyre palms, sea grapes, cacti, and wild orchids. Thatch Cay is also a habitat for abundant species of natural life including lizards; geckos, crested anole, grass anole, barred anole, and the whistling frog. The western end of the island provides a nesting site for seabirds, where the first roseate terns of the annual migration are commonly observed.

The island's history dates back to the 1700's, when it served as part of a Danish plantation known as The Hope. The island has been the site of a small fishing village and at one time held a working copper mine. Thatch Cay was named after the large groves of thatch or tyre palms that were once commonly used to make brooms and also woven into mats and baskets.

DEVELOPMENT OPPORTUNITIES

Thatch Cay is zoned for residential development and is currently subdivided into 3 parcels. Parcel #1 comprises +/- 57 acres on the western section, Parcel #2 comprises +/- 57 acres on the middle section. Parcel #3 comprises +/- 115 acres on the eastern section, including the dock site and the highest elevation. This current division affords the immediate opportunity to construct up to two dwellings on each parcel, subject to the permit process.

The island is ideally suited for residential development of multiple estate-sized homesites, which would afford spectacular views along with complete seclusion. Other possibilities include the creation of a one-of-a-kind family compound or corporate retreat, an artist's studio, a luxury spa, or a unique eco-tourism destination.

HOMESITE INTEREST LIST

The present owners of Thatch Cay are exploring a potential high-quality, low-density residential development for the island, with 5-10 acre homesites with views.

To be included in the interest list for these residential lots, please contact homesites@thatchcay.com.

Inspection by appointment only.

Visit the island at
www.ThatchCay.com

or contact:
Isaac Levy, Principal,
La Jolla, CA,
USA at 619.993.1511

