Imagine yourself living in Israel on a part-time basis

Picture yourself settled in a beautiful apartment in a building surrounded by lush, sprawling lawns that’s within easy driving distance to Tel Aviv, Jerusalem, Ra’anana, Herzlia, Netanya, and Haifa. On the very same premises you have access to indoor and outdoor pools and one of Israel’s top health and fitness clubs.

Welcome to Second Home in Israel; your own apartment at Kfar Maccabiah, Israel’s Premier Hotel, Leisure and Special Event’s Complex. Interested in purchasing an apartment from Second Home in Israel? Contact us to see what is available.

About Us

Kfar Maccabiah – Israel’s premier hotel, leisure and special events complex – offers a unique, apartment living project for Diaspora Jewry called Second Home in Israel. A seven-story building with 124 fully furnished studios, one and two-bedroom apartments, located on the premises of Kfar Maccabiah in Ramat Gan, opened its doors June 2008. Second home in Israel is comprised of Jews from all over the world to be part of an unusual community.

This is NOT a Timeshare. It is a true home away from home. Your apartment in Kfar Maccabiah is 100% your property. It is registered with the Israel Land Administration (ILA) under your name for use by you, your family or friends whenever you want. All fees include maintenance costs while you are not in the apartment, giving you the peace of mind that your apartment will be maintained according to the highest standards year round.

Your Second Home in Israel is also a unique investment opportunity. Whether you are taking advantage of the entire annual stay noted in the contract or just part of it, you earn a yearly income based on the occupancy rate of Kfar Maccabiah Hotel and its adjoining Second Home in Israel complex. (For full details, see Pooling Resources)
The perfect family setting

No other location in Israel is as family-oriented as Kfar Maccabiah. It is the perfect place for family members of all ages—with 22 acres of beautiful grounds and venues for special family events, such as weddings, Bar/Bat Mitzvahs, landmark birthday and anniversary parties. With its lush, green setting and comprehensive sports facilities, there is always something for everyone. Come summertime, kids are even more enthusiastic, thanks to the daily fun games and sports organized just for them. In between, they can always go over to Ramat Gan’s famous Zoo and Safari, which are literally a hop, skip and a jump away from the Kfar Maccabiah village. Paddle boats, kite flying, barbecues and picnics are also just around the corner at Ramat Gan’s National Park adjacent to the Zoo and Safari. If all of this is not enough, Tel Aviv – Israel’s city that never sleeps – is a short 15-minute drive away. Day trips to a host of attractions are also easily within reach, thanks to Kfar Maccabiah’s easy access to Israel’s main highway.

The perfect place for couples

You have raised your children and now you want your own personal retreat. A place that’s close to your children and/or relatives yet lets you live a full life of your own. Second Home in Israel turns this dream into a reality. With its central location, Second Home in Israel enables you to easily visit family members’ precious to you. Spend time with them. Enjoy a good meal, a good laugh, and important quality time together, and then go home to a beautifully appointed apartment outfitted with state-of-the-art amenities. It is the home you’ve always dreamed of: quiet, tidy, everything just so. And it’s yours. Yours to take advantage of as often as you want, in a beautiful, bucolic setting with a wide array of sports facilities and workshops literally at your doorstep.

Business setting

As a business wo/man on the go, you find yourself shuttling between Israel and your other headquarters. Be honest with yourself. You’re tired of living out of a suitcase, packing and unpacking, always staying in a different place. Second Home in Israel relieves the feeling of being in limbo while you attend to your work matters in Israel. With your own apartment and storage facility you can travel light, with just a carry-on, knowing that all of your personal belongings are waiting for you in your home away from home. Want to get a needed release at the end of a long workday? Second Home in Israel is the answer for that as well, with its state-of-the-art fitness center literally at your doorstep and open daily from 7:00 a.m. to 21:00 p.m. Want to send other members of your management team to Israel to learn the business? Second Home in Israel is waiting for them, making sure your apartment provides a pampering feeling while they are here.
Pooling Resources— together we pool our resources:

**Purchasing a Second Home in Israel is a Win-Win situation:** you own your apartment and also earn income from it.  
**Here’s how:**

- Your apartment is yours to use whenever you wish.
- Your annual contractual stay of 180 days is based on our formula of a “No Maintenance Fee” that enables homeowners to be exempt from the monthly/annual tax fee obligations normally encountered in ownership of this type of property. To release you from these obligations we have developed a 180-day stay plan with a minimal usage fee of $35 / day for 5-star hotel services. A calculation for actual maintenance expenditures beyond this time frame will be made for those residents wishing to stay longer.
- **Second Home in Israel** owners will benefit from a 13% revenue based on two parameters: 1) The amount of time that the apartment has been placed in the hotel “Pool”, when the owner is not using the apartment; and 2) total occupancy of the Kfar Maccabiah hotel.
- “Pool” earnings are applied to the days that apartment owners are not residing in their Second Home in Israel. We estimate that if an owner uses the apartment 60 days a year and the remainder of the time it is put in the “Pool”, and if at the same time hotel occupancy (including Second Home in Israel apartment occupancy) runs at 55% - 65%, we can cautiously estimate that expected annual earnings for Second Home in Israel owners will be about $6,000 - $7,000.
- This is a Win-Win situation: You can use your apartment and also receive a return on it.

To further illustrate this Win-Win situation, we have developed the following graph:

<table>
<thead>
<tr>
<th>Period of time / Hotel Occupancy</th>
<th>Apartment used by owner</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50%</td>
</tr>
<tr>
<td>180 days (6 months)</td>
<td>3,251</td>
</tr>
<tr>
<td>150 days (5 months)</td>
<td>3,779</td>
</tr>
<tr>
<td>120 days (4 months)</td>
<td>4,306</td>
</tr>
<tr>
<td>90 days (3 months)</td>
<td>4,833</td>
</tr>
<tr>
<td>60 days (2 months)</td>
<td>5,360</td>
</tr>
<tr>
<td>30 days (1 month)</td>
<td>5,888</td>
</tr>
<tr>
<td>0 days (Not use by owner)</td>
<td>6,415</td>
</tr>
</tbody>
</table>

Remarks:
- The period of time relates to the occupancy of the suite by the owner.
- The occupancy rate relates to both hotel wings (Second Home in Israel Apartments and Kfar Maccabiah hotel rooms).
- The figures are in US Dollars on an annual basis.
- The chart is based on average revenue from the suites and rooms at 110US Dollars per night.
- The calculation is based on an estimate that most owners will use their unit for an average of 2 months per year.
- All calculations are for demonstration purposes only and are liable to change according to the different, changing factors. This chart does not obligate the project management.
FAQs

Is Second Home in Israel only for Jews living abroad?
Second Home in Israel is built especially for Jews and Israeli residents residing abroad who frequently visit Israel and want the convenience of living in their own apartment, while simultaneously enjoying 5-star hotel service. Our residents include families and couples with relatives in Israel, as well as business people with professional interests in Israel and abroad. The common denominator for all is the desire for peace of mind regarding where they are going to stay, and prefer having the comfort of always returning to their own place.

How many floors are there in the building and how many apartments?
Second Home in Israel is a seven-story building with 124 studio, one, and two-bedroom apartments.

Are the apartments furnished?
We have hired world-class interior designers to help us furnish each apartment. Not only is the furniture in the best of taste, but also all necessary accessories and electric equipment are state-of-the-art, based on the standards of a five-star hotel. What other facilities are located in the building?
The Lobby and Gallery floors include Restaurants, a Bar, Spa, and a Synagogue.

How old is Second Home in Israel?
It has been occupied since June 2008.

Is the apartment registered in the purchaser’s name?
Each apartment is registered at the Property Register under the buyer’s name, as a sublease from the Israel Lands Administration (ILA).

What happens when I am not using the apartment?
The apartment becomes part of a Hotel Pool arrangement during the days/weeks it is not being used by its owner.

Is there a time limit for staying in the apartment?
Your apartment is yours to use whenever you wish during the annual contractual stay of 180 days. What type of advance notice does the owner have to provide regarding use of the apartment?
A 14-day advance notice is required in order to guarantee the unit and reservation.

How is the profit from the Hotel Pool arrangement calculated?
Second Home in Israel owners will benefit from a 13% revenue based on two parameters:
1) The amount of time that the apartment has been placed in the hotel “Pool”, when the owner is not using the apartment; and
2) Total occupancy of the Kfar Maccabiah hotel and its adjoining Second Home in Israel luxury Apartment building.

Can the owner sell the apartment at all times?
The apartment is registered under the owner’s name; therefore, the owner can sell it at any time for any price. The projects management requests that it be notified first of the intent to sell, and receive notice 45 days ahead of time. Management will make every effort to help the owner find a suitable buyer. By matching owners with potential buyers, owners come out ahead because they are able to focus on a specific niche interested in their property and management is able to maintain its clientele.

What is the price of the apartment dependent on?
The price depends on several variables: apartment size, location, etc. The higher the floor, the more expensive the apartment.

Other than the apartment price, are there any other fees to be paid?
In addition to the apartment price, which includes VAT, buyers must pay an 8% purchase tax to Israel Lands Administration, (ILA), and a lawyer’s fee of 1.5% + VAT.

Apartment and Premises
Who maintains my Second Home in Israel apartment?
All maintenance of your apartment is taken care of by Kfar Maccabiah Hotel management. The management will make sure that your apartment is always in top condition, and will clean, fix or replace any equipment that is damaged or worn out.

Do I pay any fees during the period that I’m not using the apartment?
Are there any other charges?
No monthly maintenance or other fees will be charged during the periods when the apartment enters the Hotel Pool Arrangement.

Can apartment owners use all the sports facilities Kfar Maccabiah offers its guests?
Absolutely, the facilities are available to apartment owners, while using their apartments, free of charge. However, you may have to pay for special group activities that require registration.

How is the interior design of the apartments decided upon?
The management of Second Home in Israel is responsible for the interior design of all apartments. The design of all apartments will be identical, meeting the chic look and top quality customary to a 5-Star Hotel.

Would it be possible to leave personal items in the apartment when I’m not using it?
Each apartment has a storage room, and only the apartment owner has a key to this room. It is kept locked during the period that the apartment is in the hotel pool. How about parking?
Parking is available to all Second Home in Israel tenants. In addition, since Kfar Maccabiah is a Hotel, Conference Center and Sports Club, it has several parking lots on its premises that are available as well.

Are there any benefits tenants can enjoy?
Aside from the sports facilities and spa that are free-of-charge, tenants will receive a special discount for massages and other hotel facilities and services, including dining rooms, restaurants, bars and room service, as well as individual laundry and ironing. Coin Laundromat services are available as well.

Do I have to pay anything when I use the apartment?
A service fee of $35 per day (* subject to change) will be paid for services such as water, electricity, city tax, cable-TV, internet, insurance, daily cleaning of the apartment, etc. If you intend to stay a period longer than a month, you can pay a special monthly fee that includes weekly maintenance and cleaning, as well as water, electricity, city tax, cable-TV, internet and insurance. Except for the service fee you pay when you use the apartment, there are no other additional fees.

Can the kitchenette be sealed when the apartment is part of the hotel Pool arrangement?
The kitchenette can be closed with a locked shutter. This way one can make sure it won’t be used or damaged in any way. This will also ensure that your Kashrut conditions will be maintained.

Locations and Attractions:
Where is Kfar Maccabiah located?
Kfar Maccabiah is located in Ramat Gan (the greater Tel Aviv area), 15 minutes away from downtown Tel Aviv and beach. It is also a short driving distance from Jerusalem and Haifa. Public transportation is easily accessible, with a taxi called for by the Front Desk and bus stops located outside the hotel premises. Tel Aviv’s railway station is also a short drive away.

What kind of activities can I find at Kfar Maccabiah?
You have several choices. To begin with, the hotel has one of Israel’s leading Sports Clubs. It includes 5 Swimming Pools (2 heated and covered during the winter season), a Jacuzzi, Sauna, 14 tennis courts, a basketball court, and a state-of-the-art Fitness Center fully equipped and managed by professional instructors. Aside from athletics, Kfar Maccabiah is the venue for numerous workshops and activities designed for children, teenagers and adults.

What else can I find near Kfar Maccabiah?
On our campus, you will find the Pierre Gildesgame Maccabi Sport Museum located at Kfar Maccabiah. Outside, the National Park is a short walk away, with the Ramat Gan Zoo and Safari literally around the block. Please note that you can only access the Safari by car, as wild animals from various Safaris around the world roam free.

A 15-minute car drive gets you to the Diamond Center where you can enjoy the Museum of Diamonds, the Krinitzi Museum of Ramat Gan history, the Ayalon Mall - the first mall opened in Israel - the famous Azieli Towers and mall, Cinemas, downtown Tel-Aviv, Old Jaffa and much more.

Interested in finding out more
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