



PARIS PERFECT SHARED

Co-Ownership at a Fraction of the Price

Award-Winning, Family-Run Management, Experts in Luxury Property Development

Paris Perfect Shared What is Co-Ownership?

Paris Perfect, the most trusted name in Paris luxury vacation rentals, created a co-ownership division in response to the large volume of requests from guests who dream of owning a Paris apartment. Co-ownership has important advantages: the cost for the best real estate is very reasonable compared to every other offering and the annual fees are the lowest in the industry.

This growing concept means you can share ownership in a private apartment, without the obligations, costs and administrative burden of full-home ownership. One deeded share represents four weeks per year in a historic, luxury apartment in the very best Paris neighborhood.

Deeded ownership means participation in the apartment's real estate value

Managed by family-run Paris Perfect with 20+ years of award-winning luxury property management experience

No French bank account required or French filings, a major advantage

Own a Slice of Paris, a Timeless Treasure

Introducing the Vivant Apartment

With 20+ years of experience buying, remodeling and managing luxury apartments, Paris Perfect has applied its expertise to renovate the Vivant apartment as our latest shared ownership property. The results are stunning!

- ◆ Located on the Left Bank's Avenue de la Bourdonnais in the 7th arrondissement, it ranks among the highest real estate values in Paris.
- ◆ The neighborhood is renowned for its village-like charm, full of cafés, boutiques, restaurants and open-air markets.
- ◆ Eiffel Tower views from the living room and dining room and the beautiful tree-lined street to the Champ-de-Mars.

The Vivant Apartment

Co-Ownership in Paris

- ◆ Coveted historic building
- ◆ Apartment has been expertly renovated to the highest standards to fit today's lifestyle
- ◆ Left Bank location on one of the most desirable streets, featuring spacious living/dining room, 1 bedroom, 2 bathrooms
- ◆ Central air conditioning, a rarity in Paris
- ◆ Double-glazed windows mean a very quiet apartment
- ◆ Complimentary Third Home membership, the premier international home exchange club, a \$10,000 value

Comparison I

Buying and Remodeling an Entire Apartment

VS

Paris Perfect Co-Ownership

Own an Entire Apartment:

Finding desirable properties is difficult in Paris; 3,200 local agencies and no multiple listing service

Complex French real estate laws and procedures

Expensive remodeling costs, €500,000+ for extensive renovations

Difficult to manage renovation and admin from afar

Obligation to file French taxes and other declarations

Strict new Paris laws forbid short-term rentals by overseas owners.
Fines start at €50,000 + €1,000 per square meter, per day.

Property management costs, utilities, upkeep, security, etc.

VS

Co-Ownership in the Vivant Luxury Apartment:

Turn-key apartment managed by the best. No unexpected renovation costs, low annual fees

Established ownership structure by the leading U.S. fractional lawyer. Easy to buy and sell ownership via a U.S. not-for-profit holding company.

This means no French administration to navigate; no French bank account, paperwork or annual filings

Paris Perfect is the premiere property management company in Paris, with 20+ years of experience

Complimentary membership in Third Home exchange program, a \$10,000 value

Comparison II

Renting Long Term in Paris

VS

Paris Perfect Co-Ownership

Renting a Paris Apartment Long Term:

A rented apartment is not an investment; there is no retained equity.

Renting an equivalent apartment will cost more than \$50,000/year. Tenant must open a French bank account to cover rent, utilities, taxes and maintenance.

The rental process is difficult for expats. Most agencies require French tax declarations, French bank accounts, work papers, local referrals, etc.

VS

The Vivant Co-Ownership Apartment:

Co-ownership and stays at your apartment are 100% legal.

You're an owner, meaning you can sell your shares or pass them on to loved ones.

Annual costs are a fraction of the cost of a one-month luxury rental, with low annual fees that cover everything.

No French bank account or tax footprint: The ownership structure is a U.S. not-for-profit holding company, successfully structured for properties throughout the world. No French tax filings or administration is required.

Comparison III

Vacation Clubs Enrollment Fees

VS

Paris Perfect Vivant Purchase Cost

Vacation clubs require an **enrollment fee** plus a nightly stay fee

Vacation clubs have **no deeded ownership**

Paris Perfect Shared is **cost inclusive** and has deeded ownership



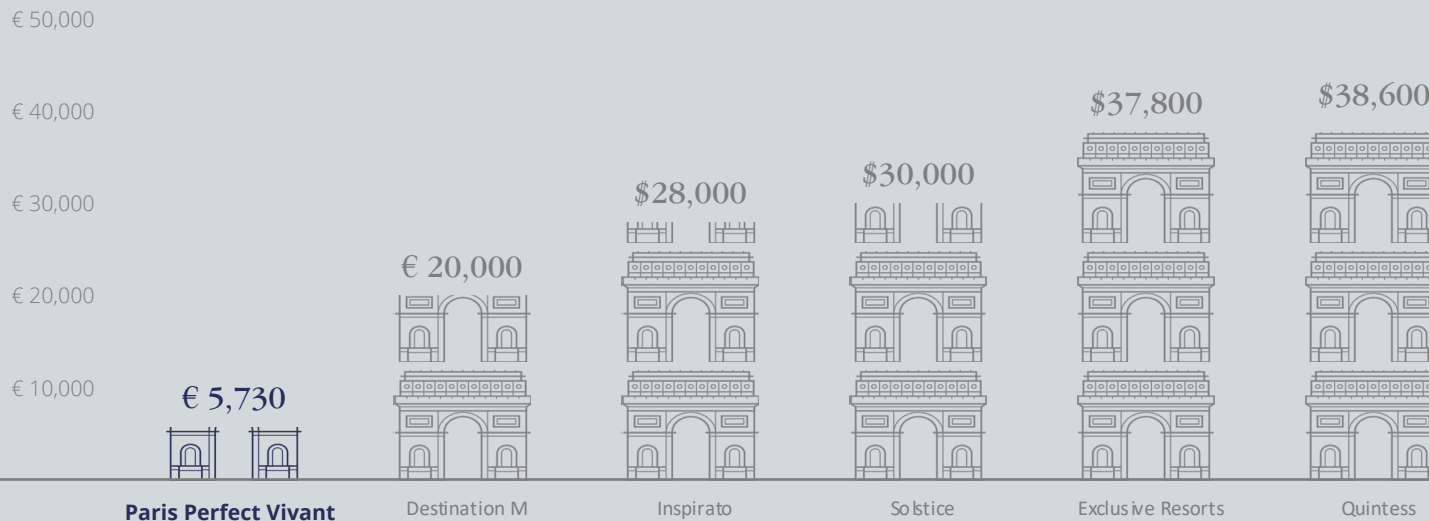
Comparison IV

Vacation Club Annual Fees

vs

Paris Perfect Vivant Annual Fees per 4-Week Share

On average, a vacation club costs
5-10x more per year
than Vivant ownership



Comparison V: Fractional Market Data

Average Fractional Property Prices

vs

Paris Perfect Vivant Co-Ownership

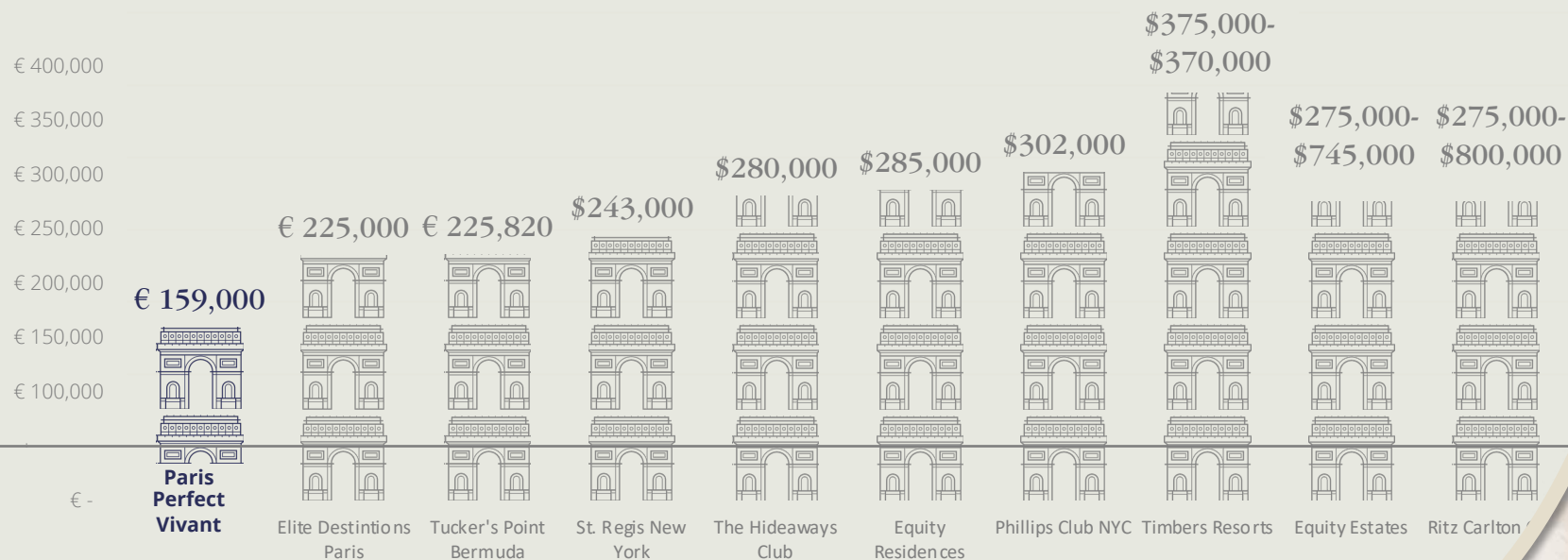
At Paris Perfect, we created a different model:
Offer reasonable purchase prices for absolute premium properties.

The next comparable Paris option is

40% more
than Vivant

On average Vivant is

50% less
than the comparables below



Comparison VI

Annual Co-Ownership Fees

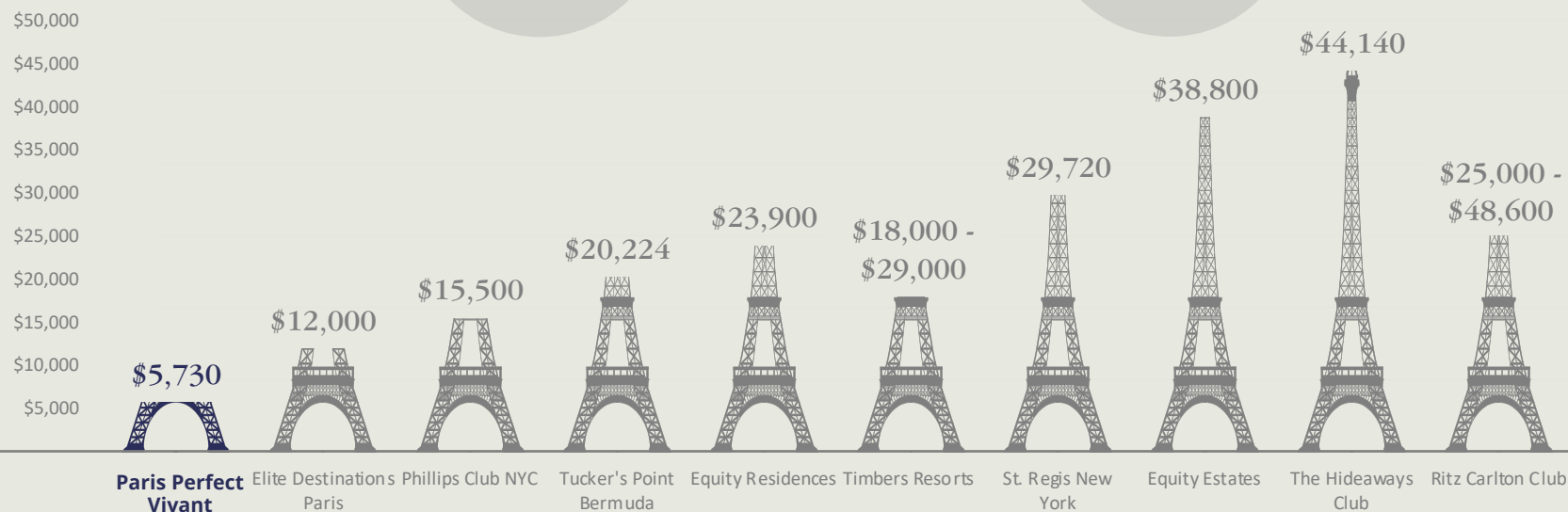
VS

Vivant Annual Fees

A major difference is our firm commitment to set low annual fees that include future reserves and no surprise charges. Importantly, owners have control over management choice. We are one of the only companies that offers this.

Most companies charge up to
up to 11x more
than Paris Perfect

Only Paris Perfect
does not charge
a nightly stay fee





PARIS PERFECT SHARED

Join our waiting list! We look forward to answering your questions and tell you more about our newest properties and locations. Email us at:

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