



## **-PRESS RELEASE-**

### **FLAMINGO CROSSING HOMES OFFICIAL LAUNCH**

**(Providenciales, Turks & Caicos: March 16, 2006)** Flamingo Crossing Ltd. is pleased to announce the Official Launch of Flamingo Crossing, Provo's newest community located on the east side of the island in Long Bay just off Leeward Highway across from the Provo Golf & Country Club. Prime lots overlook a serene lake with golf course views and this gated community offers its residents quality yet affordable options like beautifully furnished 2, 3 and 4 bedroom homes on quarter to half acre lots.

There are three model homes to choose from:

- **The Arawak** – the 2-bedroom 2 ½ bath model (1,126 sq. ft.)
- **The Lucayan** – the 3-bedroom, 3 ½ bath model (1,622 sq. ft.)
- **The Taino** – the 3-bedroom model with attached 1-bedroom apartment (1,805 sq. ft.)

Furniture & appliances are inclusive; therefore a separate bank loan for furnishings is not necessary here. Other amenities included in the price of each lot/home are 'zero-scape' landscaping, underground utilities and paved sub-division roads. There are also optional extras available like jacuzzi bathtubs and pools - all this in a friendly family neighborhood atmosphere!

**Flamingo Crossing** has been specially designed to offer a simple one-stop-shopping experience for its residents. "Couples, families and investors alike can choose to avoid worrying about the hundreds upon thousands of decisions associated with building a new home. For instance, one must normally shop around to secure an architect, a contractor, choose building materials, secure quotes and negotiate prices and everything else that goes with building your own home. It can be an overwhelming experience for most people, especially first time home buyers." says Flamingo Crossing developer, Mr. Beryn Duncanson of Duncanson & Co. Attorneys at Law. Flamingo Crossing Ltd. provides a simple, worry-free alternative to building a home all by yourself – at Flamingo Crossing, just choose your lot, model home, its furnishings and we do the rest!

Flamingo Crossing has attempted to price homes at close to what one would be renting in Provo for a similar accommodation. This community is a true value for home buyers, due in part to the project having a duty (tax) concession. There are guarantees established for buying on spec; those safeguards are contained in the standard Sale & Purchase Agreement, Restrictive Agreement and Construction Contract. Altogether these documents commit a purchaser to nothing more initially than a purchase of one of the 22 lots followed by staged payments for

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FLAMINGO CROSSING QUALITY HOMES  
THE DREAM ... OF OWNING YOUR OWN HOME  
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construction of one of the homes. Payment for construction is spread over 7 staged payments. Flamingo Crossing Ltd. must produce to each purchaser and/or the bank financing them, certificates of the completion for each stage of construction from a licensed local quantity surveyor firm. Bank loan interest payments begin when construction commences and mortgage payments begin when the certificate of occupancy has been delivered.

Construction on the first and second homes commenced on February 6<sup>th</sup> and March 1<sup>st</sup> respectively with local construction team including General Construction Ltd, PRAD Ltd and E&V Equipment Ltd building the first 10 of 22 homes. Depending on the model and options chosen, houses are scheduled to take 6-8 months from start to finish, with the first two homes being completed in fourth quarter 2006. This coincides with the planned commencement of construction for **Flamingo Crossing's Carib Club Condominium** (2 buildings - 24 units each / 3 ½ stories with 4 floor plans) situated to overlook the lake and golf course. Attractive pre-construction prices are now available for these condos. Financing is available (50%-80% for those who qualify).

An Official Launch reception will be held Thursday, March 23<sup>rd</sup> and scheduled to attend are Government officials including the Minister of Finance the Honourable Mr Floyd Hall, representatives from the banking & real estate communities, home buyers and the media.

**Flamingo Crossing . . . Finally Affordable Homes in Provo!**

For more details on Flamingo Crossing Homes & Carib Club Condos  
Go to: [www.flamingocrossingtci.com](http://www.flamingocrossingtci.com).

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