

VILLAZZO

INVESTMENTS

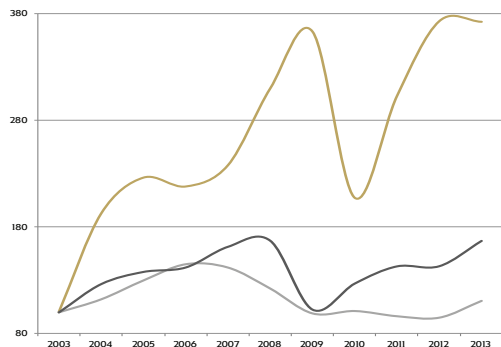
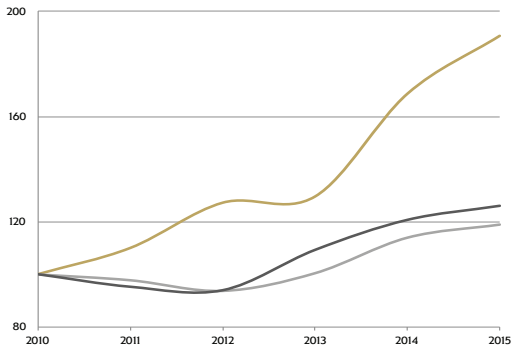
GLOBAL LUXURY VILLA FUND



Christian Jagodzinski's single family office is raising \$500 million from qualified investors to acquire 10 ultra-luxury residential villas in jet-set destinations around the world including Miami Beach, Saint-Tropez, Aspen, St. Barth, Ibiza, Courchevel, the Hamptons, Bali, Hawaii and Capri. The Global Luxury Villa Fund aims to triple the investment over 10 years with minimal downside risk, extraordinary upside potential, a stable income stream and downturn-protected investments. We market, rent and operate the homes through Villazzo's Private Hotels portfolio, which has over a decade long track record of success in the ultra-luxury vacation villa rental marketplace. The safe asset class of exclusive luxury residential real estate is the most lucrative way of investing money that Christian has attained over 15 years as an investor himself.

ABOUT VILLAZZO

Villazzo was founded by Christian Jagodzinski in 2002 in order to create a new segment in the growing villa vacation rental marketplace. Currently managing approximately 30 ultra luxury villas in Saint-Tropez, Aspen and Miami Beach, the Villazzo homes value in range from \$2 million to \$40 million. Unlike a vacation club, Villazzo operates on a traditional hotel model where guests pay for their stay without any membership dues. Villazzo provides guests with ultimate luxury, service and consistency.



TARGET RETURNS

	10 Years	Triple Investment
Target Rate of Return not taking into account appreciation:	1% - 5%	
Target Annualized Appreciation:	10% - 20%	

INVESTOR TERMS

FOR LIMITED PARTNERS:

Minimum Investment: \$3 Million

Performance Fee (at Liquidation)	20%
Annual Management Fee	2%*
Redemption Notice	2 years (no penalty)
Redemption Notice	1 year (10% penalty)

*Includes: ★ Property Management
 ★ Accounting, Auditing
 ★ Administration
 ★ 50% Discount on Real Estate Commissions
 ★ Stay for Free at all Properties
 (Additional Terms May Apply)



Christian founded his first technology company at the age of 16. He programmed online database research and ordering systems long before the Internet had any market relevance. Christian founded WWW Service, a company that would become the leading web hosting company in Europe in only 2 years time. Another one of his ventures, Telebook.com, became the largest online book retailer in Germany, Spain, and South Africa. In 1998, he sold Telebook to Amazon.com, and WWW Service to Verio (later Nippon Telekom). As an investor, Christian successfully bought and sold various high-end homes, creating spectacular returns of up to 300%. Villazzo and Christian have been featured in the *New York Times*, the *London Times*, *Forbes*, *Business Week*, on national and international TV and many other publications worldwide. Christian is fluent in English, French, German and Spanish.