

PRIVATE RESERVE

LEOBO PRIVATE RESERVE

EXECUTIVE SUMMARY

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PRESENTED BY



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INTRODUCTION

The purpose of this Executive Summary is to outline the general concept, characteristics and values of LEOBO PRIVATE RESERVE in the Limpopo Province of South Africa.

THE OBJECTIVES



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The objectives of the reserve's owner are the following:

To enter into a transaction with a suitable buyer for the future legacy of the property.

Or:

The evaluation of a suitable party to enter in a JV with common interest of conservation expansion and to implement commercial opportunity.

THE PHILOSOPHY



THE PHILOSOPHY

- Since 1998 the reserve's aim was to accumulate, convert and consolidate several unsustainable individual farms into a sustainable conservation area designated for life style use and recently, some ecotourism.
- The initial and ongoing financial requirement has been fully privately funded.
- The tangible results are recognized by the local community, the conservationist and the hospitality industry nationally and internationally.

THE AREA



THE AREA

- LEOBO PRIVATE RESERVE is situated at the core of the Waterberg Mountains in the Limpopo Province RSA.
- The Waterberg plateau is one of the newest and the most successful conservation areas in Southern Africa.
- The reserve is in synergy with the near by Marakele National Park and other private conservation areas such as Lapalala and Welgevonden reserves.
- The area is under the protection of the UNESCO Biosphere.
- The malaria-free environment and temperate climate, which is sustaining White and Black Rhino, Elephant, Buffalo, Leopard, Giraffe, Zebra and other natural grazers, browsers and various predators.
- The Waterberg is also a recognized for cultural heritage and importance due to its collection of historic Bushman Paintings and Iron age sites.

THE LOCATION



THE LOCATION

LEBOBO PRIVATE RESERVE is in the Waterberg Mountain, Limpopo Province, South Africa.

- 3:30 hours from Johannesburg O.Tambo International Airport by road.
- 1 hour by helicopter to the lodges helipads.
- 40 minutes by plane from Johannesburg to the reserve airstrips each of 1.5 Km.
- 25 minutes by road to Vaalwater or 50 minutes to Bela Bela towns.

THE MAPS



THE MAPS



THE LANDSCAPE



THE LANDSCAPE

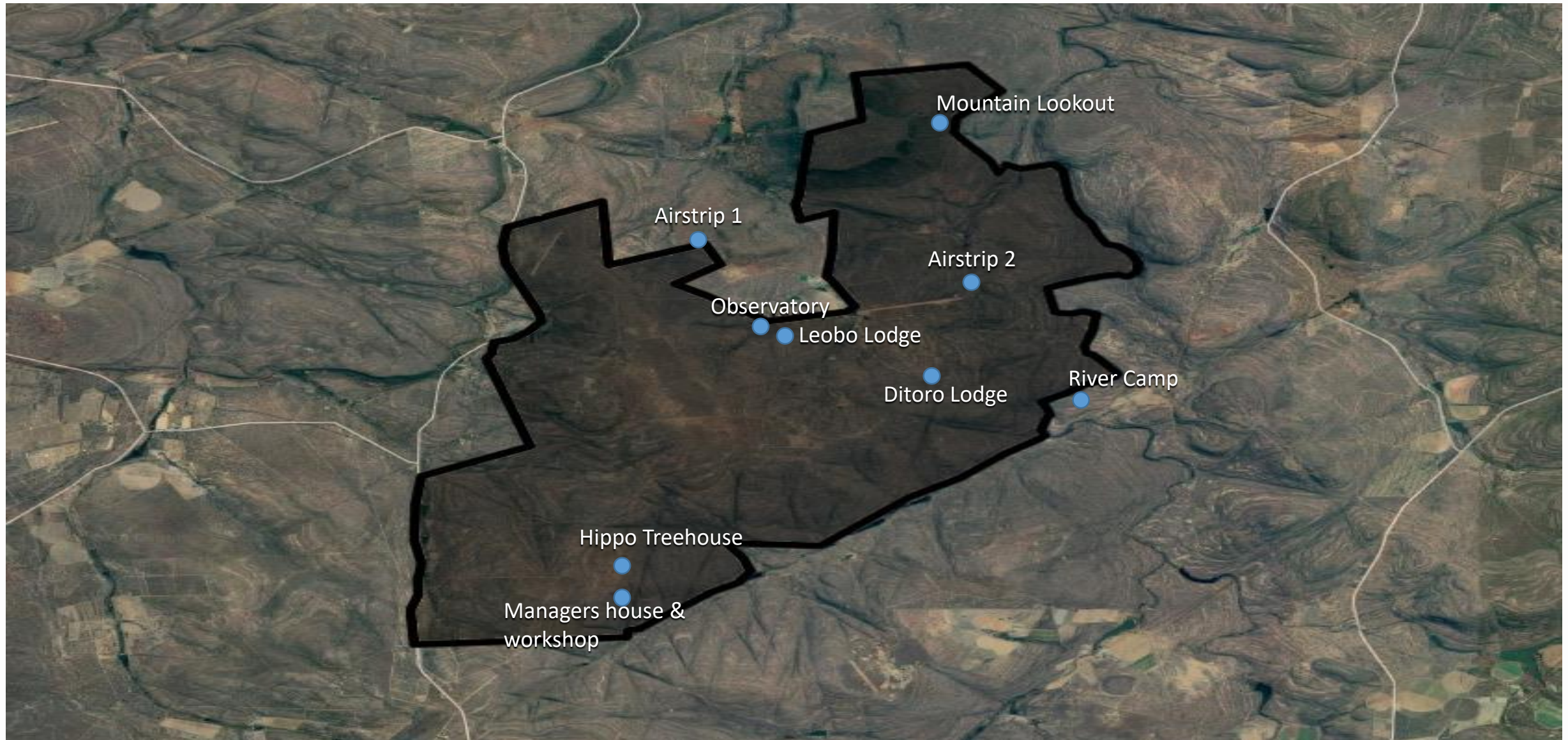
LEOBO PRIVATE RESERVE's terrain is a unique combination of :

- Open savannah
- Mountains of unique geological importance
- Caves with archaeological and historical significance
- Dense high veldt bush
- Wetlands
- River of approximately 10 km
- Several large springs and natural lakes

THE BOUNDARIES



THE BOUNDARIES



THE IMPLEMENTATIONS



THE HOSPITALITY ACCOMMODATION

- The Observatory Villa
- The Leobo Lodge
- The Ditoro Lodge
- The River Camp with 4 tented chalets
- The Mountain Look Out

THE OBSERVATORY



THE OBSERVATORY

- The Observatory Villa was constructed in 2010 and took more than three years to be completed.
- Designed by Silvio Rech and Lesley Carstens who built North Island in the Seychelles and other iconic lodges in Africa.
- The central African heritage style is a combination of spectacular details and sophisticated interiors.
- The Villa is composed of various interior and exterior entertaining areas and 4 en suite bedrooms sleeping 9 in total.
- There is a research grade observatory with automated dome and 2 tracking telescopes

THE OBSERVATORY











THE LEOBO LODGE



THE LEOBO LODGE

- The Leobo Lodge is situated on a ridge surrounded by the most spectacular view between rock formations with preserved bushmen paintings.
- The lodge is surrounded by 8 privately located cottages and 1 main family cottage accommodating 19 people.
- There is a heated swimming pool and pool bar.
- There is a large deck for entertaining with fire pit and a boma.

THE LEOBO LODGE



THE LEOBO LODGE



THE LEOBO LODGE



THE LEOBO LODGE



THE DITORO LODGE



THE DITORO LODGE

- The Ditoro Lodge is situated on a plateau with opposite view from the others Lodges.
- The accommodation consists of 8 chalets.
- There is a fully equipped central lodge and some conferencing facilities.
- The lodge is currently used for staff accommodation but could easily be returned back to commercial use.

THE RIVER CAMP



THE RIVER CAMP

- The River Camp is in a very remote location and is off grid in terms of water and electricity.
- It has a central entertaining area with full catering facilities powered by a generator
- There are 4 riverside chalets situated right on the edge of the water.

THE LOOK OUT



THE LOOK OUT



THE LOOK OUT

- The Look Out is in a very remote location close to a Bushman spiritual site accessible by foot or by road.
- There are uninterrupted views to the south of over 50km
- It has a central entertaining deck area with full bar and catering facilities powered by a generator.

THE GAME



THE GAME

- The ethos of the reserve is to separate dangerous game into defined areas thereby allowing families and guests to explore the bush in safety.
- Existing c1500+ head of game includes all South African plains game:
- Zebra, wildebeest, kudu, impala, giraffe, bushbuck, blackbuck, nyala, waterbuck, warthog, eland, red hartebeest, brown hyena, leopard, caracal and others
- There are a small number of buffalo, hippo and crocodile.
- There is also a section of the property exclusively for breeding rare game.

THE ACTIVITIES



THE ACTIVITIES

- LEOBO PRIVATE RESERVE is very well known in the tourism industry for its diverse range of activities.
- The absence of dangerous game allows guests/families to explore the whole reserve and participate in a range of activities.
- Guests/families find this kind of holiday extremely rewarding.

THE ACTIVITIES

- Game Viewing (2 game drive vehicles)
- Quad biking (12 quad bikes)
- Motor biking (3 bikes)
- Mountain biking
- Rock climbing (full equipment)
- Hunting and/or target shooting (full range of weapons)
- Dune buggies (2 buggies)
- Fishing
- Stargazing
- Wellness
- Kayaking
- Camping
- Full range of helicopter activities including skydiving.

THE INFRASTRUCTURE



THE INFRASTRUCTURE

- 7750 Hectares fully game fenced
- 11 title deeds
- 275 km fully maintained roads
- 2 airstrips of 1,5 Km
- Numerous dams and lakes
- Boreholes
- Breeding camps for rare game
- 3 Management houses
- 2 Fully equipped workshops
- Heli-pad
- 2 staff compounds

THE MANAGEMENT



THE MANAGEMENT

Hospitality side:

- General manager, ops manager, accountant and fifteen staff in a combination of maids, bar, rangers and house managers.

Farm side:

- Farm manager and seven farm workers

THE AWARDS

- LEOBO PRIVATE RESERVE has won several awards

RECOGNISING UNIQUE EXCELLENCE



This is to certify that
LEOBO PRIVATE RESERVE
Vaalwater, South Africa
has been selected.

AFRICA'S BEST
PRIVATE VILLA

Awarded by the Boutique Hotel Awards
8th November 2018



THE PRESS RELEASE

diversions

VISI

THE SAFARIAN

interior(ismo)

SundayTribune

DESTINATIONS OF THE WORLD
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Condé Nast
Traveler

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PRIVATE
LIFE

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THE MEDIA

For further information please visit our website and promotional video:

www.leoboprivatereserve.com

http://leoboprivatereserve.com/videos/leobo_lodge.mp4

http://leoboprivatereserve.com/videos/leobo_movie_15m.mp4

http://leoboprivatereserve.com/videos/leobo_movie_6m.mp4

<http://leoboprivatereserve.com/videos/LeoboTrailer.mp4>

CONCLUSION

- We believe the overall document summarizes the main aspects of the reserve.
- The reserve would make an attractive lifestyle purchase for someone as the running costs are mainly negated by the tourism side.
- It could also be an attractive commercial opportunity for someone wishing to take the project to the next level or a completely different vision.
- A detailed document including a set detailed of financials, marketing strategy, property evaluation, inventory and sustainability concepts is available on request.

DISCLAIMER

- This proposal has been prepared by BEL Management Pty Ltd and external consultants, on the basis of information compiled from a number of different sources, and provided by the current owner of the property and business.
- Whilst this information is intended to be reliable, no responsibility can be taken by BEL Management Pty Ltd or his external consultants for its accuracy or completeness and potential investors must make their own assessment of the business opportunity contained in the proposal for the purposes of analysing the project, and assessing its risks.
- This proposal is intended only for distribution to a small number of qualified investors who have requested to see it.
- It is not available for distribution to a wider audience, or to the general public.
- BEL Management

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