



## WORLDWIDE SPORTS INVESTMENTS

" I am absolutely delighted the first Lee Westwood resort will be in Quinta Do Lago, not only is it beautiful and has great golf, but its the way of life out there, hence me looking to buy a home there too "

Lee Westwood

### THE WESTWOOD 100 CLUB THE INVESTMENT OF A LIFETIME

HAVE YOU EVER BEEN TO A DINNER PARTY AND LISTENED TO THE SUCCESSFUL INVESTMENT STORY, OF WHEN SOMEONE GOT IN AT THE RIGHT TIME?

## INTRODUCTION

This opportunity is "An investment of a lifetime", if you could buy stock market shares that you knew would treble in a five year period, would you buy some?

We at Worldwide Sports Group, are offering 100 shareholders the chance to get in at "The right time" by joining us at the new Lee Westwood resort, Quinta Do Lago.

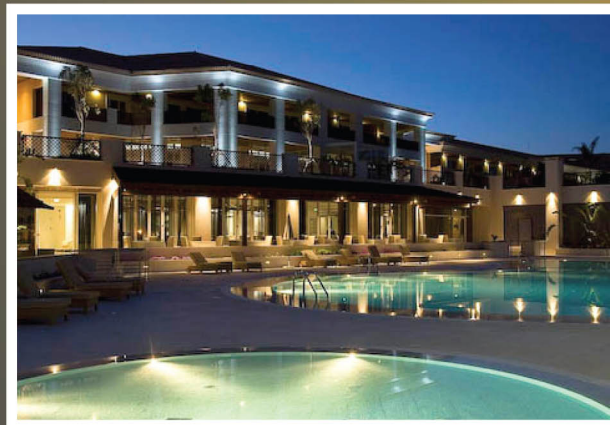
This Westwood 100 club is the first of many exciting resort investment opportunities globally.

The shareholders will not only reap the rewards of 200% fixed returns, but will also benefit from free partnership usage too, 2 weeks per year, including sports and spa treatments at the 5 star hotel, plus an invitation to play or attend two annual competitions hosted by Lee himself.

This information will assist you to make a decision on the investment, it contains all the relevant stats and facts on the investment itself, and how it works as well as information on the resorts and location, as well as a tailored piece of frequently asked questions, im sure you have a few yourself.

Lee is thrilled to be a part of what we are doing especially with the first launch at Quinta Do Lago, he is a big fan of the area.

To enjoy a full video of the resort go to:  
[www.youtube.com](http://www.youtube.com) and enter Monte Da Quinta







# INVESTMENT EXPLAINED

The investment is an opportunity to invest in an offshore company named 'The Westwood 100 club'.

The Westwood 100 club is based offshore in Delaware USA, this is a very tax efficient way of operating the investment.

Shares in the Westwood 100 club are £25k each, and are compulsory purchased back in five year for 200% returns, £75k sterling.

Each Westwood partner has 2 weeks free partnership usage which includes staying in the beautiful hotel, free golf and or Spa treatments, details of which can be seen in the purchase and usage contracts.

The partnership usage can also be transferred to family and friends and also Worldwide Sports Resorts will also buy back some of your usage too.

As a partner you will also be invited to play golf or attend 2 Lee Westwood golf days and meet Lee too, the days will consist of a charity golf competitions followed by presentations and will finish with a cocktail party in the evenings.

The investment is secured on title deed of suites on the hotel these deeds are held by the Westwood 100 club as security.

## TURNOVER, AND PROFIT MARGINS

The hotel and resort only require an occupancy level of 28% to break even, we anticipate with the new experienced management team and the re branding that occupancy will reach 50% within 18 months, producing early strong net profits.

Once the hotel hits 55% occupancy ( very conservative) the business begins to make over 3 million a year alone, plus all the food and beverage returns and the many other revenue streams including Spa, on site supermarket and many more, plus the business also

receives over 1.5 million a year in Condo fee's, from the privately owned villas on the resort and take 50% management fee for the rentals too.

Our 3 year goal is a very conservative 57% this is a figure easily achievable with the marketing budget available.

There are also fabulous plans in place to take the magnificent resort to the next level, as the resort has had its " hands tied" and had no marketing budget by the former owners, we really can show the resorts true potential.

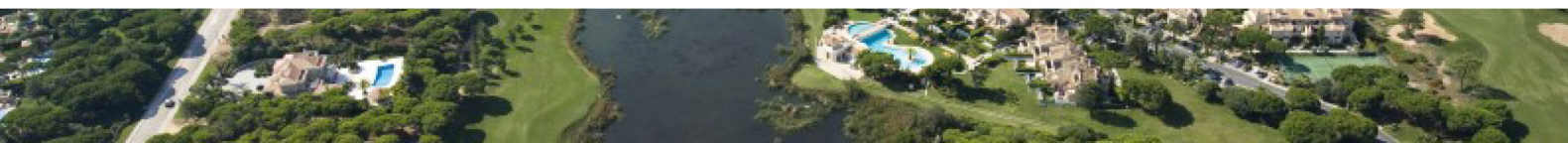
We are very excited about producing the largest sports bar and grill in the area, "Westy's" will replace one of our large conference centres in the hotel and will boast state of the art golf simulators, large screens showing all the sports, sports facilities such as pool and snooker tables and furnished to a very high standard, with Lee Westwood memorabilia on show.

We will also be announcing some very big golf tournaments too, exciting times ahead.

Our marketing director is also in negotiations to bring Marco Pierre White's brand to the restaurant, this combined with Westy's, we can also generate a lot of revenue from non residents, and all visitors to the Algarve.

Lots of people have already enjoyed their stay at the Monte Da Quinta resort, which will be re-named the Lee Westwood resort, please browse their views by following this link to trip advisor, a popular holiday review site.

[http://www.tripadvisor.com/Hotel\\_Review-g262054-d1370655-Reviews-Monte\\_da\\_Quinta\\_Suites-Almancil\\_Algarve.html](http://www.tripadvisor.com/Hotel_Review-g262054-d1370655-Reviews-Monte_da_Quinta_Suites-Almancil_Algarve.html)







# THE HOTEL AND RESORT

## THE MONTE DA QUINTA SUITES

Monte da Quinta Suites is the newest addition to the Monte da Quinta Resort. Located in the heart of Quinta do Lago, one of the most esteemed and highly commended luxury resorts in Europe. It comprises of 132 apartment suites, with one, two and three bedrooms on two floors, all of which have been carefully designed and decorated with a modern touch combined with exotic wood furniture. This attention to detail can also be found in the public areas with original sculptures, art work and plants creating a perfect match between traditional and modern.

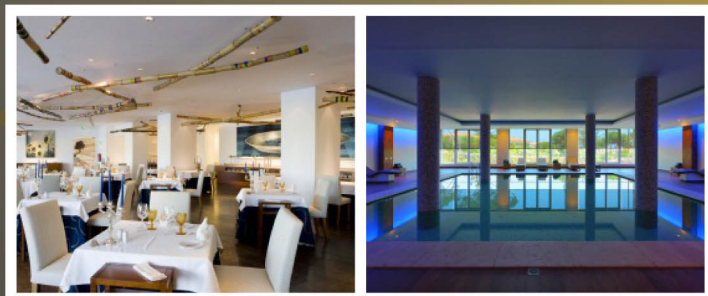


These smart, spacious and very well appointed apartments are designed to offer you the latest in luxury, the privacy of a self-contained holiday retreat with the benefits of many inclusive first class hotel facilities, all set in the fabulous resort of the Monte da Quinta Club.

The elegant Monte da Quinta Suites are air conditioned throughout and all decorated to the highest standards with original art hanging on the walls, electrically operated curtains (inner and outer) and furnished to a high specification.

They feature a comfortable lounge/dining room with cable TV, DVD Player, Internet access and a telephone. The well equipped kitchenette has an oven, hob, microwave, fridge, toaster, coffee machine, kettle and dishwasher. Each suite has a private balcony and a guest shower room.

Sleeping accommodation is a twin or double bedroom, with flatscreen LCD Cable TV, electrically operated curtains, a dressing area with plenty of wardrobe space (safety deposit box); a luxuriously finished full en-suite bathroom with bath and large shower, equipped with hairdryer and toiletries.



The One Bedroom Suite has one separate bedroom with en-suite bathroom and extra guest shower room. The Two Bedroom Suite has two separate bedrooms both with full en-suite bathrooms plus extra guest shower room. Daily maid cleaning service is offered with a daily change of towels and change of linen every two days.

The Suites boast a beautiful, very large outdoor infinity swimming pool with a separate children's pool and plenty of sunbathing terraces with sunbeds. There is a convenient pool and grill bar for your lunchtime drinks and snacks, a lobby bar for apres dinner cocktails and a restaurant which serves everything from a tempting buffet breakfast to international and Portuguese cuisine for dinner.

The Suites offer a friendly 24 hour Reception desk, daily cleaning and towel change, linen change 3 times per week, Room Service, Concierge Service, Newsagent, Wireless Internet and Underground parking. Guests (over 12 years) can use the fully equipped gym, heated indoor pool and Jacuzzi. The luxurious SPA offers (booking at extra charge locally) a variety of treatments and has a Turkish bath, Sauna, Chromotherapy, Vichy Shower, Swiss Shower, Ice fountain and Massage Room.

All of the facilities of the Monte da Quinta Club Resort are also available to guests including a further huge outdoor swimming pool and kids pool, Clubhouse with indoor heated swimming pool and jacuzzi, Games Room, the Kids World Children's Club (booking at extra charge locally), mini-market, hairdresser, coffee shop, Quinta poolside Cafe, bar and Quinta Restaurant with spectacular views across the golf course and surrounding countryside.

Many activities are available to book and take place in Quinta do Lago, such as golf (4 quality golf courses in Quinta do Lago) horse riding, tennis and cycling.

You can also enjoy watersports on the nearby lake, have a leisurely stroll through the nature reserve or simply sunbathe on the beautiful beach!

The beautiful golden, sandy beach of Quinta do Lago is 10 minutes walk across the boardwalk through the nature reserve.

The cosmopolitan area of Quinta Shopping and Baganvillia Plaza shopping with their variety of designer boutiques, numerous international restaurants, bars and nightclubs is within easy walking distance. Complimentary shuttle bus service for guests to Quinta Shopping and the beach, runs from 01 June to 31 August (dates currently unconfirmed).

The undisputable quality of the accommodation, services and facilities on offer at Monte da Quinta Suites will make this a truly magnificent holiday experience. A luxurious, sophisticated, quality choice for the discerning guest.

[http://www.tripadvisor.com/Hotel\\_Review-g262054-d1370655-Reviews-Monte\\_da\\_Quinta\\_Suites-Almancil\\_Algarve.html](http://www.tripadvisor.com/Hotel_Review-g262054-d1370655-Reviews-Monte_da_Quinta_Suites-Almancil_Algarve.html)





# THE RESORT - QUINTA DO LAGO



Andre Jordan first visited the recently popular Algarve in 1970 coastline located in the south of Portugal. He quickly appreciated the potential of an unspoiled site of a 550 hectare estate of pine wood terrain located near to the already developed Vale do Lobo Resort. His investment advisers had informed him that the Algarve was about to become a pot of gold!

The large beach lined estate was owned by the Pinto de Magalhães family for more than three centuries. Negotiations for the purchase took about 12 months and Andre Jordan together with a group of international investors combined to successfully acquire the property.

An exciting Master Plan was drawn by a team of Portuguese architects and engineers directed

by Pedro Vasconcellos and Luis Nobre Guedes. The object was to create a luxury estate offering clients privacy, tranquillity and seclusion, combined with an active social and sporting life and a wide range of leisure and sporting facilities.

With the infrastructure and a shopping centre completed a boom period of sales started from 1973 and buyers were purchasing from all over Europe. The result was that a short time the Quinta do Lago was soon attracting an array of rich and famous names from all walks of life of many nationalities.



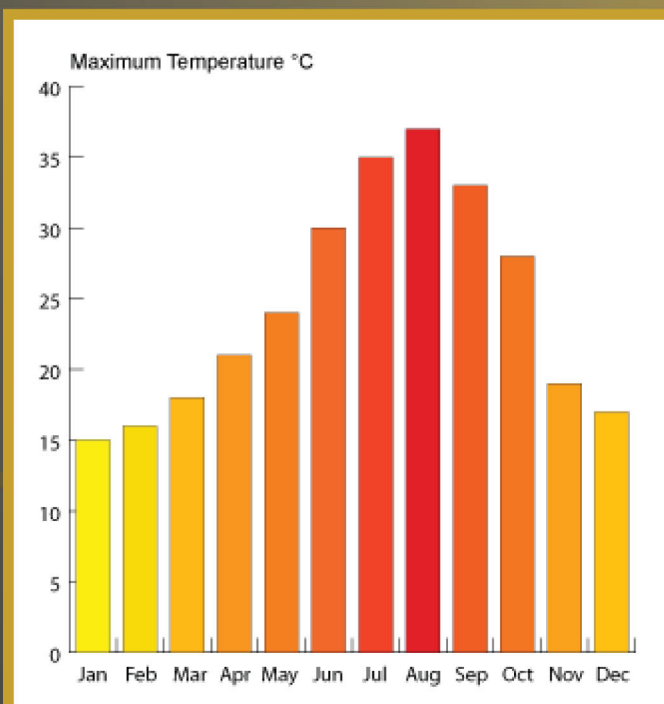
In 1982, still maintaining his believe in Quinta do Lago, he returned to find most things run down and only the 18 hole golf course under the direction of Mário Barruncho had been maintained. By 1985 with his influence and contacts the bank debt of 8 million dollars was transformed into assets of more than 30 million dollars.

In 1987 Jordan sold the owning company Planal to a consortium of British shareholders headed by Roger Abraham and David Thompson. By 1989 Abraham had withdrawn and Thompson appointed Domingos da Silva as Administrator of Planal and its associated companies. In 1998 the ownership of Planal was acquired by its present owners, O'Brian family from Ireland.

Quinta do Lago has some of the most luxurious villas on the coast. The resort has been carefully planned, with individual architecturally designed villas blending neatly into pine trees and the four golf courses. Facilities include a floodlit tennis courts centre, horse riding, water sports and squash. There is the new Quinta Shopping which includes fabulous boutiques offering exclusive designer labels and amazing interior design outlets. In addition there are some appetising international restaurants on the estate providing a choice of cuisines.



Faro international airport, just a few hours from the UK and all European destinations just 15 minutes away from the resort.



Vilamoura, a close resort offering a beautiful marina, shops and resaurants and another 8 golf courses.





# FREQUENTLY ASKED QUESTIONS

Here are some questions, which are frequently asked, I'm sure you have 1 or 2 yourself, if so contact us.

## 1. Is the hotel and resort open and trading?

Yes, the hotel was opened in 2008 please browse the popular holiday review sites to read some of the excellent reviews on the resort.

## 2. How is my investment secured?

The investment is secured on the title deeds of the hotels suites, these deeds are held by the Westwood 100 club for 5 years, and they are returned after the compulsory purchase of the shares.

## 3. How well is the resort performing?

Well actually upon reflection, fabulously, they have had no marketing budget and bank employee's running it, and they have broken even, so its working as well as can be I suppose, all the hotel and resort staff and being retained as part of our deal, and they are very excited about the new branding and marketing plans.

## 4. When can i use my personal usage?

There is a section in the contracts stating the choices for the personal usage, clearly we have to maximise the occupancy potential at the peak times, and as a partner, you would agree that we will need all the rooms we can in the busy periods, school holidays etc, your personal usage amounts to, on average £2,500 per week, that's £5k per annum, times 5 years – that's your investment amount in holidays alone.

## 5. Is the buyback, and the returns guaranteed?

Yes, we will buyback your share in 5 years time, and in the interim for your security also, we will place 1.5 million per annum for the 5 years into an escrow account to display your returns being accrued, this combined with the title deeds shows total security and peace of mind



## 6. Do you have to be a golfer, or a fan of golf to buy a share?

No not at all, any savvy investor will tell you, a secured 200% returns is not to be sniffed at, you can still use all the hotel facilities and have 2 weeks of the very best holidays in Europe without going near a golf course, look at it this way, if it was an ISA offering 40% per annum without £25k worth of holidays, golf spa etc, would you be interested?

## 7. If i do not wish to visit Portugal, what do I do with my partnership privileges?

For overseas investors and people who do not wish to stay at the resort, as the personal usage contract states, your usage is transferrable, so you can sell it to a friend, or let your family use it, or worldwide sports resorts will also give you a £1k pounds for your usage for 1 week.

## 8. Isnt it the wrong time to invest in Portugal?

No, if you are buying real estate any where in the world, you will never have a better time given the current financial climate globally. However Quinta Do Lago real has been one of the very few locations where the value has generally held its price, but from a commercial point of view, we have bought a hotel that was built in 2008 and placed onto the market for £120 million, and we have agreed £54 million, so the market has gone in the favour of buying commercial property, and we can offer wonderful investment opportunities such as this, remember the success of our business is based on the holiday maker / golfer, not the strength of the real estate market.



## WORLDWIDE SPORTS INVESTMENTS

### RESERVATION

Date	
Contract Number	
Agent/Company	
Buyer's First Name	
Buyer's Surname	
Passport Number	
Email	
Telephone Home	
Telephone Office	
Fax Number	
Address and Postcode	

1. Each party investing is responsible for his/her own expenses for financial advice on the investment or and taxation any other requested advice.
2. The applicable administration fee payable to Worldwide Sports Investments £195.00 is non refundable.
3. The Buyer will have 14 days from the date of this agreement being signed to cancel and can do so entirely without obligation and any deposit monies paid will be reimbursed by Worldwide Sports Investments.

The 14 day cooling off period will be deemed to have started at the date of receipt of such documents by the Buyer. The Buyer must serve notice of cancellation in writing by either recorded delivery, posted to:-

**WORLDWIDE SPORTS INVESTMENTS  
MARTLAND MILL  
MART LANE  
BURSCOUGH  
LANCASHIRE  
ENGLAND  
L40 0SD**

Or by emailing us at [info@worldwidesportsinvestments.com](mailto:info@worldwidesportsinvestments.com)

The deposit is considered non refundable once the 14 day cancellation period has elapsed.

**I AGREE TO THE ABOVE TERMS AND CONDITIONS**

**PRINT:**

**SIGNED:**

**DATE:**



# PAYMENTS

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The arranged reservation payments is £1500 - this is non negotiable and any refunded transaction will be mirrored to the payments made regardless of currency fluctuation - it will be the daily rate of Santander Bank and maximum payment of the initial payment made.

This is to be paid direct.

This payment is held for 14 days and makes up a part of your investment.

The purchase agreement and management agreement must be signed in triplicate and posted to our administration department, this is then passed on to our Portuguese Legal Team who will then send you a copy back with the three designated signatures.

From receipt of the signed reservation document along with the reservation deposit and the administration fee of £195 you will then have a full 14 days cooling off period.

All contracts signed by yourself will be null and void once we have received notification of any cancellation during the stated time.

All contracts must be sent during the 14 days, but will be null and void if cancellation received during the 14 days.

After the 14 days has commenced the documents will be despatched accordingly and upon this date your return on your investment will begin.

## PAYMENT DETAILS

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**Payment of 1500 pounds is made payable to:-**

WORLDWIDE SPORTS INVESTMENTS

BANK: SANTANDER

ACCOUNT NUMBER: UK 80346027

SORT CODE: UK 09-01-27

SWIFT CODES AND IBAN NUMBERS ARE AVAILABLE FOR NON UK RESIDENTS ON REQUEST

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info@worldwidesportsinvestments.com

**PLEASE SCAN / EMAIL OR POST TO THE ABOVE ADDRESS**