

CONFIDENTIAL INVESTMENT OPPORTUNITY

COSTA RICA PREMIER JUNGLE DEVELOPMENT

INVITATION ONLY • LIMITED ACCESS

INVESTOR NOTICE: This opportunity is being presented to a select group of qualified investors.

Our research indicates only 3 similar properties remain available in this corridor.

THE OPPORTUNITY

While most investors chase crowded markets, a rare convergence of factors has created an exceptional opportunity in Costa Rica's tourism corridor. This 80-acre rainforest property sits at the epicenter of a \$412 billion global eco-tourism revolution—yet remains unknown to institutional capital.

THE NUMBERS THAT MATTER

Property Value Trajectory:

- Similar properties: +127% appreciation (5-year)
- Regional tourism revenue: +64% since 2019
- Jaco market cap rate: 8.2% (vs. 4.1% Miami)

WHAT SMART MONEY ALREADY KNOWS

Costa Rica represents the last pristine frontier accessible to North American capital. With \$4.32B in foreign investment in 2024 alone, institutional players like Marriott, Four Seasons, and private equity funds are rapidly acquiring prime coastal properties. This creates a price floor effect that protects downside while tourism growth drives upside.

THE SCARCITY FACTOR

- Only 7 undeveloped properties >50 acres remain within 30 minutes of Jaco
- Government moratorium on new coastal developments effective 2025
- Manuel Antonio National Park expansion plan limits future supply
- Our research: Average holding time for similar assets is 14 months

PROPERTY INTELLIGENCE

Strategic Positioning

324,000 m² (80 acres) • 1,200 ft elevation • 360° panoramic exposure
20 minutes to Jaco Beach • 60 minutes to SJO International Airport
Clear title • All utilities accessible • Approved development zones

Market Dynamics

- Tourist arrivals: 2.66M (16-year high) | +6.4% YoY growth
- Average daily rate (ADR): \$318 in Jaco market
- Occupancy rates: 72% annual average (vs. 65% Caribbean)
- Property taxes: 0.25% annually (vs. 1.2% Florida average)

INVESTMENT THESIS

Three-Pillar Value Creation

PILLAR 1: APPRECIATION PLAY

Land banking in a supply-constrained corridor with accelerating demand. Conservative models show 8-15% annual appreciation based on comparable transactions and infrastructure development timeline.

PILLAR 2: CASH FLOW GENERATION

Immediate revenue through eco-tourism while planning longer-term development. Phase 1 glamping operation can generate \$180K-\$320K annually with minimal capital investment.

PILLAR 3: DEVELOPMENT UPSIDE

Multiple exit strategies including luxury eco-resort, residential subdivision, or strategic sale to hospitality groups. Development rights support 200+ units or 40-room resort.

RISK ASSESSMENT

Primary Risk Factors & Mitigation

- Currency Risk: USD widely accepted, economy dollarized since 2006
- Political Risk: Stable democracy, 75-year peaceful transition history
- Market Risk: Diversified tourism base (US, Canada, Europe) spreads exposure
- Liquidity Risk: Growing international buyer pool, established broker network
- Development Risk: Pre-approved zoning, established utility connections

FINANCIAL MODELING

Base Case: 5-Year Hold Strategy

Year 1-2: Land banking + eco-tourism permits

Year 3-4: Phase 1 glamping operation (\$250K net annually)

Year 5: Strategic exit or development commencement

Projected IRR: 12-18% | Total Return: 140-220%

Upside Case: Accelerated Development

Hospitality partner joint venture or strategic acquisition

Full resort development: \$15-25M project value

Projected IRR: 22-35% | Total Return: 300-500%

MARKET COMPARABLES

Recent Transactions (Last 18 Months)

- 45-acre Herradura property: \$3.2M (\$71K/acre)
- 120-acre Manuel Antonio site: \$8.4M (\$70K/acre)
- 60-acre Jaco hillside: \$4.8M (\$80K/acre)
- Average price/acre trend: +15% annually since 2022

INVESTMENT PROCESS

Exclusive Access Protocol

1. Confidential site tour with our development consultant
2. 30-day exclusive due diligence period with legal review
3. Environmental and engineering assessments
4. Investment committee presentation and approval
5. Closing with established Costa Rica legal counsel

Expected Timeline: 45-60 days from Letter of Intent to closing

NEXT STEPS

This opportunity will be presented to a maximum of 8 qualified investors.

To secure your position in our due diligence process:

1. Confirm your investment capacity and timeline
2. Schedule your confidential site visit
3. Review complete financial models and legal documentation

INVESTMENT SUMMARY

This 80-acre rainforest property represents more than real estate—it's a position in Costa Rica's transformation into a premier international destination. With established tourism infrastructure, government support, and limited supply, early investors benefit from both cash flow and appreciation in a market approaching its institutional discovery phase.

The opportunity exists today. The timeline is compressed. The outcome favors the prepared.

CONFIDENTIAL DOCUMENT • FOR QUALIFIED INVESTORS ONLY

This investment brief contains forward-looking statements and projections. Past performance does not guarantee future results.

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