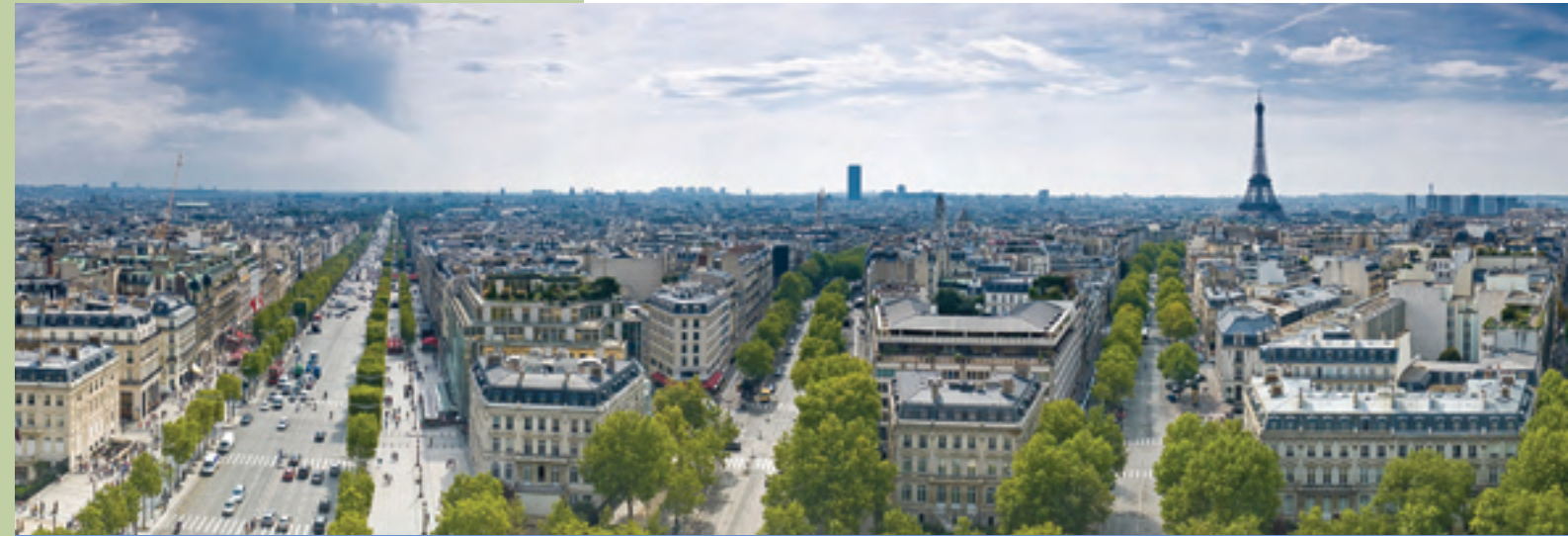


DWELL PARIS

The logo features a light blue line-art illustration of a classical architectural doorway with columns and an arch. The text "DWELL PARIS" is overlaid on the illustration in a dark, serif font.



Make Paris Yours

At once timeless and astonishingly dynamic, Paris attracts the world's most fascinating and talented people, rewards every visit with new discoveries, and effortlessly adapts to changing lifestyles while preserving its soul.

Perhaps you were initially seduced by the invitation to linger at an outdoor café, the ethereally beautiful and ever changing light, or the independent and creatively operated shops and galleries. Or perhaps it was the hundreds of museums, from celebrated to obscure, or the concentration of performing arts of all types from every corner of the world. Or perhaps it was the food-not just the famous restaurants, but those inviting little places you constantly pass and eventually try, which become your special places.

Later, you begin to appreciate the walks: Down narrow streets and grand boulevards past stunning examples of every age and style of architecture, through hidden shopping arcades ranging from grittily authentic to opulent, among stalls of the open food and antique markets, around the lakes and manicured gardens of the Parisian parks or the leafy isolation of the forests at each end of the City, and down the quiet stone paths bordering the Seine.

Yet Paris is even more than this unique combination of seductions: an ideal home-base from which to explore France, Europe, the Middle East and North Africa, a city full of activities and fascinations for children and grandchildren of all ages and, most of all, the embodiment of a culture that emphasizes and appreciates the aesthetic value of each human endeavor, injecting beauty and pleasure into every activity.

Owning in Paris offers you and your family a permanent part of all this. No matter what you seek in a second home, and what you come to prefer and appreciate as years pass, Paris is uniquely likely to satisfy. And the qualities and abundance that have made Paris the world's most cherished destination for centuries will ensure that your investment here is sound and rewarding.

Welcome to Residence Jardin Luxembourg, a warm and inviting fractional home adjacent to Luxembourg Gardens. We created DwellParis to offer those who love Paris an opportunity to own there at a reasonable cost and with minimum hassle. Formed by two Americans living in Paris, the DwellParis partners combine 23 years of legal and development experience in fractional ownership with a former Louvre curator's knowledge and connections in the Paris decorative arts community. We hope you will consider making it your own.

Andrew Sirkin

Timothy Gerwin





Your Paris Home

On the fourth floor of a 19th-century building, with a modern elevator, Residence Jardin Luxembourg blends Parisian charm with modern comfort and convenience. Tall French windows frame the blue Parisian sky over the carved stone cornices, slate roof, and sculpted finial atop the Sorbonne dome, and light the exposed stone walls, broad-plank oak floors and marble fireplace.

No detail has been overlooked, from the modern kitchen stocked to satisfy any cooking adventure, to air conditioning, washer/dryer, flat-screen TVs with DVD in each room, desktop computer and wireless internet, and high quality stereo with Ipod dock. A VOIP phone lets you make free international and local outgoing calls, and enables your friends or family to reach you without international charges. A pair of French cell phones is at your disposal. Individual storage units hold personal items for your next visit.

Residence Jardin Luxembourg at a Glance

- ≈/-58 SQM (approx. 630 SQF)
- 4th floor
- One bedroom/one bath
- Quality queen-size bed + queen-size sofa bed
- Elevator
- Wide-plank oak floors and exposed stone walls
- Double insulated windows for quiet
- Gourmet kitchen with stone countertop
- Sunlit bath with restored antique vanity
- Combination of antique and modern furnishings
- Original artwork
- Luxurious linens and towels
- Air conditioning
- Full-size washer/dryer in unit
- Illy espresso machine
- Two flat-screen TVs with DVDs
- Computer, printer and wireless internet
- Audiophile sound system with Ipod dock
- Free international calls with U.S. dial-in number
- French cell phones





Your Paris Neighborhood



Residence Jardin Luxembourg is located on a narrow street just steps from the Luxembourg Gardens, the most beautiful park in the world's most beautiful city, backdrop for romances both personal and literary for centuries. Created for a Medici queen, the meticulously manicured grounds feature fabulous fountains, shady sitting areas, walking and running paths, tennis courts, and Paris' most celebrated children's playground.

A few steps in the opposite direction is the Pantheon with its majestic dome, and just beyond begins the famous rue Mouffetard market with its slanting, medieval streets and endless line of stalls and shops selling every kind of French food and produce. A few minutes in another direction takes you through the heart of the Saint Germain to the Seine, from whose banks you can gaze upon Notre Dame, or stroll across Pont Neuf to the Louvre.

Yet another path takes you to the Marais, where you can explore a different chapter of Parisian history and another center of shopping, eating, and nightlife. Just down the block you can pick up a Velib bike, or jump on the Metro or RER. Luxembourg station provides rapid service to both Charles De Gaulle and Orly airports without changing trains.





The Sense of Fractional Ownership

Most foreign owners use their Paris apartment only four weeks a year, but the costs of owning continue year round. Fractional ownership lets you pay for just the usage you need, share the costs and burdens of management and upkeep with others, and avoid the inconvenience of renting out your Paris home when you're not using it.

We have done the leg work. Any American who has spent an extended period in Paris will tell you that the very things that make French culture and lifestyle fascinating and attractive make many practical aspects of living here difficult and frustrating. There are few endeavors where this observation is more accurate than buying, renovating, furnishing and outfitting a Paris apartment. Owning a DwellParis fractional lets you spend your precious time in Paris taking long walks, sitting in cafe's, visiting museums, watching opera and ballet and, of course, shopping (for things other than cabinet knobs, towels and dishwashers).

As an owner, you'll avoid the risk and trouble of finding a place to stay, and know exactly what to expect on every visit: The best bakery on your block, what days the local street market operates, and how to get on the internet. Just plan your calendar and catch the plane. Imagine traveling carry on, but still having a month's worth of clothes, your favorite music, and your special pillow.

Owning a DwellParis fractional makes investment sense too. It's one of the few easy ways to acquire a European asset, and hedge your bets on the dollar and U.S. economy. And by tying up fewer financial resources than whole ownership, it will free funds for other investments or vacation homes, spreading your exposure and opportunity among different currencies and economies across the globe. Imagine owning a Paris apartment, a Greek island retreat, an Alps ski chalet, and a wine country farmhouse, and spending your leisure or retirement moving among all of your favorite places in the world.



	BUYING YOURSELF	BUYING FRACTIONAL
Beginning Costs*	USD	USD
Apartment Price	824,250	141,300
Closing Costs	59,974	incl
Renovation	164,850	incl
Furnishing	117,750	incl
Total Beginning Costs	1,166,824	141,300
Amount Borrowed	620,150	0
Cash Needed	546,674	141,300
Cost of Capital (3%)	16,400	4,710
Operating Costs*		
Mortgage (395,000)	52,488	0
Property Tax	1,884	incl
Insurance	785	incl
Telephone/Cable	2,198	incl
Building Charges	2,198	incl
Management	1,884	incl
Cleaning	4,710	incl
Annual Dues	0	2,358
Total Operating Costs	66,147	2,358
Effective Annual Cost	82,547	7,068
Income*		
Assuming 4 weeks owner use, 65% occupancy, and 1,000/wk rent	48,984	0
Rental Commissions (40%)	-19,594	0
Net Rental Income	29,390	0
Annual Cost*		
Total Annual	53,157	7,068
Cost Per Night Assuming 4 weeks owner occupancy	1,898	252

* comparison is based on pricing and exchange rates in effect at the time of publication



The DwellParis Usage Plan

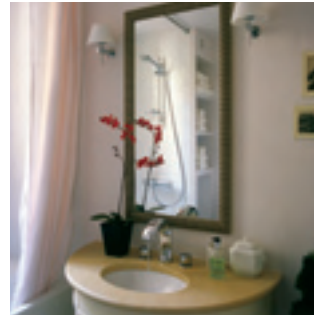
DwellParis lets you choose the usage plan that fits your needs. Our fixed plan allows you to use your home at the same time each year, while our rotating plan lets you sample Paris in every season. You can even combine both options. And regardless of the usage plan you choose, you can trade with other owners, or allow relatives, friends, or business associates to stay in your Paris apartment even when you're not there. The DwellParis system eliminates the need to determine availability and make reservation, ensuring fairness and lowering operating costs and owner dues.

Our plan makes it impossible for an owner with more spare time or a better relationship with a manager or the reservation software to "game" the system. You know exactly when you have the apartment, one, five or even 20 years in advance, allowing you to determine, either far in advance, or at the last minute, when a usage period will not work, and which other owner might have a preferable one. With this knowledge, an exchange or reassignment can be arranged either through our management team or directly with another owner.

Our Management Philosophy

DwellParis believes that the key to successful fractional ownership is striking the right balance between owner control and full-service management. We recognize that your primary concern is arriving to find your Paris home in clean and perfect condition, and satisfying this desire requires highly professional, experienced, and trustworthy local management. But it is important to recognize that the company with the best reputation or most prestigious name today may not maintain their quality in future years, particularly if their clients are a "captive audience" without freedom to make a management change. For this reason, the Cujas owners will have ultimate control over all matters relating to the apartment, including the hiring and firing of management.





DWELL PARIS

The text "DWELL PARIS" is centered below the architectural drawing. The drawing depicts a classical doorway with a pediment, flanked by columns and an arched opening.