



OVERVIEW SUMMARY

**140 hectares of Beautiful Plantation Views,
Cool Weather, Rich Soil and a Tranquil Atmosphere.**



A planned sustainable Home community within an advancing and producing plantation.

Production in: Coffee, Tea, Moringa, Cana. Malanga and Hydroponically grown fresh herbs, fruits and vegetables.

Meat production with Lambs, Beef Cattle, Chicken, and Pig.

JCB's mini farm lots (Quintas) start from 5000/m2 (1.25 acres) and have a 360° views of the entire northern zone of Costa Rica with views of the Arenal, Tenorio, Rincon de la Vieja volcano and more. The cool weather, the breeze and the atmosphere is quiet, tranquil and peaceful. The Flora and Fauna is exquisite.

Hobby farmers, retired or semi-retired farmers or want to be farmers who wish to enjoy a community dedicated to an organic lifestyle of fresh fruits, vegetables and meats farm grown and available daily. People who wish to enjoy a healthy lifestyle and a truly "Pura Vida" existence will have many opportunities to participate in the communities Coop to produce foods for profit while enjoying fresh and abundant food year around. JCB seeks like-minded people to become neighbors in our community to further enhance the objectives of JCB.





Plant your own garden and share with the community or supply the JCB CO-OP to sell at our planned restaurant and supply depot. JCB also provides the service of planting production crops for you and dividing the profits yearly.

At JCB you can walk to visit 4 waterfalls and pools of clear clean water for swimming and cannoning through natural virgin forests. Trail rides, Bird



Watching, walks through the virgin forests mountain biking are only just a few of the healthy and daily activities available to you and your family. Close to the community many outside activities exist like visit the local rescue center zoo, white water rafting, shopping, and private and public health facilities, airport, tours to banana, pineapple and vegetable production facilities, universities and more

COMMUNITY: Homes and lots sales:

a. 30 plus home lots at 5000mtrs./2 or 1.25 acres and up has been divided for sale with or without investment as

fractionalized or whole ownership bungalows or executive homes.

b. Model homes and Bungalow Villas have been designed with ecofriendly environment and with durability to withstand time.



Whole & Fractional
Executive Homes



Fractional Bungalow Villas

BANK FINANCING

PLANTATION QUINTAS BEAUTIFUL
360° VIEWS
Phase 1: €12.000 m²
Phase 2: €10.000 m²
RECEIVE A €20MM CREDIT
DISCOUNT
100% BANK FINANCING

HERMOSA VISTA 360° QUINTAS DE
PLANTACIÓN
Fase 1: € 12.000 m²
Fase 2: € 10.000 m²
RECIBA UN DESCUENTO DE CRÉDITO
€20MM
100% FINANCIAMIENTO BANCARIO

JCB FINANCING

\$25,000 deposit
15 year financing at 10% interest

1) 5000/M2 Lot (53819.5 FT/2)(1.235ACRES)

2) Maximum construction per lot 10 %(average lot, a 5281ft/2 home or total construction)

3) Lastre Roads to home lot (work ongoing to fully concrete all roads)

4) Electric supplied to home entrance

5) Water meters supplied to entrance

6) se aplican los reglamentos de la Asociación de la Comunidad

\$40,000 Plantation Credit WITH SIGNED 5 YEAR CONTRACT

Saving money today is not easy and Bank saving is a joke. No interest on your money saved and maybe not all that safe, given all the bank closures in the last 8 years. Investing in stocks and the market as well still seems very uncertain. Then how does a young executive, upcoming couple save for their retirement and tranquility? At JCB RANCH we provide an opportunity in a slightly different approach, a place to invest in yourself, your retirement, peace of mind and with the ability of long term income beyond retirement.

We have begun our plantation with food crops, stable products that will forever be a demand for and with a long term commitment through cooperative associations to buy all the production for years to come. JCB provides you the opportunity to purchase your tranquil paradise in a closed gate secure community. We provide a \$40,000 discount if you sign a 5 year PLANTATION PLAN thus giving you immediate opportunity to receive 100% bank financing through BanCrédito, Banco Nacional, Banco BCR, (estimated payment \$700/mo.) JCB will also provide financing with a \$25,000 deposit 15 year financing at 10% interest also providing a \$40,000 Plantation Credit estimated payment \$591/mo.)

JCB will plant up to ½ your *quinta* in a landscaped manor allowing for you to build at maximum on your lot with an agreement to maintain and the harvested product and your general upkeep of the entire lot for the 5 year contract. Once the 5 years is expired you will have the choice to enter into a purchase agreement with JCB RANCH to purchase all production for another 5 years (possible estimated average income per year \$5,000). Thus your investment in your retirement becomes an income producing opportunity.

JCB COMMUNITY ASSOCIATION:

All home owners may participate at many levels through the association with hands on interaction with local community planned projects and intra community events as well as oversee all future construction and upkeep of the community to maintain quality standards.

- JCB ALLIANCE CARD: JCB currently has special benefits for cash purchase lot buyers with El Toucano hotel which is located in front of the JCB community. Benefits to include for family of 4: A 2 year membership Unlimited visits to the thermal pools and Gym.

AVAILABLE BUSINESS OPPORTUNITIES: Should you seek a business and supplemental income, JCB has many opportunities to become a partner in the resort community. Work from home and enjoy the freedom of being your own boss.

- 1) Plan, build and manage our canopy zip line adventures, together with hanging bridges, cannon through the rivers and jungle tour .
- 2) Make horse trail rides, mountain bike or Quadra cycle trails or trails to walk and observe the flora and fauna.
- 3) Hotel resort or B & B
- 4) We have permissions to construct a 5000 seat convention and event center
- 5) Plans to construct a commercial center for Agua Ponics producing fruits, vegetables and fish production.
- 6) Productions in hydroponics
- 7) Coffee and Moringa production and processing
- 8) CONSTRUCT, MANAGE A BBQ Restaurant and brew pub
- 9) Micro Brewery (Cerveseria)

Beef Production



Chicken Production



Rabbit Production



Lamb Production



Pig Production



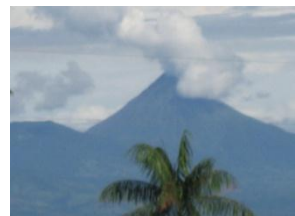
AguaPonics



DEMOGRAPHICS

LOCATION, LOCATION, LOCATION:

JCB Ranch Resorts location is a strategic point. The property is in the #1 most productive areas in Costa Rica for farming and tourism. Over 80% of all Costa Rica tourism visits San Carlos and the world famous “Arenal Volcano” before or after visiting the beaches. We are 40 minutes from the Volcano and a tourism resort area with many hotels including the world famous 5 star “Tabacon Resort”, (which is also in the top ten resorts globally featuring thermal hot springs). JCB Ranch Resort is 15 minutes



from the center of the zone, “Ciudad Quesada” and has adequate shopping, three hospitals, clinics, Municipal services and cultural activities. The private hospital in San Carlos “Hospital Cooperativo” has recently received international status. San Carlos is also the location of the famous live Volcano “*Arenal*” as well as the area of Sarapiquí which is now listed internationally as one of the best birding locations in the world. JCB Ranch Resort is nestled in the center of both areas. The area in the past as well as recent has lured many film and TV stars for filming and production.

San Carlos has been voted as #1 in all of Costa Rica as most productive in Agriculture ranks #4 in the world (many thanks to DOLE) for pineapple production, tilapia, bananas, milk and a host of other agricultural businesses. Many colleges and universities are now either in the zone or constructing new facilities. The world renowned University Earth funded by Kellogg’s has capacity filled tuitions. They also focus on agricultural events such as dairy and beef cattle production and standard farming techniques for fruit and vegetable production, supported locally by Dos Pinos Milk producers.

JCB is 1.5 hours from the Atlantic side of Costa Rica and the port of Limon which caters to the shipping and cruise lines. Limon is now undergoing a multimillion dollar face lift to accept more cruise lines. We are in the normal route for tourism excursions when offloading passengers from the cruise lines. We are also in the same route as the newly planned dry canal from the port of Limon to the port of Caldera which will offer many opportunities to the local residents’, thus increasing the power of spending in the area for years to come. This area has also just received the largest investment in history, over \$1billion dollars to remodel and new infrastructure to the Costa Rican refinery for fuels. New roads servicing DOLE and Chiquita for faster service to port of Limon and close to our location are now underway. A new municipal Airport servicing smaller jet shuttle service is underway in planning and development. We are 3 hours from the pacific side of Costa Rica known as the Gold Coast (Guanacaste), and 1-1/2 hour from San Jose the capital of Costa Rica and just 2 hours from Jaco Beach.

