

Cover:

Juan Ponce de Leon discovered Bimini in 1513.

Very soon, you will re-discover it...your personal "Island in the Stream."

Page 1: Introduction

The Bimini Bay Resort and Casino: A Rediscovery of Bimini As You Know It.

Bimini. The very name provokes images of balmy and serene breezes, pristine and sandy beaches, and an authentic tropical lifestyle desired by so many, but within the reach of a privileged few.

Located only 48 miles east of Miami, Bimini has been idealized in the chronicles of history, and romanticized in the pages of literature. Juan Ponce de Leon discovered Bimini in 1513 and explored the island in search of the fabled "fountain of youth." Later, Ernest Hemingway penned Islands in the Stream and To Have and Have Not in Bimini's famed Blue Marlin Cottage.

Today, a new Bimini story is being told to the world...one that pays heed to the island's treasured past, combined with the modern conveniences available in our day and time.

The Bimini Bay Resort and Casino will redefine the Caribbean lifestyle, offering an assortment of luxury condominiums and houses, fabulous hotel rooms and villas, and a full menu of dining, boating, gaming, scuba diving and fishing options beyond anything you have ever experienced. The resort and residential community features its own marina complex, a full-service casino and entertainment facility, and a full compliment of retail and recreational choices. Whether you make the Bimini Bay Resort your "second home" or your vacation destination, your experience will be further enriched by a challenging and magnificent seaside golf course, designed by the world-famous Robert Trent Jones, Jr.

Read on to discover the new Bimini story...the Bimini Bay Resort and Casino.

Disclaimer: All prices and descriptions herein are subject to change without notice.

[Suggested Photo Caption - Chalk's airplane]

An Easy Escape

Your escape from the pressures of the world awaits you; a mere 48 miles from Miami, 120 miles west of Nassau. The Bimini Bay Resort is accessible via a number of quick, comfortable and inexpensive transportation options. Seaplanes, charter services and high-speed ferryboats can deliver you from Miami to this pristine tropical haven in less than one hour and 20 minutes!

Page 2: Phase One-Real Estate

Phase One of the Bimini Bay Resort and Casino is currently under development, scheduled for completion in 2005. Once completed, Phase One will encompass all of the community's residences, recreational facilities, retail shops, restaurants, and bars.

The Homes of Bimini Bay: Islands Unto Themselves

You've always dreamed of owning a vacation home on the water, but this goes beyond anything your imagination could conceive. The developers of Bimini Bay Resort offer a wide selection of residences that are beautiful, authentically Bahamian in design, and feature water views that will take your breath away. Whether you choose a view of the charming Bimini Bay, or the majestic Atlantic Ocean itself, you will also have the option of purchasing a private docking area in the vicinity of your parcel.

A lavish choice of nine condominium styles are available, each one providing an abundant amount of space and privacy. You may also choose from Bimini Bay's selection of thirteen single-family homes, ranging in size between two and five stories. Prices for the condominiums range from \$119,000 to \$250,000, and the range for single-family homes is \$299,900 to \$500,000.

Each home has been carefully designed and constructed to provide you and your family with the ultimate in luxury, convenience, and comfort. With the spectacular water views and genuine Caribbean style, your Bimini Bay home away from home will make you feel as though you were on your own "private island."

[Suggested Photo Caption - Couple relaxing in home]

A Feast For All Senses

Life in your new Bimini Bay Home will delight all of your senses...imagine waking up each day to the warmth of the tropical sun, the sound of waves lapping gently upon a shore, the taste of fresh fish and other seafood, the aroma of coconut oil as you bask in the sun, and the sight of palm trees swaying in the breeze.

Your Recreation Choices: As Dynamic and Diverse as Bimini Itself

When you escape to Bimini Bay Resort, we know you're looking to "disconnect" from the pressures of the world and relax. But you're also here to have some fun! And with Bimini's unmatched natural surroundings, the opportunity to enjoy the sea, sand and sunshine has never been easier.

FISHING

Bimini is known as the world's "Big-Game Fishing Capital of the World", as its coastal waters regularly yield giant tuna, white and blue marlin, barracuda, amberjack, and tarpon. "Flat-fishing," a form of fly-fishing, is another extremely popular pastime in Bimini. The island is the site of some of the world's most popular fishing tournaments (held every weekend between April and September), drawing a host of international celebrities.

BOATING

The waters in and around Bimini are calm, blue, serene, and perfect for boats of all varieties. The Resort will feature its own marina (see the following pages), but there are plenty of excellent piers and docks around the entire island, and throughout the Bahamas. In fact, the Bahamas hosts a number of regattas throughout the year. Whether your vessel has a motor or a sail (or both), your boating options are limitless!

SNORKELING/SCUBA DIVING

When you're ready to take the plunge, Bimini offers scuba divers and snorklers an incredible assortment of marina life to observe and wreck sites to explore. Once you stock up on supplies at Bimini Bay's dive shop, you'll be free to explore dazzling underwater scenery that can only be found in the Caribbean. Bimini features reef dives, wreck dives, and even unique "wall dives" with walls that plummet down several thousand feet deep, and locations with huge reef "overhangs" that divers can actually swim under.

TENNIS

If you prefer to have your fun on solid ground, Bimini Bay Resort provides its residents and guests with top-quality tennis facilities. The tennis center will feature four hard-surface courts, with lighting to allow for evening play, plus a refreshment area and full-service locker room.

[Suggested Photo Caption - Sport fishing boat and/or fisher catching marlin]

An Angler's Paradise

Most of the world's fishing records, according to the International Game Fishing Association, were achieved right here in Bimini. The island's location, where the Bahama Bank meets the Gulfstream, is directly in the migratory path of many types of fish. In addition to Hemingway, Bimini's outstanding fishing environment has lured the likes of Judy Garland and Howard Hughes, and today draws actors such as Andy Garcia and Robert De Niro to its shores.

Perhaps a record catch will make YOU Bimini's next celebrity angler!

Page 4: Phase Two-Golf Course

Phase Two of the Bimini Bay Resort & Casino will begin to take shape in 2005. Once completed, Phase Two will encompass the resort's Golf Course, Marina Complex, Bimini Town, Hotel, and Casino.

The Devil's Triangle Golf Course: A Tempting Challenge for Every Golfer

The folklore surrounding "the Bermuda Triangle" (known in some circles as "the Devil's Triangle") continues unabated to this day - especially in the Caribbean. For whatever reason, history has noted several ships and airplanes which have ventured into the three-sided segment of the Atlantic Ocean bordered by Bermuda, Puerto Rico and Florida and simply disappeared...never to be heard from again.

This fearsome legend has inspired the planning behind The Devil's Triangle; a private, links-design golf course designed by Robert Trent Jones, Jr., the world's preeminent golf course designer. In the Devil's Triangle, Jones has created a bold and scenic golf experience that will challenge the patience, talents, and wits of any golf aficionado. The course will be located at Bimini's northernmost point, and will feature more holes with ocean views than any course in the world. (Those who accept the challenge to "beat the Devil" will need to keep their aim true and their shots long, or their errant balls will meet the same fate as those doomed vessels of yesteryear!)

While the course is sure to challenge you, the international country club atmosphere at the Devil's Triangle will pamper you with comfort and elegance. In 2004, the course's regal clubhouse will open, offering a full-service pro shop, spacious and stylish locker rooms, and a fantastic restaurant. Whether you enjoy the course as a Bimini Bay property owner or a guest of the resort, your experience at The Devil's Triangle will have you coming back for more...if you dare!

[Suggested Photo Caption - Robert Trent Jones, Jr.]

Golf's Top Course Designer Talks About His "Devil"-ish New Creation

For three quarters of a century, the Jones name has signified imaginative, well-crafted golf course designs. Robert Trent Jones, Jr. is the genius behind the firm that has created some of the world's most innovative and modern golf courses.

"The Devil's Triangle' is one of the most unique and exciting courses we've ever had the opportunity to design," said Jones. "The beautiful geography of Bimini's northern tip allows for incredible ocean views on every hole, but also produces winds that can make for some tricky shots." [NOTE: This is a suggested quote - client will need to get approval from Mr. Jones to use.]

Page 5: Phase Two - Bimini Town and Marina Complex

Bimini Town and Marina Complex: The Resort's Boating, Dining and Shopping Center

For centuries, Bimini has been one of the world's most popular boating destinations and dispatch points. The collective wisdom of those many years will be fully realized at Bimini Bay Resort's fabulous Marina Complex, offering boaters everything they need to store, clean, and maintain their vessels. The Marina will offer many slips of various sizes, in a channel that has been dug at a width of 14 feet. The first-class dockside utilities and amenities available to boaters will include electric power, potable water, washdown water, lighting, television and telephone connections, and much more.

Before or after heading out to sea (or whenever the urge to shop hits), you can get everything you need at Bimini Town; the Resort's extraordinary "outdoor village," located adjacent to the Marina. Bimini Town, surrounded on three sides by water, will feature a fabulous assortment of retailers selected to meet the needs of the Resort's seafaring guests and residents, including a boating supply store, dive shop, bait and tackle market, as well as a harbormaster and on-site Customs/Immigration facility.

When you're hungry for a snack or meal, stop at any of Bimini Town's delicious variety of restaurants, bars, cafes, fish markets or fresh fruit stands. A selection of sportswear, souvenir, jewelry, and general stores will also satisfy your shopping needs (and urges) while staying at the Resort.

[Suggested Photo Caption - Rendering of Bimini Town]
A New "Trade Station" for the 21st Century

Bimini has always been a prime spot for trade. The island's central location made it perfect for merchants looking to trade unique and authentic goods from the Caribbean and sell later on the "mainland."

Today, the process is reversed! Bimini Town will bring some of the world's finest names in fashion, sporting goods, and dining to residents and guests staying at the resort.

The Bimini Bay Resort Hotel and Casino: The Crown Jewel of the Island

The finest in tropical resort living will be yours when you stay at the Resort's magnificent luxury hotel; a 410-room palace where the professional staff will cater to your every whim and desire. The hotel will reflect a friendly and welcoming ambience that defines the Bahamian culture, combined with all the upscale and modern amenities you'd expect from mainland hotels.

Once you've checked in, you'll enjoy a sweeping view of the Atlantic Ocean or Bimini Bay. From that point, the choice is yours...

- * When you're ready to work up a sweat, come to our **fitness center**, where our certified trainers will get your heart pumping and your muscles invigorated.
- * When it's time to relax, indulge yourself in our **full-service spa**, featuring a full menu of Swedish and Asian massage techniques, as well as treatments that draw upon Bimini's dynamic natural resources.
- * When it's time to buy gifts for friends, family (or even yourself), the Hotel will offer an impressive assortment of upscale **retail establishments**, featuring some of the biggest names in fashion and design.
- * When it's time to dine, choose from any of our fantastic **restaurants**, which will house some of the world's finest chefs and serving staffs. Bring a healthy appetite and a taste for the freshest, best-prepared dishes in the entire Caribbean!
- * And, when it's time to have some fun, visit our incredible 20,000 square foot **casino**! The Hotel's luxurious and high-energy casino will blend the newest gaming technology with a casual tropical flair. Test your luck, skill, wits, and knowledge in Bimini's ultimate gaming arena, offering a full compliment of Slots, Roulette, Blackjack, Poker, Craps, Baccarat, Keno, plus an up-to-the-minute sportsbook that allows you to wager on all international contests. Our trained experts will teach you the rules of all the games, and our staff of servers and bartenders will keep you refreshed and entertained.

Page 7: Conclusion/Call to Action

Your re-discovery of Bimini is nearly complete. We hope you have become enchanted with the promise of luxury, excitement, and entertainment offered at the Bimini Bay Resort and Casino.

We will be here when you are ready to convert this promise into the reality of life at our resort, and welcome you to visit as a guest or prospective homeowner.

When you are ready...contact our sales and reservation representatives at:

[INSERT CONTACT INFORMATION]