

Frequently Asked Questions

1. If I purchase an Oceânico Prestige Fractional villa do I actually own real estate?

Yes. You purchase an 8th share in a freehold asset, although you are not limited to the use of that one residence.

2. Why should I buy Oceânico Prestige Fractional instead of a wholly-owned second home?

Most second home owners are looking for flexible occupancy with an average of 4 to 6 weeks per year, less in some cases and the “Club” concept that Oceânico Prestige Fractional provides this to owners for a fraction of the cost.

3. May one family or individual own a single ownership?

A family may join together in the purchase of a fraction and also a company may purchase a fraction.

4. Can Owners reserve more than one Prestige Residence at a time?

Yes. Owners can request two residences for a week (equal to two weeks of pre-planned time) or even three residences for a week (equal to three weeks of pre-planned time). - Availability to make pre-planned reservations in this manner is dependant on the flexibility of the Owner to work with the management team to choose a occupancy period that fits within the request of other owners.

5. How often can I stay at my property?

You are not limited to any preset number of occupancy periods, rather you have unlimited access based on availability and reservation policies.

6. What are the advantages for Fractional Residence Club membership?

Residence Club Membership allows you to match your purchase with your use of

a second home at a fraction of the cost of whole ownership. It also provides a luxurious lifestyle choice at fabulous resorts worldwide.

7. Can I rent some or all of my occupancy in my equity share?

You may rent part or all of your “Planned Occupancy” time in your home Club.

8. How likely is it that I will get reasonable access to “Space Available” occupancy time?

It is certain that you will have, at the very least, two weeks of Space Available use if you so choose. In all likelihood, more. At sellout, if all Owners were to make the maximum of four weeks of pre-planned occupancy reservations, 40% of the rest of available occupancy is open for Space Available reservations. It is a very fair system.

9. As an owner do I have guest privileges?

Yes. You may send unaccompanied guests to enjoy your Planned Occupancy periods at your home Club and they may accompany you on any of your occupancy periods.

10. Where did the Private Residence Club concept originate?

The Deer Valley Club in Park City, Utah was the first example of a Private Residence Club. It was completed in 1992 leading the way for many others in the western mountain resorts of the U.S. and followed by developments in urban centers, beaches and golf communities around the world.

11. How tried and tested is the Residence Club concept?

Residence Clubs have grown from the first Club in 1992 to over 300 just in North America alone, representing over \$2 billion per year average in sales. They are becoming increasingly popular around the world and have been embraced by large

global hospitality brands such as Ritz Carlton, Four Seasons and St. Regis and now Oceânico.

12. Who is Oceânico Prestige Fractional ownership really for?

This is a product designed for USE by an Owner that has a desire for very special and exclusive holidays with the very best services and amenities at great destinations. It provides the exclusivity and luxury of a private home along with the services and amenities of a luxury hotel.

13. How does the Prestige Residents' Club differ from timeshare?

Timeshare is typically ownership of a specific week (or weeks) and occupancy is usually limited to a specific property/resort. It is not owned real estate. Members in the Oceânico Prestige Residence Club have access to all of the residence clubs worldwide and are owned real estate. An asset that increases in value, with the right to use anytime, subject to reservation policies. With a maximum of only eight (8) Owners per residence, holiday use is abundant and flexible and is used more like whole ownership.

14. Is there finance / or mortgages available?

Yes both in Europe and the USA, there are facilities available through Oceânico.

15. Do buyers have to wait until all the other "Fractions" are sold?

No. In the unlikely event that there are unsold fractions, they are managed by Oceânico until the Club is sold out.

16. What if I do not know the other Owners?

The owners of Private Residence Clubs are historically likeminded people. Ownership groups are very stable and new friendships and bonds are created with returning holiday visitors. Many new owners join Private Residence Clubs by referral of friends and family so that they may enjoy holidays together.

17. Do you find people are wary of Fractional purchase?

Not at all. In Europe Fractional is a "buzz" word in property purchasing. In North America, where similar Clubs have grown in numbers for the past 15 years, Owner satisfaction has routinely be documented as over 90% consistently and interest and awareness from the buying public increases yearly.

18. Within the same property, if another owner defaults from their purchase how does that affect me?

It doesn't affect you. Unsold and defaulted fractions are the responsibility of the developer to maintain and within the Private Residence Club marketplace, figures are extraordinarily low.

19. What about selling my equity share?

Your interest may be sold just like any other form of real estate; in fact it is a very easy process.

20. Have there been any resale figures on Fractional or how do you foresee the resale market being?

This is a new concept however the re-sale system is the same as our other fractional product Stepping Stones. It is a simple system with Co-Owners being given first refusal before the fraction goes onto the property market.

21. Where is Oceânico Prestige Fractional located?

Presently at Vilamoura Golf & Garden Resort, Algarve, Portugal, Royal Obidos Spa & Golf Resort, Silver Coast 45 minutes north of Lisbon, Portugal and Little River Golf & Resort, Pinehurst area, North Carolina, USA with future destinations planned including Cape Verde Islands and the Caribbean.

22. Who manages the Prestige Residents' Club?

Oceânico Group manages all the Club facilities worldwide.