

Fatima Nicholls  
2 Cranberry Ave.  
St. Thomas, VI 00802  
November 10, 1996

Mr. Alvis Lockhart  
1415 Estate Thomas  
St. Thomas, VI 00802

Mr. Lockhart:

My advisors at Grovner Coop have suggested that I write to you regarding my plan to build a recreational park in St. Thomas. I would like to request your help on this project.

I plan to build a recreational park in the Bolongo area. There are about 8 acres presently for sale, offered by Remax Realtors. The whole project, including the land, construction, and maintenance, will cost an estimated \$3 million.

We could buy the land acre by acre, but after some extensive research I have found out this would be a very expensive venture. Buying the land in one lump-sum would result in a 33% saving. Construction will not be as expensive as usual if I take on the project. I have a large and reputable construction firm that is known for it's good work at a low price. I have done government projects, and the governor himself has awarded me with a plaque because he was personally impressed by the quality of my work and my cost-effective methods. If I take on the venture it would save you at least 17% of the original amount you would usually pay for construction. Maintenance will be taken care of by our affiliates in the Tandex Maintenance Corp. They will give us a bargain that will save 11% of what we would usually pay a Maintenance Crew.

This project may sound risky, but it promises to show a return. The projected annual net projected to be approximately \$700,000. So, in four years you will start receiving profits on this venture. This park, due to it's size and availability, will be the best park in the island. It will attract vendors, concerts and other business promoters. Also, the park may be eligible for federal and local grants, which in turn will increase the profit margin which will bring in faster return on your initial investments.

If you are interested in what I have proposed, contact me at my office so we can set up a meeting and I can further explain the details of this venture. Thank you for taking the time to read this proposal and I hope we will have an opportunity to do business together.

Sincerely,

Fatima Nicholls