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NEW MODERN BOUTIQUE RESORT NOW OPEN ON MEADS BAY BEACH ANGUILLA

ANGUILLA (JAN 16, 2020) – Co-developers Sunset Homes Anguilla and Chicago-based Aries Capital are pleased to announce that Tranquility Beach Anguilla, Anguilla’s newest beachfront resort, is now open on Meads Bay Beach on the British Caribbean island’s West End. The newly built boutique resort offers 15 one- to three-bedroom luxury condominiums for toes-in-the-sand vacation rentals and turnkey ownership.

Vacationers enjoy the seventh night free when they book by March 31, 2020 for 2020 stays (excluding festive and select US holidays and subject to availability, government tax and service charge). Buyers receive 10% off the purchase price and pay no out-of-pocket HOA dues until December 31, 2021 when they submit a contract and deposit by March 31, 2020.

“We are pleased to be the ‘brand new’ luxury property on Meads Bay, Anguilla’s best beach, joining long-time staples that have been on the beach for years,” said developer and Aries Capital Chairman and CEO Neil Freeman. “You can walk to every place you want to visit and save the extra expense of a taxi or rental car. Guests will also love the attentive service of our friendly staff. Our manager Deanna Cabrera brings 16 years of luxury hotel experience to Tranquility Beach and has worked for brands such as Auberge Resorts.”

Everything is at guests’ doorstep. Guests can swim and snorkel; relax on serviced beach chairs; book a massage, chef or excursion through the concierge; work out in the gym; shop at onsite Limin’ Boutique; and rent kayaks and paddle boards nearby. The Four Seasons Resort Anguilla, Auberge Resort Malliouhana, Frangipani Beach Resort, as well as Straw Hat, Jacala, Blanchard’s and Blanchard’s Beach Shack restaurants are just a stroll down the sand. CuisinArt Golf Resort & Spa and the Anguilla Tennis Academy are five minutes away by car.

“We’ve created a fresh and modern oasis that showcases Meads Bay and caters to individuals, couples, families and groups who prefer the hospitality of a more intimate beachfront property,” said Tranquility Beach Anguilla’s architect and designer Ian “Sugar George” Edwards. “Every condominium has an outdoor terrace with private hot/cold tub and all beachfront units open to spectacular sea and sunset views. A breezeway leads guests to the sand in seconds and green practices preserve the natural beauty and minimize HOA dues.”

Tranquility Beach Anguilla is also a rare opportunity to own on Anguilla’s beachfront. Condominiums are available for purchase with Fee Simple Title (which requires a Government Approved

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Alien Land Holding License) from \$650,000 USD to \$2,750,000 USD and local financing is available for eligible buyers. The resort's Turnkey Property Management & Rental Program ensures effortless ownership. Owners have the ideal vacation home and access to all resort amenities and services while on island, and a worry-free, revenue-producing investment when away. Meads Bay garners the island's highest occupancy rates and Tranquility Beach Anguilla's owner-to-developer revenue split is the most owner-favorable on Meads Bay.

Beachy-chic interiors deliver modern comfort and include kitchens, washer/dryers, air-conditioning and WIFI. Nightly rental rates range from \$450 USD per night (plus tax and service charge) for a one-bedroom during low season to \$5,000 USD per night at festive for a three-bedroom, beachfront penthouse with the best views on the beach.

"Perfect for any season; ideal for any occasion; Tranquility Beach Anguilla is perfectly nestled on Meads Bay Beach, said Anguilla Tourist Board Chairperson Donna Banks. "The Anguilla Tourist Board is pleased to welcome Tranquility Beach as the newest addition and enhancement to the island's wealth of diverse quality accommodations, and especially its 'on-the-beach resort experience'."

Limin' Boutique owners Ken and Renee Reinl have relocated their Trip-Advisor top-rated store to Tranquility Beach Anguilla. The store's memory-carrying gifts include jewelry accented with sand from Anguilla's beaches and totes repurposed from boat sails.

"Our dream location has always been Meads Bay," said Ken Reinl. "Tranquility Beach is in the perfect location right in the center of Meads Bay, which is truly tranquil with stunningly gorgeous views. Meads Bay feels like home to us."

The award-winning design and development teams, led by Edwards, and his wife and Sunset Homes Director of Marketing Administration Janine Edwards, co-developer Freeman and his wife Wendy Freeman, and Principal with Chicago's Sheedy DeLaRosa Interiors Natalie Sheedy, were also behind the 2018 transformation of Long Bay Villas Anguilla and Santosha Villa Estate Anguilla on Long Bay Beach.

Tranquility Beach Anguilla offers a 10% travel agent commission and group blocks for wedding and corporate groups. Adults and children of all ages are welcome. To reserve vacation dates, visit www.TranquilityBeachAnguilla.com or email info@tranquilitybeachanguilla.com. To explore ownership, contact Lisa DeLong at lisa.delong@tranquilitybeachanguilla.com or call 1.264.476.8488, 1.264.497.3666. or 1.264.235.3666.

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Photos by Pink Mako and are available for editorial use. Contact ktavas@ariescapital.com with questions. Download: https://www.dropbox.com/sh/nbwzit1u0f6hwdz/AAAUWBnwNX0JAI_zxAhITZbGa?dl=0

About the Development & Design Team:

Sunset Homes Anguilla is one of the Caribbean's leading architecture, design, property development and project management companies and was founded by internationally-awarded Property Developer and Architectural Designer, Ian "Sugar George" Edwards. His wife Janine Edwards serves as Director of Marketing & Administration for the firm. Ian Edwards is credited and associated with prestigious residential and commercial developments such as Le Bleu, Spyglass Hill Villa, Meads Bay Villas, Tequila Sunrise, BeachCourt Villa, Villa Kai and The Beach House on Meads Bay, for which he was awarded "Best Single Residence Architecture" worldwide by the London-based International Property Awards. www.SunsetHomesAnguilla.com.

Aries Capital, LLC is a full-service, commercial mortgage and real estate investment banking firm founded by Chairman and CEO Neil Freeman in 1991. Based in Chicago, IL with an office in Miami, FL, Aries has arranged/funded over \$6 billion for hotel, commercial and multifamily properties across the US and Caribbean. Transactions include Anguilla's Malliouhana Hotel & Spa (an Auberge Resort); The Roosevelt New Orleans (an award-winning Waldorf Astoria); Hotel 21C in Louisville, KY; The Last Hotel in St. Louis, MO; and numerous Marriott, Hilton, Hyatt and IHG hotels nationwide. Freeman also owns Beaches Edge Villa, Villa Alegria and with his partners transformed and manages Long Bay Villas Anguilla and Santosha Villa Estate Anguilla. www.AriesCapital.com.

Sheedy/DeLaRosa Interiors. Based in Chicago and led by Principals Natalie Sheedy and Marcie DeLaRosa, the firm was the designer for the 2018 transformation of Long Bay Villas Anguilla. Recently-honored as a member of the prestigious 2018 Boutique 18 (a select group of up-and-coming design leaders in the hospitality industry) Sheedy is the recipient of a Gold Key Award for Best Hotel-Focused Service 2018 and 2019 for the Element in Moline, IL, and was also a finalist for Best Guestroom. She is also a Gold Key Award finalist for the Best Eco-Conscious Hotel 2014 for the Hyatt Place Hyde Park, Chicago. Prior to launching her firm, Sheedy spent 10 years managing multi-million-dollar hospitality projects as Studio Director at Chicago's The Gettys Group. www.SheedyDeLaRosa.com