

ECO ROUGE
- ESTATES -



Table of Contents

Executive Summary	3
Business Origins	
Co-creación Pacífica	
Connections	
Competitive Advantage	
Financial Summary	
ROIs	
Overview	14
Industry Overview	
Key Market Trends	
Preservation Initiative	
Marketing	18
Business Objectives	
Ecorouge Endowment program	
Operations	20
Key Activities	
KPIs	
Property Entitlement	
Permaculture	
Project I: <i>Celestina</i>	
Project II: <i>Diamond Point</i>	
Project III: <i>Uvita</i>	
Technology	68
Digital Strategy	
Management	76
Growth Strategy	79
Risk and Mitigation	84
Financials	85



“ The earth should never be polluted on a mass scale and no one should be allowed to uproot thriving forestation anywhere on the planet. Current problems, are addressed by Ecorouge and the collaborators of Symbiotic — action-based solutions are underway.” — founder of Ecorouge

Ecorouge Inc., a real estate development company of ecological neighborhoods based in Portalón, Barú and Uvita, within the areas of Quepos and Dominical, Costa Rica. We create sustainable and rejuvenating living experiences for health-conscious families, retreaters, knowledge and adventure seekers. Within our ecological neighborhoods, we offer ecological real estate properties, sustainable homes, luxury villa rentals, healing retreat packages, therapeutic services and nature adventure experiences. Our properties and homes are sold through our network of realtors; property presentations and distribution channels of services, include online and a physical location, catering to a wide range of clientele.

Business Origins

Ecorouge Inc., a company founded to provide a unique and harmonious living experiences in the lap of nature. The responsible business was born out of a deep appreciation for the natural, majestic beauty of Costa Rica and a desire to do everything possible to *preserve* the essential rainforests. Since development is inevitable, Ecorouge creates a community of environmentally conscious thinkers, develops in alignment with nature, focusing on preservations and replanting, and authentic community. We believe that by embracing sustainable methods and fostering a sense of community, we can create a place where people will evolve and thrive.

Co-creación Pacífica

— recreating community lifestyle

A community for the advancement of Healing and Alignment by living in unison with nature - *the community of Co-creación Pacífica*. Co-creating in harmony with nature and each other, permeates throughout the properties of Ecorouge Estates.

The formation of sustainable living methods, help people cope with the standard lifestyle stressors imposed by society demands of consumer-driven behaviors. For example, off-grid living, to minimize industrial wastes is becoming more “common sense” as populations multiply. Doves of people are looking for a more authentic ways to connect: with their purpose and with others.

Ecological living is the preference, rather than contributing to mass pollution — *the new wave of the future*. For example, buying pure forms of

the things you need, from local community members, the neighbors, while supporting their desired and purposeful outlet. Traditional consumer-driven habits are polluting the environment on a large scale, and mass purchasing from the mindless and irresponsible companies, haphazardly results in the destruction of living conditions within indigenous communities. Such destructive habits indirectly project states of unhappiness upon the masses.

Co-creación Pacífica is a community formed within the Ecorouge Estates, to consciously enhance our ways of co-creation — re-creating lifestyle with healthy habits to foster a culture of splendors. Open-mindedness and collaborative ways simply advance cultural growth to be in tune with virtue and nature.

Ecorouge Estates develops the landscape for ecological neighborhood developments and

Nature Reserves, retreat and therapeutic

services, and adventure quest fun. Ecorouge Estates provides a solution for people — a safe, wholesome and comfortable environment for people and families who desire nature-based living.

The gated communities of Ecorouge Estates offer security and privacy for the community members. Common areas of Ecorouge Estates are carved out for community engagement and individual expression. Places for people to come together and enjoy life: cook outs, drum circles, musical performances, etc. The common spaces include pavilions for community functions and energy moving practices (i.e., yoga, tai chi), sacred gardens, Waterfall Lounges, learning centers, etc. Refreshing living environments for residents of the *Co-creación Pacífica* community — it is now time to enjoy the riches of our earth!

“ True happiness does not derive from this irresponsible consumer driven facade, it derives from a positively charged energy exchange: between connections made within one’s true self; within our environment, specifically in nature; and with other life-forces. The synergy of authentic connections help us tap into our higher purpose, and with others, activate desirable pursuits.” - founder of Ecorouge

ECOROUGE ESTATES

- ◆ *Celestina* ESTATES
- ◆ *Diamond Point* ESTATES
- ◆ *Uvita* ESTATES



Residents of **Ecorouge Estates** become members of *Co-creación Pacífica* community, and enjoy life experiences and connections made throughout the community. Thriving (and healing) in the midst of nature and making genuine connections, is the ideal way of life. A neighborhood where individuals can capitalize on their purpose, *i.e.*, creators and craftsmen, designers and holistic producers of everyday items — artisans, performers, musicians, teachers, service providers, scientists, retirees, scared practitioners of mind and body, digital nomads, *etc.* Supporting natural- and purpose-made products, contributes to wholesome methods.

Serving members of *Co-creación Pacífica* comprise a network of professionals, who desire to grow, and help others grow, in mind and spirit, *i.e.*, healers, therapists, idealists, artists, artisans, scientists, permaculturists, *etc.*, and to help support and advance together. The network facilitates healing and alignment through Ecorouge's Blue Zone Retreats, Therapeutic Services and Adventures. All guests seeking out higher knowledge and our powerful connection to nature, naturally become members of the *Co-creación Pacífica* community — all making a way for on-going collaboration and support of one another.

C*o-creación Pacífica* community incorporates both ancient and innovational understandings to fundamentally co-create and progress in unison with others and the earth. Effectually, sustainable, and other empowering, tools are used to facilitate individual and societal advancement.

A vision of life-long learning environments, voluntarily incorporated, alter the existing standards and is in accordance with what makes sense on a whole. The trend of a prison-like feel which has developed within the current school system standards, presents limiting ways to both children and adults. The adaptive and collaborative model entails methods to inspire each other.

Embracing one's natural way of learning, sharing of learned knowledge and our **unique creative contributions** with others — together we can co-create the most extraordinary and harmonious existence.

The need to re-create life-long learning formats,

changes from uncomfortable learning standards to an enhanced form of re-creation. Learning has no limitations and takes place each and every moment. In fact, when in tune with purity, as children are, a shift in perception may even prompt an adult to open their limited ways of thinking and consider to learn from a child, within reason. Ultimately, the dynamic of respect adds value to the evolution of our co-creation.

Life-long Learning Centers address the whole-being, and includes

advancing a variety of skill-sets in harmony with nature and natural expression. Technology is used in moderation, foci of meditation, yoga and or tai chi, concentrations of developing artistic skills, equally important to academic skills, understanding of spiritual, or the supernatural, through metaphysics, or on a quantum level, where science meets spirituality, and incorporating ancient methods of living for advanced propagation.

Co-creación Pacífica



Ecorouge is associated with a consortium of leaders and businesses in the Dominical area, who are making positive changes on a global scale. Within the network, collaborative connections have been established with industry leaders in the area. Founder, Monica Rougelot, connected with real-estate developers in the Southern Pacific Costa Rica, *i.e.* Trevor Yoder, *founder of Osa Development*, Joshua Kanter, *founder of Dominical Property* and *Uvita Luxury Real Estate*, etc. Collectively, our vision of a better future aligns, along with other esteemed leaders.. the founders of Singularity group, head engineer of Google, and other top-level investors, who have determined Dominical as the new destination for their Innovation Hub.

The information regarding the current developments is disclosed at this time, and is scheduled to publicize on January 1st of 2024. The upcoming science and technology university, called Symbiotic, focuses on continuing the development of the most revolutionary breakthroughs in medical healing devises (*i.e.* bionic heart, digital retina, etc.). The Innovation Hub intends to be...

- ▶ *the global center* for the engineering of revolutionary technology
- ▶ *the global center* to solve the most damaging problems by recruiting the smartest people in the world to come together and figure out solutions
- ▶ *the global center* for establishing the new life-long learning center formats

The synchronistic meeting of similar visions was merely a synergistic connection, while conversing about expanded perceptions to help build a better future through conscious co-creation. The network formation is an alignment of ethical matters, including the mission to advocate environmental damage, and the desire to provide solution; and the focus of the re-creation of community development, to enhance mindsets through life-long learning center formats.

For instance, the high level of contamination occurring due to the lack of conscientious efforts, prompts people like the founder of Ecorouge, to pivot to a mode of problem-solving. With over 180 trillion apparel products made in 2022, from high-end to fast-fashion brands, all mostly using cheaper forms of production methods,

toxins from dyes and viscose textiles continuously pollute, on a mass scale, the local communities' water and air supply, causing disease and literally killing people of the community. A *responsible* company does not contribute to these patterns within consumerism.

Ecorouge vows to advocate against major contamination occurring on the earth — our habitat serving to sustain life. Problems can be solved with furthering focus on the use of more natural-based materials and on containment solutions for toxic waste. There are a myriad of solutions need to be considered.

In addition, the synergy of companies lies in the development of new life-long learning center formats, and the drive to help actualize the change needed for advancement in line with purity, love and purpose.

Discussion of Concerns:

- ◆ *Maintain the preservation of nature during upcoming influx of development*
- ◆ *Allocate land and housing for the locals*
 - ◆ *Global matters, i.e. education system, industrial waste contamination*
 - ◆ *The rapid rate growth of AI, social implications and solutions, restoring balance*

As Dominical has become a hot-spot for digital nomads retreating to find an ideal work-life balance, along with the fact that Costa Rica

Connections

is known for its indigenous healing antidotes, from the volcanic minerals and tropical rainforests, the inevitable present has arrived.

Leaders, such as Peter Diamandis and Ray Kursweil, founders of Singularity, Abundance 360 and XPRIZE Foundation, have established Symbiotic University, for the engineering and development of revolutionary healing advancements. Health and youth-restoration solutions, inevitably, attracts celebrities and other people of wealth, especially where most are from — the Southern Pacific of California. In fact, while in the Southern Pacific of Costa Rica, M. Rougel felt a strong impression of the Pacific Palisades and Malibu, prior to making the connections.

With this degree of status, money and power behind the network, merging with an already growing real estate market for locals and expats, the real-estate landscape of Dominical, and surrounding areas, is going to transform. Land acquisition will provide extremely lucrative returns, maintain immense value, and give way to continue the preservation the rain-forests. Development MUST be in harmony with the nature preservation.

The network involves the initiative of “incubating a new society,” centering in Dominical. The hub will be the leading authority in technological advancements, including stem-cell R&D, to unlock the secrets to sustained youth, solving problems and new life-style trends. Contributing investors of Ecorouge are open to form collaborations with our network of innovation.

“ Adding decades of health is the greatest gift we can offer humanity. I believe that converging exponential technologies will enable us to make 100 years old the new 60. ” — Peter Diamandis

Competitive Advantage

The selected locations: Portalón, Barú and Uvita— are areas growing in real-estate needs with increasing demands. Ecorouge Estates develops properties to provide a heavenly ambiance. With aqua-blue waterfalls, hiking trails, lavish tropical jungle preserve, and breathtaking ocean vistas, the natural beauty serves as a backdrop for our ecological real estate properties and homes, healing retreat

and therapeutic packages and nature adventure experiences. Unlike most real-estate developments, we prioritize sustainability in every aspect of our business. From the construction materials used in our properties to the activities offered in our retreat packages, we ensure that our operations have minimal impact on the environment and aim to increase preservation in every way possible. By

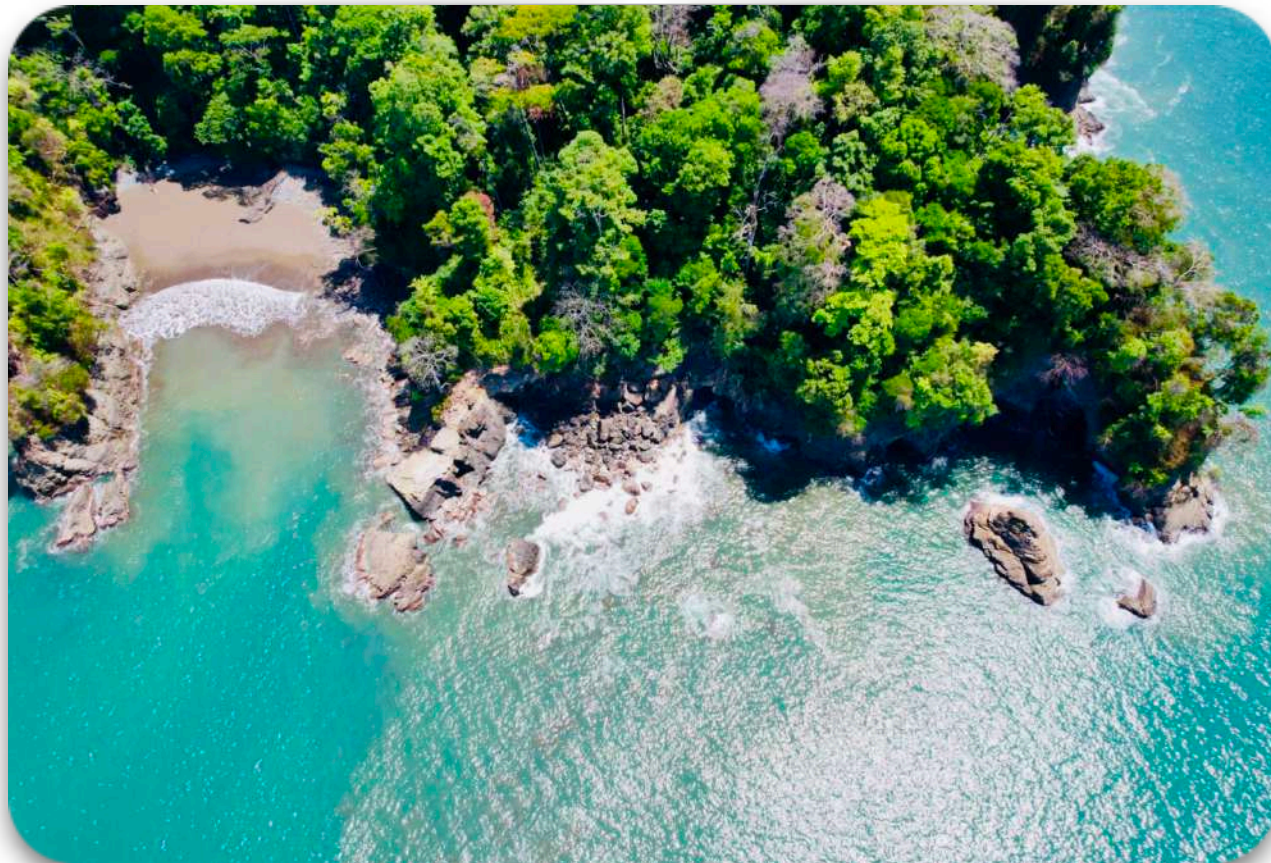
doing so, we attract health-conscious families, retreaters, and adventure seekers who share our values and seek a more sustainable way of living.

From the Hills of Portalón to the beaches of Uvita, there is increasing demands for real estate properties. Ecorouge Estates offers a full package of amenities, unique to the market. From Waterfall Longes and private pathways, seamless transaction processing and holistic minded approaches, Ecorouge aims to set itself apart and create a more improved package of offerings. All parcels will have the unique amenities and tailored benefits offered within the Ecorouge Estates properties, while maintaining *Nature Reserves*, which combats the negligent trend of over-clearing the earth, leading to ecosystem problems.

The ecological neighborhood format in Costa Rica is known to be very successful. An example of an ecological development formed in San Mateo de Alajuela, called [ALEGRÍA VILLAGE](#) (click for link) sold 52 of its properties within the first year of establishment.

It is a widespread understanding for the Hills of Portalón to be the most desired area for people, in the Quepos and surrounding communities. While network associations in the Dominical areas provide for the newly emergent customer base, higher-end locations. The needs of the elite provides an opportunity for Ecorouge to capitalize even further; this sector of business entails extremely high-profit margins in the Barú and Uvita areas.

Moreover, the founder of Ecorouge has established a network of eminent connections of people and organizations, embarking upon one of the most extraordinary feet's to mankind — revolutionizing our future. The extreme amount of money and concentrations flowing into the Dominical area; along with the upcoming state-of-the-art university to facilitate the revolutionary developments, is attracting a wide range of customers, to an *already*-steadily-growing area. The company's network of professionals possessing the same moral code and work ethic has created an alignment of supportive energy, with a strong desire to work with one another — a perfect foundation for success.



ECOROUGE ESTATES
— *Uvita*

Financial Summary

Ecorouge Estates adopts a business model to enhance wealth. Based on our market research and projected sales, we expect to generate a substantial revenue by our 3rd year of operation. With a growth rate of 10% per year, we anticipate steady expansion and increased profitability. Profits are generated through multiple streams of revenue.

Financial goals are achieved by strictly abiding by, and remaining within, the budget of the financial parameters set forth. We have carefully planned our budget, considering factors: land acquisition, construction costs, costs of amenities, cost involving retreats, therapy services and excursions, administrative and property management, marketing

expenses, on-going management and maintenance of staffing requirements. With a team of dedicated professionals to turning profit in alignment with preservation, our ability to deliver exceeds customer service expectations and maintains high standards of quality across all of our offerings.

Founder of Ecorouge, *M. Rougel* is poised, and deeply connected, and has determined Ecorouge to become a leading player in the real-estate development of ecological neighborhoods, while vastly contributing to the acts of rainforest preservation of the Southern Pacific region of Costa Rica. With our unique blend of ecological neighborhood amenities, by staying true to

our commitments, and fostering a sense of community, we are confident in our ability to achieve long-term success and growth.

During the development of the properties, the launch of a promotional campaign featuring New Ecological Real Estate Opportunities — Sustainable Living Solutions, will gain attraction through the advocacy and promotion the *Co-creación Pacífica's* Blue Zone community lifestyle. A momentum of land sales is already set in the areas, and Ecorouge intends to provide a systematic and seamless process of land sales, to accommodate experiences of ease during transactions.



Financial Summary

Project No. 1

— *Celestina* of Portalón

- ◆ Funding Amount Needed: \$2,600,000
- ◆ Developed Property Value: \$14,341,000
- ◆ Streams of Revenue:
 - Sales of Real Estate Properties — ocean-view lotes in the Hills of Portalón with a profusion of amenities within a highly desired gated ecological community neighborhood; each parcel lote is valued at \$200,000 - \$400,000
 - one model home available for purchase; valued at \$500,000
 - Homeowners Association — TBD
- ◆ Added Property Value: Amenities and the *Celestina Reserve*

Project No. 2

— *Diamond Point* of Barú

- ◆ Funding Amount Needed: \$10,000,000
- ◆ Developed Property Value: \$38,402,500
- ◆ Streams of Revenue:
 - Sales of Luxury Real Estate Properties — prime location of oceanfront-view lots in an high-end gated ecological community neighborhood with a myriad of amenities; each parcel lote is valued at \$900,000 - \$1,300,000
 - Homeowners Association Accounts — TBD
 - Rental Income for Blue Zone Villas
 - Reservations for annual rotations of Blue Zone Retreat packages
 - Reservations for Blue Zone Therapy
 - Reservations for Blue Zone Adventures
 - Sales of Commercial Real Estate Properties — prime location of commercial lots right on the Pacific Coast Highway 34; each lote is valued at \$900,000 to \$1,300,000
- ◆ Added Property Value: Amenities and **the Barú Reserve**

Project No. 3

— *Uvita & Uvita Falls*

- ◆ Funding Amount Needed: \$40,000,000
- ◆ Developed Property Value: \$122,839,000
- ◆ Streams of Revenue:
 - Sales of Luxury Real Estate Properties — private, beachfront and rainforest jungle lots; each parcel is valued at \$400,000 to \$500,000; private, beachfront and rainforest jungle luxury homes in a secure ecological community neighborhoods with luxury amenities; valued at \$900,000 to \$1,500,000
 - Sales of Affordable Real Estate Properties — homes for the screened locals in the ecological beachfront ecological community neighborhood with amenities; valued at \$300,000
- ◆ Added Property Value: Amenities and the *Uvita Reserve & Uvita Falls Reserve*

ROI

ECOROUGE ESTATES

– *Celestina*

ECOROUGE - Portalon

Return On Investment

Discount Rate

10%

Summary

Present Value of Return on Investment (PV ROI)	377%	The sum of net present value divided by the sum of present value of costs
Net Present Value (NPV)	\$ 4,706,925	The sum of annual net present values
Internal Rate of Return (IRR)	0%	The discount rate that yields a net present value of 0

Year	1	2	3	4	5
Discount Factor	0.91	0.83	0.75	0.68	0.62
Increased Revenue	2,500,000	300,000	1,100,000	900,000	1,200,000
Decreased Cost	314,691	256,855	366,519	339,103	391,243
Annual Benefits	2,814,691	556,855	1,466,519	1,239,103	1,591,243
Present Value (Benefits)	2,558,810	460,211	1,101,817	846,324	988,037
	Costs				
	1	2	3	4	5
One-Time Costs	\$ 57,700		\$ - 0	\$ - 0	\$ - 0
Recurring Costs	\$ 256,991	\$ 256,855	\$ 366,519	\$ 339,103	\$ 391,243
Annual Costs	\$ 314,691	\$ 256,855	\$ 366,519	\$ 339,103	\$ 391,243
Present Value (Costs)	\$ 286,083	\$ 212,277	\$ 275,371	\$ 231,612	\$ 242,931
	Net Value				
	1	2	3	4	5
Annual Net Value	\$2,500,000	\$300,000	\$1,100,000	\$900,000	\$1,200,000
Cumulative Net Value	\$2,500,000	\$2,800,000	\$3,900,000	\$4,800,000	\$6,000,000
Net Present Value	\$2,272,727	\$247,934	\$826,446	\$614,712	\$745,106
Annual ROI	794%	117%	300%	265%	307%

ROI

ECOROUGE ESTATES

– *Diamond Point*

ECOROUGE - Baru

Return On Investment

Discount Rate

10%

Summary

Present Value of Return on Investment (PV ROI)	386%	The sum of net present value divided by the sum of present value of costs
Net Present Value (NPV)	\$ 13,985,670	The sum of annual net present values
Internal Rate of Return (IRR)	0%	The discount rate that yields a net present value of 0

Year	1	2	3	4	5
Discount Factor	0.91	0.83	0.75	0.68	0.62
Increased Revenue	10,000,000	1,367,000	1,570,400	2,030,000	1,930,400
Decreased Cost	2,229,750	419,180	437,236	934,841	461,248
Annual Benefits	12,229,750	1,786,180	2,007,636	2,964,841	2,391,648
Present Value (Benefits)	11,117,955	1,476,182	1,508,367	2,025,026	1,485,025

	Costs				
	1	2	3	4	5
One-Time Costs	\$ 1,629,200	\$ -0	\$ -0	\$ -0	\$ -0
Recurring Costs	\$ 600,550	\$ 419,180	\$ 437,236	\$ 934,841	\$ 461,248
Annual Costs	\$ 2,229,750	\$ 419,180	\$ 437,236	\$ 934,841	\$ 461,248
Present Value (Costs)	\$ 2,027,045	\$ 346,430	\$ 328,502	\$ 638,509	\$ 286,399

	Net Value				
	1	2	3	4	5
Annual Net Value	10,000,000	1,367,000	1,570,400	2,030,000	1,930,400
Cumulative Net Value	10,000,000	11,367,000	12,937,400	14,967,400	16,897,800
Net Present Value	9,090,909	1,129,752	1,179,865	1,386,517	1,198,627
Annual ROI	448%	326%	359%	217%	419%

ROI

ECOROUGE ESTATES

– Uvita

ECOROUGE - Uvita

Return On Investment

Discount Rate

10%

Summary

Present Value of Return on Investment (PV ROI)	456%	The sum of net present value divided by the sum of present value of costs
Net Present Value (NPV)	\$ 52,145,780	The sum of annual net present values
Internal Rate of Return (IRR)	0%	The discount rate that yields a net present value of 0

Year	1	2	3	4	5
Discount Factor	0.91	0.83	0.75	0.68	0.62
Increased Revenue	40,000,000	2,300,000	4,600,000	6,900,000	9,200,000
Decreased Cost	3,576,100	2,233,119	2,725,259	3,144,319	3,469,419
Annual Benefits	43,576,100	4,533,119	7,325,259	10,044,319	12,669,419
Present Value (Benefits)	39,614,636	3,746,379	5,503,576	6,860,405	7,866,712

	Costs				
	1	2	3	4	5
One-Time Costs	\$ 1,393,400	\$ -0	\$ -0	\$ -0	\$ -0
Recurring Costs	\$ 2,182,700	\$ 2,233,119	\$ 2,725,259	\$ 3,144,319	\$ 3,469,419
Annual Costs	\$ 3,576,100	\$ 2,233,119	\$ 2,725,259	\$ 3,144,319	\$ 3,469,419
Present Value (Costs)	\$ 3,251,000	\$ 1,845,553	\$ 2,047,527	\$ 2,147,612	\$ 2,154,236

	Net Value				
	1	2	3	4	5
Annual Net Value	40,000,000	2,300,000	4,600,000	6,900,000	9,200,000
Cumulative Net Value	40,000,000	42,300,000	46,900,000	53,800,000	63,000,000
Net Present Value	36,363,636	1,900,826	3,456,048	4,712,793	5,712,476
Annual ROI	1119%	103%	169%	219%	265%

ROI

ECOROUGE ESTATES

- All

ECOROUGE - OverAll

Return On Investment

Discount Rate

10%

Summary

Present Value of Return on Investment (PV ROI)	810%	The sum of net present value divided by the sum of present value of costs
Net Present Value (NPV)	\$ 70,140,651	The sum of annual net present values
Internal Rate of Return (IRR)	0%	The discount rate that yields a net present value of 0

Year	1	2	3	4	5
Discount Factor	0.91	0.83	0.75	0.68	0.62
Increased Revenue	\$ 52,600,000	\$ 3,967,000	\$ 7,270,400	\$ 9,830,000	\$ 12,330,400
Decreased Cost	\$ 2,335,450	\$ 1,268,963	\$ 1,959,423	\$ 2,289,072	\$ 2,681,719
Annual Benefits	\$ 54,935,450	\$ 5,235,963	\$ 9,229,823	\$ 12,119,072	\$ 15,012,119
Present Value (Benefits)	\$ 49,941,318	\$ 4,327,242	\$ 6,934,503	\$ 8,277,489	\$ 9,321,345

	Costs				
	1	2	3	4	5
One-Time Costs	\$ 1,605,000	\$ -0	\$ -0	\$ -0	\$ -0
Recurring Costs	\$ 1,140,000	\$ 1,749,540	\$ 2,083,068	\$ 2,277,935	\$ 2,575,191
Annual Costs	\$ 2,745,000	\$ 1,749,540	\$ 2,083,068	\$ 2,277,935	\$ 2,575,191
Present Value (Costs)	\$ 2,495,455	\$ 1,445,901	\$ 1,565,040	\$ 1,555,860	\$ 1,598,991

	Net Value				
	1	2	3	4	5
Annual Net Value	\$ 52,190,450	\$ 3,486,423	\$ 7,146,755	\$ 9,841,137	\$ 12,436,928
Cumulative Net Value	\$ 52,190,450	\$ 3,486,423	\$ 7,146,755	\$ 9,841,137	\$ 12,436,928
Net Present Value	\$ 47,445,864	\$ 2,881,341	\$ 5,369,463	\$ 6,721,629	\$ 7,722,354
Annual ROI	1901%	199%	343%	432%	483%

Costa Rica

Costa Rica is an ideal country in which to invest. Here, people share the pure life, or Pura Vida, where people live to embrace their lives to the fullest.

Majestic mountains, cloud forests with villages in the sky, where indigenous tribes of the land live and serve as guardians to the ancient knowledge beheld. Throughout Costa Rica are phenomenal waterfalls enriched with healing minerals from volcanic infusion processes, oxygen-enriched tropical forests, natural cooling of the jungle canopy, and coastal beach lands of the Pacific and Caribbean Oceans. With tropical climate year round temperatures averaging 70 to 80 degrees, beautiful sunsets and starry nights — Costa Rica is the quintessential paradise. The southern pacific region of Costa Rica is a Blue Zone, making it one of the healthiest places to live in the world.

In addition, the acquisition of real estate in Costa Rica is a seamless process, with advantageous gains. The Costa Rica government grants you visa-free travel and visa-on-arrival options to 115 countries.



The mission of Ecorouge is to create sustainable and rejuvenating living spaces in the center of Costa Rica's most developing areas — the beautiful towns of Portalón, Barú and Uvita. The threat of overdevelopment makes the value of preservation, and it's actual implementation, absolutely essential for the future vitality of our earth. Ecorouge intends to do everything possible to establish, and improve, preservations methods, so that the inevitable

development maintains a co-existence of harmony with the Earth. We are excited to introduce our ecological neighborhoods: real estate properties, luxury homes and villas, healing retreat packages, therapeutic and nature adventure experiences.. to the market.

Welcome to the
Southern Pacifica of Costa Rica!

Industry Overview

The real estate industry in Costa Rica has been thriving, attracting both local and international investors. According to the Costa Rica Real Estate Chamber (CCCBR), the market has experienced steady growth over the past decade, with an average annual increase in property sales of 10%. This positive trend is driven by factors such as political stability, a growing tourism sector, and a favorable investment climate.

Ecorouge is well-positioned to capitalize on the increasing demand for sustainable and environmentally conscious living. As more individuals seek to reduce their carbon footprint and embrace a more holistic lifestyle, our eco-friendly real estate properties provide the perfect solution. These properties are designed with sustainable materials, energy-efficient features, and rainforest preservation methods, offering residents a harmonious blend of the comforts in paradise and environmental responsibility.

In addition to our real estate offerings, we also offer healing retreat packages that cater to individuals seeking a rejuvenating experience. The wellness tourism industry is a rapidly growing sector globally, with an estimated

market value of \$639 billion in 2020, according to the Global Wellness Institute. Our personalized treatments and activities, combined with the natural beauty of Costa Rica, provide a unique and transformative experience for our guests.

Furthermore, our nature adventure experiences tap into the flourishing adventure tourism market in Costa Rica. With its diverse landscapes, including rainforests, volcanoes, and pristine beaches, Costa Rica offers a plethora of outdoor activities. The Adventure Travel Trade Association (ATTA) reported that adventure tourism has been growing at an annual rate of 10-15% globally, and Costa Rica is recognized as one of the top adventure travel destinations.

The Southern Pacific Coastal town is an excellent place to invest in land and real estate. The area is known for its economic and political stability.



Ecorouge Estates intends to fully implement preservation methods of the earth's vital rainforests, by creating preserves, and developing in harmony with our essential nature:

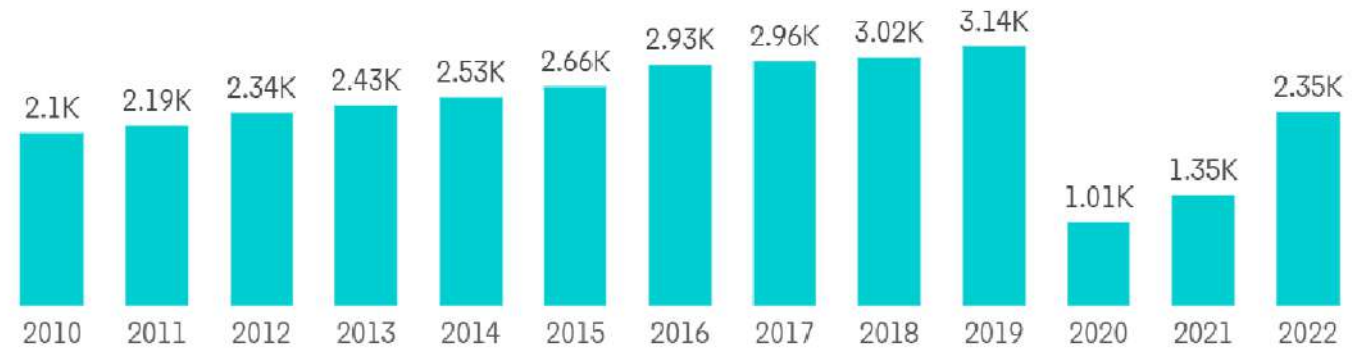
ECOROUGE ESTATES

- ◆ *Celestina*
- ◆ *Diamond Point*
- ◆ *Uvita*

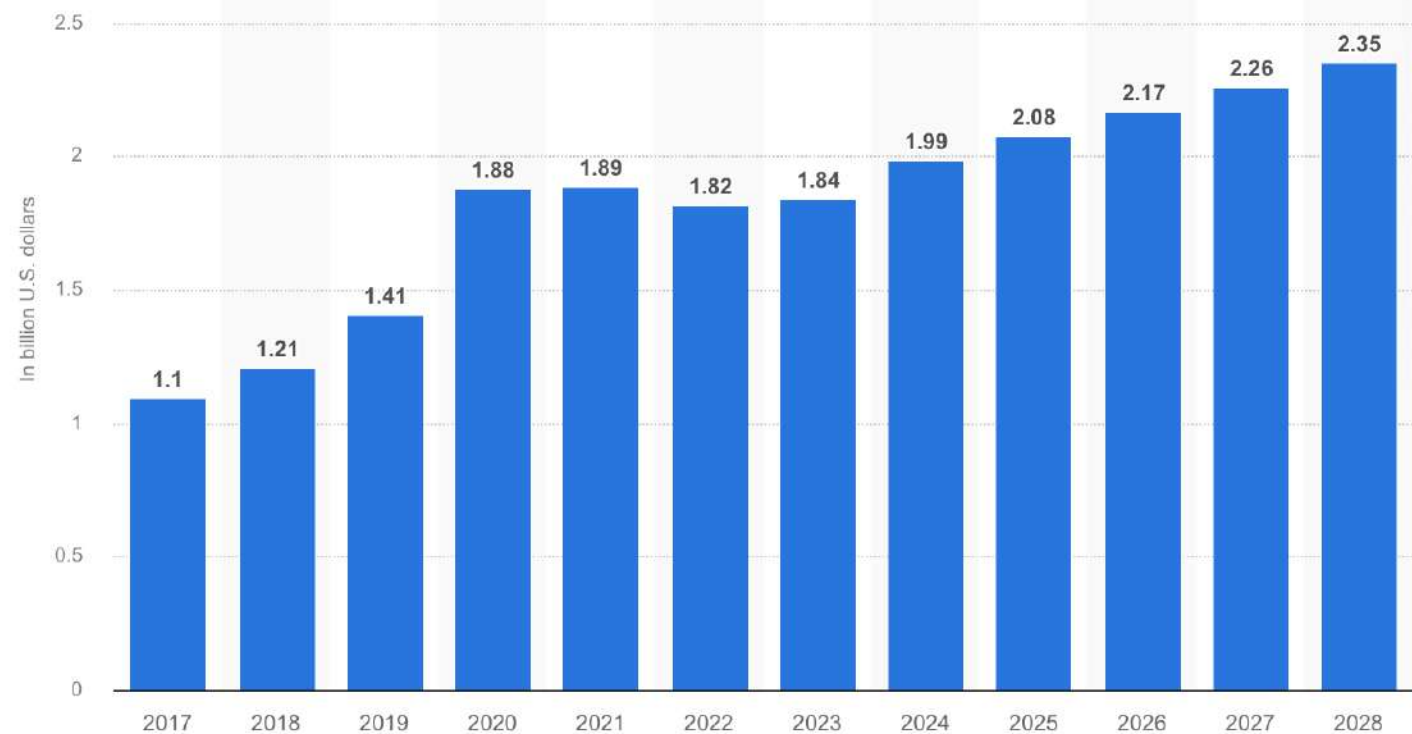
KEY MARKET TRENDS

- Increasing demand for ecological and sustainable living options
- Growing interest in wellness tourism and holistic experiences
- Rising popularity of adventure tourism and outdoor activities
- Preference for personalized and unique travel experiences
- Growing awareness and appreciation for the natural beauty of Costa Rica

Number of International Tourist Arrivals in Costa Rica, 2010-2022



Revenue in the Real Estate Market in Costa Rica 2017-2028





Preservation Initiative

Preservation methods are imperative at this point in time, especially for our rainforests. Ecological approaches to all new developments is the new, essential message Ecorouge intends to spread throughout the globe. With the company's in-depth understanding of what's happening next, massive development in the southern Pacific region of Costa Rica is underway. This analysis of opportunistic land acquisition was determined, prior to the disclosed knowledge of Dominical's future developments, and thus provides validation of the determined opportunity — unleashing golden opportunity for the seekers of wealth.

Let us consider the ramifications of aimless development and the massive flow of money and power streaming into the region, and the importance of establishing crucial parameters for preservation during this inevitable

process of development. Clearcutting is a thing of the past and should not be allowed, because deforestation causes environmental havoc. The act of deforestation releases carbon dioxide into the atmosphere, and decreases the production of oxygen, diminishing atmospheric oxygen levels. Lack of oxygen also causes low quality living, harvests sicknesses and diseases, and defects human potential. The imbalance our ecosystem engenders abnormalities, such as droughts, flooding, disease, temperature or climate change, avalanches, etc.

Tropical Rainforests play a fundamental role in our life. For over 100 million years, tropical systems have evolved to create Earth's balanced ecosystem, for people and animals to live and thrive. It is considered to be the oldest and most complex aspects of our ecosystem. Rainforests compose over half of the earth's fauna and flora, where 30 millions species of animals

and plants exist. Natural cultivation of the most nutritious edible crops and enriched natural resources occur in our rainforests.

Costa Rica entails over 5% of earth's biodiversity and home to over 500,000 different species of plants, trees and animals. Its' rainforests serve as earth's natural filtration and water processing center: absorbs carbon dioxide and releases the oxygen, that we depend on for survival; helps maintain the world's water cycle, by absorbing, filtering through the volcanic rock minerals of copper, silver, zinc, etc., to naturally purify water and provide nutrient enriched water.. back into the atmosphere. The essential processes help stabilize the earth's balance, as it helps Earth's climate as a whole by diminishing the greenhouse effect and counters the effects of the possibility of global warming.

Ecorouge establishes *Nature Reserves* and helps maintain and support existing *Nature Reserves*. Preserving the canopy of trees, delivers natural air conditioning for the earth, naturally cooling temperatures up to 20 degrees, and surges enriched oxygenation for the planet.

Ecorouge will use its connections with other powerful people and developments with similar vision, to ensure preservation trends remain in effect, for the long-haul.

Developing in alignment with preservation of our rainforest is initiated for our health and the health of the planet, by leaving nature as undisturbed as possible, accentuating the beauty of nature by re-planting, natural flowering and exotic growths.

SHORT-TERM OBJECTIVES

- Increase brand awareness in the local communities Quepos and Dominical, Costa Rica within the first year of operation through targeted online and offline marketing campaigns
- Establish additional partnerships with local realtors to advertise the new ecological neighborhoods
- Establish partnerships with local travel agencies and tour operators to promote our nature adventure experiences and healing retreat packages within the first year
- Achieve a customer satisfaction rating of at least 90% within the first year, by providing exceptional customer service and personalized experiences
- Generate a minimum of 50 leads per month through our online distribution channel within the first year

Business Objectives

MEDIUM-TERM OBJECTIVES

- Expand our online presence of the **Ecorouge Endowment Program** to establish *Nature Reserves* within the Ecorouge Estates; help support surrounding *Nature Reserves*; capturing the ecological way of living, solving global problems with Symbiotic — to reach a wider audience and increase sales of properties and homes, and rentals and retreats, by 30% within the next three years
- Develop and implement a comprehensive sustainable plan, including renewable energy sources and waste reduction initiatives, within the next three years
- Establish a strong presence in the wellness tourism market by partnering with renowned nature-healing experts and offering exclusive healing retreat packages within the next three years
- Increase the occupancy rate of our eco-friendly real estate properties to 80% within the next three years through targeted marketing campaigns and strategic partnerships

LONG-TERM OBJECTIVES

- Become the leading provider of ecological real estate properties in the Southern Pacific region of Costa Rica within the next five years, with a market share of 30%
- Expand our business operations to other key tourist destinations in Costa Rica within the next five years
- Achieve a net profit margin of 25% within the next five years through efficient cost management and revenue growth
- Establish a strong community of environmentally conscious thinkers by organizing regular workshops and events within the next five years

These objectives are designed to ensure the success and growth of Ecorouge Inc. in the Real Estate Development industry in Costa Rica. By focusing on brand awareness, customer satisfaction, strategic partnerships, and sustainability initiatives, we aim to position ourselves as a leader in ecological living and holistic experiences. With a clear roadmap for short-term, medium-term, and long-term objectives, we will achieve sustainable growth and make a positive impact on our community and the environment.

Ecorouge Endowment program



photograph by Natural Habitat Adventures

Ecorouge is committed to working towards a future founded on ethical and moral grounds, where the company's passion to safeguard the vitally important rainforest, help tailor societal development to grow in harmony with earth's nature and each other, and to advocate for responsible industrial practices, finding solutions to industrial wastes hazards. The company's commitment to responsibility, allocates 10% of its profits to financially support initiatives of preservation and global solutions.

Ecorouge properties designate 50% or more of lands for *Nature Reserves*. In addition, the company will replant as much as possible for beautification, preservation and nutritional purposes.

The Ecorouge Endowment Program is a donation program to initiate the action-based Brilliance Mission:

- * *archival of ancient texts*
- * *permanent preservation methods*
- * *alternative solutions for production, or solutions for areas contaminated of industrial wastes*

All efforts will be documented and captured on video, for the purposes of media advertising and collaborations with others, providing solutions. The financial operation of the on-line Brilliance Mission will be supported by the Endowment Program.

Ecorouge takes the "functional approach to doing business," and follows ESG regulations. ESG Reporting provides transparency and holds company's accountable to provide solutions for major global challenges we face today. A healthy mentality of a company is needed for collaboration and developing action-based solutions. Investor trend towards sustainable investing, especially in line with ESG Models, provide higher leverage for the support of ethical and responsible companies, with expansive growing opportunities.



Key Activities



Our first key activity is the development of ecological real estate properties. The company has identified lands in developing areas to begin the process of establishing vacant ecological lands with an abundance of amenities available for purchase. This also involves obtaining necessary permits and constructing properties with sustainable materials, while maintaining preservation, and ensuring construction activities cause minimal disruption to the local environment. Unique amenities include: *Nature Reserves* and permaculture throughout the estates, internal roads, walking paths to each amenity, waterfall lounges, and common areas.

Retreat Planning

We plan and organize healing retreat packages for Ecorouge's Blue Zone Retreats. This involves coordinating with wellness experts to design personalized treatments and activities. We also manage the logistics, such as accommodations and meal planning, to ensure a seamless experience for our retreaters.

Therapeutic Services

We offer therapeutic services to heal the mind, and body, for Ecorouge's Blue Zone Therapy. Local therapists focusing on the arts, nature and

recreation, provide personalized treatments tailored for the clients' needs.

Nature Adventure Experiences

We offer unique nature adventure experiences. This includes planning and coordinating outdoor activities, such as horse-back riding and waterfall tours. We work closely with local guides to ensure safety and provide an authentic Costa Rican experience.

Marketing and Sales

We conduct marketing and sales activities both online and at our physical locations. This includes managing our website, social media platforms, onsite sales team, and planning special events for the promotion of ecological neighborhood living and the Champaign of Brilliance. We also attend real estate and wellness expos to promote our offerings.

Customer Service

We provide excellent customer service to ensure customer satisfaction. This involves responding to inquiries, managing bookings, and resolving any issues that may arise.

OPERATIONS

Total Sales	Customer Satisfaction Rate	Website Traffic	Environmental Impact	Repeat Customers
<p><i>Total Sales KPI</i> measures the total revenue generated from the sale of property lots and homes, property rentals, retreat & therapy packages, and adventure experiences. We collect this data from our sales records and our Customer feedback, logged in Ecorouge's technological hub, and supporting written book-keeping methods.</p>	<p><i>Customer Satisfaction Rate KPI</i> measures the percentage of customers who rate their experience as satisfactory or better. The data is collected through personable conversations with the customers, customer surveys and online reviews. The Ecorouge staff and personnel of <i>Co-creación Pacífica</i> will be able to summarize experiences with customers and guests within the clients' profile of Ecorouge's technological hub.</p>	<p><i>Website Traffic KPI</i> measures the number of visitors to our website. Our technology specialist collects this data using web analytics tools.</p>	<p>The <i>Environmental Impact KPI</i> measures our environmental footprint, including the amount of waste generated and energy consumed. The data is collected through internal audits and energy monitoring systems incorporated into Ecorouge's Technology Hub, which is gathers data for the reporting to the ESG.</p>	<p><i>Repeat Customers KPI</i> measures the number of customers who come back for more purchases. We collect this data from our customer database and use our success rate as testimonials.</p>
<p><i>* It is important as it provides an overview of the financial health of our business.</i></p>	<p><i>* It is crucial for Ecorouge to consider and open channels to adapt integration of customer feedback, as it indicates the quality of our products and services and affects customer retention and word-of-mouth referrals.</i></p>	<p><i>* The effectiveness of our online marketing efforts and the level of interest in our offerings serves as an important measure to factor for the purposes of positive online progression.</i></p>	<p><i>* The reflection of our commitment to sustainability and affects our reputation and customer appeal.</i></p>	<p><i>* Measuring customer loyalty and satisfaction with our products and services is critical for the positive evolution of Ecorouge Estates and the communityh Co-creación Pacífica.</i></p>

Key Performance Indicators (KPIs)

Quality Control

At Ecorouge Inc., we are dedicated to ensuring the highest quality in all our real estate products and services. Our ecological real estate properties are designed and constructed with the utmost attention to detail, innovations and aesthetics, ensuring they meet the highest standards of sustainability and value. We have a dedicated team of experienced architects and engineers who oversee every aspect of the construction process, ensuring that all materials used are environmentally friendly and that the construction process is as sustainable as possible, and inline with preservation.

Our Blue Zone Retreat and Packages are carefully curated to provide the most rejuvenating experiences for our clients to heal and revitalize. Ecorouge works with experienced wellness professionals who are experts in their fields and who share our commitment to sustainability, wellness and advancement. We regularly review and update our retreat and therapy packages to ensure they are effective and meet our customers' needs.

Our Blue Zone Adventures are designed to provide an enriched and extraordinary experience in the South Pacific Coast of Costa Rica, in the most exciting and engaging ways. We work with local guides who are knowledgeable about the local flora and fauna, and who are committed to preserving the natural beauty of the area. We regularly review and update our adventure experiences to ensure they are fun, exciting, and safe for our customers.

Within the community of Co-creación Pacífica, while continuing to increase the knowledge base, the aim of the personnel is to continue to provide, and further develop, value-added services.

Implementation Plan

Our implementation plan is as follows:

- *Land Acquisition* — Selected properties in Portalón, Barú and Uvita are purchased, and adopted to serve as sites for our ecological neighborhoods, retreat and therapy centers, growing the community of *Co-creación Pacífica*.
- *Infrastructural Amenities* — We invest in the construction of infrastructural amenities such as roads, bridges, and utilities.
- *Sustainable Earth Homes & Villas* — Ecorouge uses ecological methods to build structures and real estate home properties that are designed to be sustainable and environmentally friendly.
- *Retreat Center Structures and Amenities* — Retreat center structures, villas and amenities, ensuring they are designed to create a heavenly environment and built with the highest standards of taste and craftsmanship.
- *Water and Electricity* — Providing water concessions, electricity and internet systems, tremendously benefits the land buyer, alleviates the ordinary hassles for the customer, and provides pleasureable, seamless and efficient transition to the ownership of their land.
- *Bridge and Roads* — Bridges and roads are built to equip the land and home owner with easy and smooth access to our properties and amenities.
- *Salaries* — Hiring a team of experienced professionals who share our commitment to preservation and sustainability.

Through careful planning and implementation, we aim to create a sustainable and rejuvenating living experience that preserves the natural beauty in the rainforests of the South Pacifica Coast of Costa Rica.

Property Entitlement

After signing of the Sales-Purchase Agreement (SPA), written by the company's attorney for its Costa Rica subsidiary, the project executes a 30 day Due Diligence period.

- ◆ **Property Title** verification conducted by CR attorney
- ◆ **Property Survey** by CR topographer
- ◆ **Final Draft of Master Plan** conducted by Project Manager and/or Civil Engineer
 - ▶ A final blueprint of parcel segregation, for the development of lote parcels, building homes and structures, and amenities (internal roadway system, electrical and water main configurations) is in compliance with all governmental agencies — a thorough explanation of the property's master plan, a map of aligned sectors (visuals, data, costs and timeline) expounds final details of projects.
 - ▶ The attainment of all required permits from the Construction Permit Reception Office, with thorough reports to the following governmental agencies (but not limited to):
 - MOPT - Roads & Transportation Department
 - INVU - Housing & Urban Development Department
 - ICE - Electricity Department

- AyA - Water Department
- SNE - National Electrical Services
- CFIA - Costa Rican Architect & Engineer Association
- Health Department
- Local Municipality

- ◆ **Soil Test**
 - ▶ 3 Core Samples
 - ▶ Percolation Test including septic tank
- ◆ The Establishment of **Insurance Policies**
- ◆ Verify all Taxes required schedule of payments

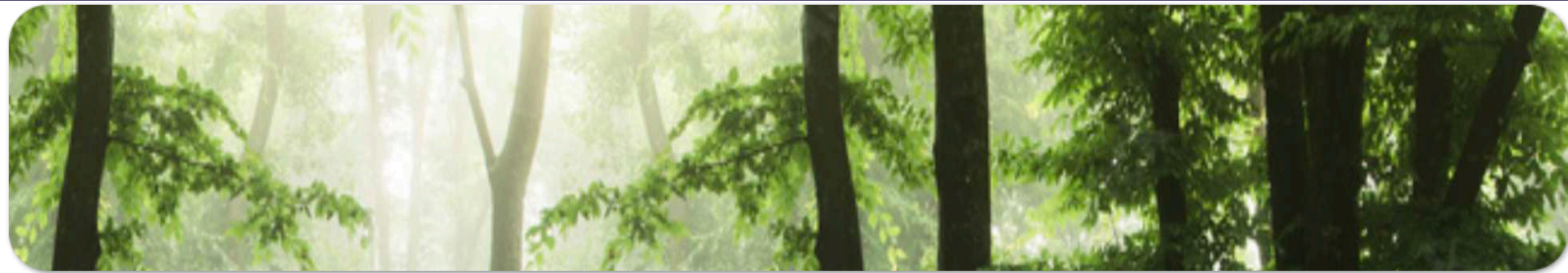
During this time, all consortiums and contracted crews are scheduled to execute the tasks of the master plan, a final cost analysis and time-line is generated.

Advantages

- ◆ *Property Easements* — public road access, grants easements for property accessibility and offers flexibility of land development options
- ◆ *No Zoning Restrictions* — the land may be used for residential and or commercial use
- ◆ *Knowledge of the Land* — Surrounding farms have been developed due to the high demand

of people desiring property in the Hills of Portalón. Ecorouge finalizes plans with masters of development for community neighborhoods and commercial use, *i.e.* New Age Construction, who use efficient systems for development in the surrounding areas and expeditiously competes projects. Project Manager Christian Arce with a wealth of experience within the surrounding areas, possesses the know-how and of planning, permitting processes, compliance regulations, land and building development routines, especially in the farms directly surrounding Finca Portalón established for *Celestina*.

- ◆ *An Area of High-Demand* — The established property is located in a thriving and highly desired area. The expanding town in a paradisaal setting with all of the necessary amenities (groceries, gas stations, stores and boutiques, restaurants, adventure seeking activities, etc.).. engenders a growing need to provide property purchasing options. Providing an ecological solution is the best option for the multiplication and expansion of civilization. The flourishing actions enables the negotiations of pre-sales to begin at the onset of the project.
- ◆ *Consortium of Crews Ready to Go* — from the well driller to the real estate team, everyone is eager and excited, willing and ready to begin Project No. 1.



Permaculture

Interwoven throughout all of the properties of Ecorouge Estates — the art of permaculture. Serving as a staple for the communities of *Co-creación Pacífica*.

Permaculture is agricultural designed in harmony with nature. It offers enormous benefits: maintains the integrity of the tropical jungles environments, and supports a permanent resources for food, medicinal use, and canopy shelter. While the raw food sources support optimal energy and improve health; the medicinal

purposes of provide natural healing aids for both mind and body.

Agroforestry, and other companion planting techniques, provide a variety of food and medicinal resources for the community. In contrast to popular agricultural systems, permaculture and agroforestry, are agricultural systems developed to produce permanent crop cultivation solutions. Our permaculturists strategically devise cultivation-layouts in accordance with the natural ecology of landscapes, by observing the natural growing patterns within the composition of

the forests. The permaculturist will work with the rainforest's natural tendencies to produce a myriad of flowering, fruit and nut bearing trees, ie. nance, sapotes, jicaros, espaves, macadamias, durian,, guavas, citrus, momoncjinós, bannanas, papaya, pineapples, coconut, etc. Using a whole-systems thinking approach, permaculture design, essentially resolves any problems that arise within cultivation, and thus, serves purposes in a multi-functional manner. Implementations of permaculture methodologies provide extraordinary benefits — turn waste into resources; enhance

natural-fertilization capabilities; assist naturally occurring pollination processes; serve as repellent facilities, i.e. mosquito protection, and other insect deterrents; preserves the natural formation of the eco-system.

Since permaculture supports life vitality and sustenance — life-long provisions for the community of *Co-creación Pacífica*, surrounding communities, and for export trade capabilities. The available opportunity can be factored into the Ecorouge business model, to generate a win-win scenario for all.



ECOROUGE ESTATES

— *Celestina*

Portalón is located on the Southern Pacific Coast of Costa Rica, home to the most popular nature preserves and parks in Costa Rica, i.e., Manuel Antonio, Poralón Estero Rey Wildlife Refuge, Playa Montalba, Playa Linda. The property selected for the ecological

development is situated halfway in between the popular and developing towns of Quepos and Dominical. The area is teeming with activity and attractions, and is known for its stunning beaches, lush rain forests and aqua-blue waters. The surrounding areas feature restaurants, cafes,

boutiques, aqua-blue waterfalls and rivers, and other neighborhood conveniences.

Due to the high desire of locals and xpaths of this area to live in the Hills of Portalón, Ecorouge is pursuing the development of land in this area. Difficulties posed in the alternative beach town locations, Quepos and Dominical, congested living, overdevelopment and crowded, city-like patterns, prompt most community members of Quepos and Dominical, and other surrounding towns, to openly communicate their desire, and pursue, to purchase of property in the Hills of Portalón.

Portalón is centrally located in the Southern Pacific zone of Costa Rica, a couple hour drive from San Jose and less than 10 minutes from the most beautiful beaches. The hills of Portalón sits along the aqua-blue Portalón River with premier ocean-view properties and a plethora of aqua-blue waterfalls and springs throughout the finca. The majesty of aqua-blue rivers and waterfalls of Portalón serves as a highly desired area to live, for the local members of the community, expats, adventure seekers, and individuals seeking out a healthy-minded lifestyle. The allurement of nature's abundance, low costs of living, year-round perfectly comfortable temperatures, and limitless activities, are a few reasons the area is gaining so much attraction.

ECOROUGE ESTATES

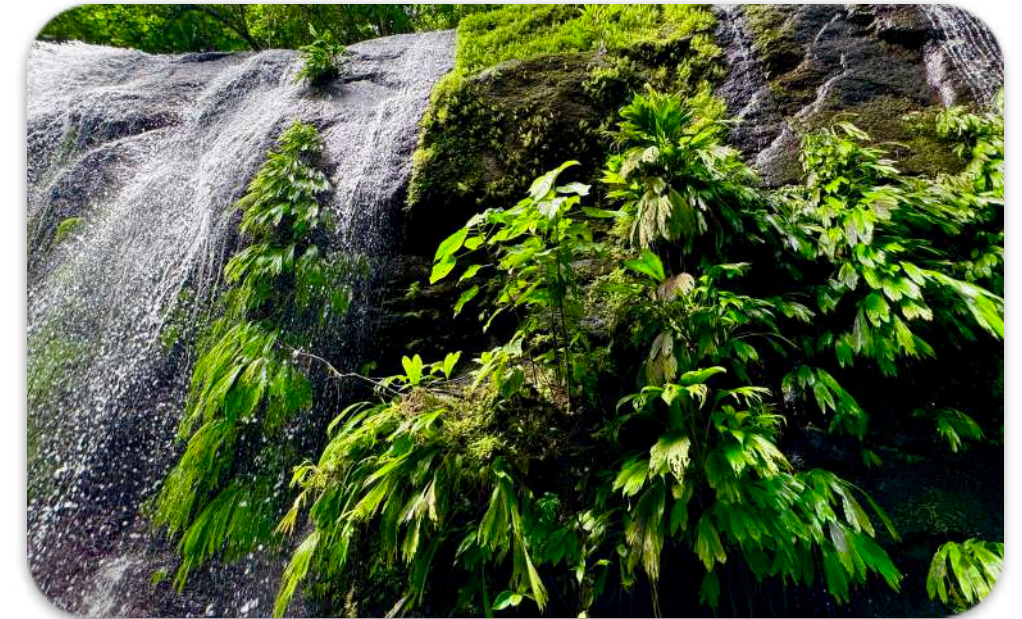
— *Celestina*

Up in the Hills of Portalón, *Celestina* Estates carves out an ecological neighborhood and Nature Reserve, overlooking the Pacific Ocean. The locality is in its season of full-on development, and the selected 238-acre property is located in the same area of other high-end neighborhood developments, *i.e.*, Portasol, the Hills of Portalón, Ayacucho, La Joya — the most popular and thriving neighborhood developments in the region. The land is located near the Quepos hospital, which is the most preferred hospital to go to in the area.

The fortuitous property is located along the aqua-blue, Portalón River, and there is easy driving access from the main road with well-maintained

internal roads. The 238-acre property is situated near other highly desirable developments, yet *Celestina* will compose the best amenities — vantages for ocean views, pathways to numerous cascading waterfalls, natural springs and swimming holes.

With large, natural rolling hills, an abundance of usable land without disturbing nature, and no restrictions on the land, the already usable site for buildable areas presents an opportunistic land acquisition for investment with highly lucrative returns. Furthermore, accounting for the model home build will indeed garner an attraction and guide the new land owner's vision.



[Click here for live waterfall !](#)

PROJECT I: COMPS

ECOROUGE ESTATES

— *Celestina*

Comparable Properties

* Click on the picture to access on-line listing

1.24 Acre Lot — \$200,000 USD



1.1 Acre Lot — \$285,000 USD



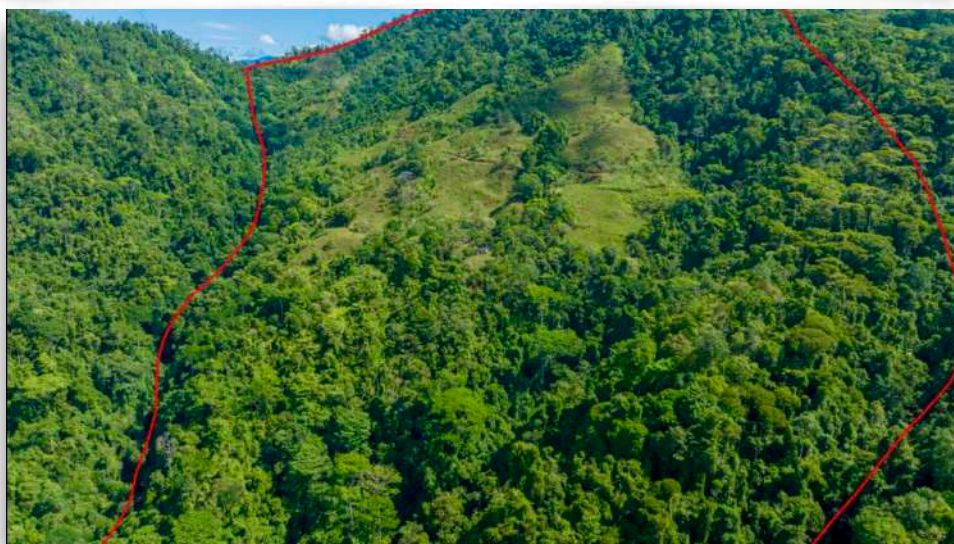
1.76 Acre Lot — \$315,000 USD



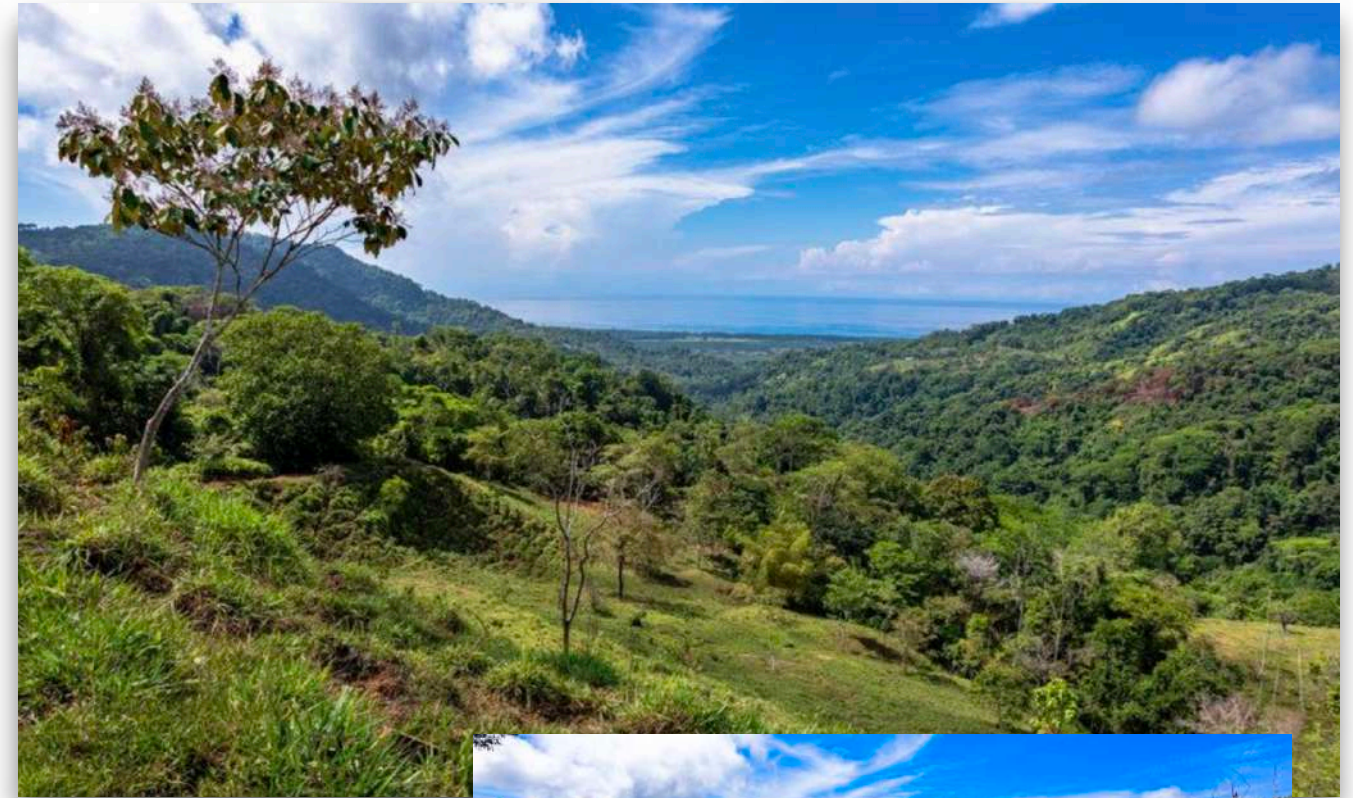
PROJECT I

ECOROUGE ESTATES — *Celestina*

visuals



. 238-Acre Property Lines



. *Examples of LOTE Parcels*
— *existing landscapes and views*



. *Internal Road Impressions*





Folio Real No. G151547-000

Situado EN: PORTALÓN
 Distrito: 2° Savegre
 Canton: 6° Aguirrel
 Provincial: 6° Puntarenas

PROJECT I

ECOROUGE ESTATES

— *Celestina*

Topography Map



LEGEND	
	CADASTRAL SURVEY P-1268923-2008
	ROADS AND EASEMENTS
	CONTOUR LINES
	BORDER PATH ('CARRIL')
	STREAM / CREEK
	CONSTRUCTIONS
	PASTURES/ BUSHES

NOTES:

- NO FIELD SURVEY WAS CARRIED OUT FOR THIS STUDY.
- GEOGRAPHICAL INFORMATION TAKEN FROM THE SNIT (SISTEMA NACIONAL INFORMACION TERRITORIAL) DATA BASE. RIVERS, STREAMS, PASTURE LANDS, AND CONTOUR LINES.
- CONTOUR LINES INTERVAL 20 METERS.
- USED COORDINATE SYSTEM IS CRTM05.
- ALL LENGTHS ARE IN METERS.
- SUBJECT PROPERTY BOUNDARIES WAS BASED ON INFORMATION CONTAINED IN THE CADASTRAL SURVEY No. P-1268923-2008.

DESCRIPTION: SPRING LOCATION AND PROTECTION ZONE PROPERTY OF LA FINCA SOÑADA DEL MAR AZUL DOS MIL CUATRO JZC S.R.L. FOLIO REAL No. 600151547-000 SURVEY No. P-1268923-2008	LOCATED PORTALON DISTRICT 2° SAVEGRE CANTON 6° QUEPOS	DATE: NOVEMBER 2023 SCALE: 1: 2500 FILE: PORTALON FARM.dwg
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Topographer	Ingeniero Topógrafo IT - 17234 Melvin Roberto Morales Alvarez +506 8867 1050	Civil Engineer	Roberto Aguilar + 506 8993 8627 raguilar@consbieke.com
Construction	New Age Construction Coordinates: 10.0667,-84.7 +506 8705 9747 +1 604 764 0140 info@lapazul.com	Architect	A3 Arquitectos a3arquitectoscr.com infor@a3arquitectoser.com Avenida 7, Rohmoser, Costa Rica Andrea Ulate M. + 506 8874 5041 cell + 506 2291 7631
Project Manager	Christian Arce. + 506 8705 9747	Project Supervisor	Monica Rougelot and Kieth Matthew Schenkel Farrah + 506 8893 9252
Realtors	Dominical Property Kathia Mora + 506 7011 8399 cell + 1 407 412 9336	Well Driller	Pura Vida Drilling puravidadrilling.com Jerry Werth, <i>president</i> + 506 8841 7612 cell + 506 2450 5300 office
	OSA Tropical Properties Mark Savoia + 1 519 942 7608		
	Dominica Property + Uvita Luxury Real Estate Joshua Kanter, <i>owner</i>		

ECOROUGE ESTATES

— *Celestina*

Value-Added Amenities

The amenities of *Celestina* sets this estate apart from the other comparable properties:

- ❖ Incredible west coast ocean vistas delivering daily sunsets on the horizon, with the ocean so near, it feels as if the ocean is right beneath you.
- ❖ Gated ecological community with security entrance.
- ❖ *Celestina Nature Reserve* and Permaculture concepts interwoven throughout the property
- ❖ Internal roads and driveways adorned with tropical flowers and exotic plants.
- ❖ Each lote parcel envelopes a private with an aesthetic blend of natural tropical plants and trees for privacy, preservation and enriched natural beauty.
- ❖ From each parcel, walking paths through flowering groves, for easy access to the waterfalls, to the Waterfall Lounges, springs, swimming holes, and to the road leading to the beach.
- ❖ Waterfall Lounges are carved spaces along the bountiful waterfalls on the land: comfortable features for mediation, relaxation, shared times with others, etc.
- ❖ Athletic pavilion which may be used for any purpose, *i.e.*, yoga, gatherings, etc.
- ❖ The residents of *Celestina* will have access to *Diamond Point* Estates have access to equestrian conveniences, for riding along the beach, into town, for companionship, therapeutic or other reasons.
- ❖ Seamless Purchasing Process: the client deserves a hassle free opportunity so that they can focus on and build upon their canvas of their dream home in paradise.. where the most extraordinary things in mind, spirit and material are taking place. Each property is sold as a titled property, with a full plano, water concessions, using the naturally purified waters via quebrades, electricity (if needed), and high-speed internet.. already in place.

Ecorouge Estates is a “boutique” ecological development. The ocean view real estate is positioned amongst other highly-desired neighborhoods, *i.e.* Portasol, the Hills of Portalón, Ayacucho, La Joya, where price points of small acreage of land are holding at approximately \$300K for ocean view land.

Bringing the customer through the buying experience with ease, pleasure and solutions, sets Ecorouge apart.

PROJECT I : SNAPSHOT

ECOROUGE ESTATES		Celestina		
Minimum Assets	Market Value	Equity Investment	Profit Margin	
Titled Property: 238-Acre Finca	\$1,300,000	\$1,100,000	\$200,000	
Zone: Commercial Residential - No restrictions				
Situation En: Portalón				
Development				
(40) Titled Parcels with Full Planos - <i>approx. 5-Acre Plots</i>	\$12,000,000		\$12,000,000	
(1) Model Home 1800 sf.	\$600,000	\$187,000	\$413,000	
Amenities				
Gated Entrance and Security	\$200,000	\$50,000	\$150,000	
(40) LOTES with Electrical and Internet Connection		\$200,000	-\$200,000	
(40) LOTES with Legal Water Concessions		\$320,000	-\$320,000	
Beautification Permaculture for Estates		\$66,000	-\$66,000	
(2) Internal Main Roads	\$1,000,000	\$100,000	\$900,000	
(40) Internal Branch Roads - Driveways	\$2,000,000	\$200,000	\$1,800,000	
(40+) Internal Pathways <i>...from plots to amenities</i>	\$400,000	\$71,000	\$329,000	
(3) Waterfall Lounges	\$39,000	\$9,000	\$30,000	
(2) Aqua-blue Water Swimming Holes	\$20,000	\$5,000	\$15,000	
Pavilion Common Area	\$175,000	\$30,000	\$145,000	
Sacred Gardens	\$75,000	\$10,000	\$65,000	
Outdoor Learning Centers	\$200,000	\$20,000	\$180,000	
<i>Celestina Reserves</i>				
	Total	\$16,709,000	\$2,368,000	\$14,341,000

**Total
Profit**

PROJECT I : SOURCES

ECOROUGE ESTATES

— *Celestina*

ECOROUGE - Portalon

Sources & Uses - Year 1

Sources of Funds

Initial Capital	\$ - 0
Capital Lending	\$ 2,500,000
Total Sources of Funds	\$ 2,500,000

Uses of Funds

Property Aquisition	\$ 1,100,000
Acquisition Fee Expense	\$ 57,700
Land Transaction Realtor Disbursement	\$ -
Costa Rica Corporate tax Fee	\$ 222
Registered Agent	\$ 369
Property Taxes	\$ 3,250
Administrative Management	\$ 67,000
Property Management	\$ 52,300
Project Manager	\$ 8,000
Property Management Software Syste	\$ 550
Donation — the Message	\$ -
Taxes Incurred	\$ -
\$2.6M Loan Repayment	\$ 412,320

Infrastructure

Roads & Paths	\$ 30,000
Water	\$ 32,000
Electricity	\$ 20,000
Beautification	\$ 8,000
Building Sites Constructs	\$ 333,000
Total Uses	\$ 2,124,711
Net Sources / Uses	\$ 375,289

PROJECT I : FINANCIALS

ECOROUGE ESTATES

— *Celestina*

ECOROUGE- Portalon

YEAR	1	2	3	4	5	6	7	8	9	10
INVESTMENT RETURN										
\$2.6M Investment Return	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320
TOTAL Investment Return	\$ 412,320	\$ 824,640	\$ 1,236,960	\$ 1,649,280	\$ 2,061,600	\$ 2,473,920	\$ 2,886,240	\$ 3,298,560	\$ 3,710,880	\$ 4,123,200
Company's Capital	\$ 2,215,309	\$ 2,258,454	\$ 2,991,935	\$ 3,552,832	\$ 4,361,589	\$ 5,429,222	\$ 6,755,731	\$ 8,341,116	\$ 10,188,627	\$ 12,295,014
INCOME										
Capital Lending	\$ 2,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Home Sales	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Sales	\$ -	\$ 300,000	\$ 600,000	\$ 900,000	\$ 1,200,000	\$ 1,500,000	\$ 1,800,000	\$ 2,100,000	\$ 2,400,000	\$ 2,700,000
Total Income	\$ 2,600,000	\$ 300,000	\$ 1,100,000	\$ 900,000	\$ 1,200,000	\$ 1,500,000	\$ 1,800,000	\$ 2,100,000	\$ 2,400,000	\$ 2,700,000
COSTS										
Property Aquisition	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Acquisition Fee Expense	\$ 57,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Transaction Realtor Disbursement	\$ -	\$ 18,000	\$ 66,000	\$ 54,000	\$ 72,000	\$ 90,000	\$ 108,000	\$ 126,000	\$ 144,000	\$ 162,000
Costa Rica Corporate tax Fee	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222
Registered Agent	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369
Property Taxes	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250
Infrastructure										
Roads & Paths	\$ 30,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Gate Entrance Security	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000
Electricity	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Beautification	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Building Sites Constructs	\$ 333,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Management	\$ 67,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000
Property Planning Management	\$ 52,300	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000
Property Management Software System	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550
Project Manager	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Donation — the Message	\$ -	\$ 39,915	\$ 6,344	\$ 47,320	\$ 68,403	\$ 114,378	\$ 183,956	\$ 274,775	\$ 384,713	\$ -
Taxes Incurred	\$ -	\$ 4,164	\$ 65,828	\$ 50,412	\$ 72,552	\$ 95,676	\$ 118,800	\$ 141,924	\$ 165,048	\$ 188,172
\$2.6M Loan Repayment	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320
Total Costs	\$ 2,194,711	\$ 693,790	\$ 749,883	\$ 763,443	\$ 836,666	\$ 923,765	\$ 1,034,467	\$ 1,166,410	\$ 1,314,222	\$ 970,633
10 year spread										
Net Profit	\$ 2,215,309	\$ 43,145	\$ 733,481	\$ 560,897	\$ 808,757	\$ 1,067,633	\$ 1,326,509	\$ 1,585,385	\$ 1,847,511	\$ 2,106,387

PROJECT I : P&L

ECOROUGE ESTATES

— *Celestina*

ECOROUGE - Portalon

Pro Forma Profit & Loss

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue	\$ 2,600,000	\$ 300,000	\$ 1,100,000	\$ 900,000	\$ 1,200,000	\$ 1,500,000	\$ 1,800,000	\$ 2,100,000	\$ 2,400,000	\$ 2,700,000
Total Direct Cost of Revenue	\$ (195,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)
Gross Margin	\$ 2,404,700	\$ 184,700	\$ 984,700	\$ 784,700	\$ 1,084,700	\$ 1,384,700	\$ 1,684,700	\$ 1,984,700	\$ 2,284,700	\$ 2,584,700
Gross Margin/Revenue	92%	62%	90%	87%	90%	92%	94%	95%	95%	96%
Expenses										
Administrative Management	\$ 67,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000
Land Transaction Realtor Disbursement	\$ -0	\$ 18,000	\$ 66,000	\$ 54,000	\$ 72,000	\$ 90,000	\$ 108,000	\$ 126,000	\$ 144,000	\$ 162,000
Acquisition Fee Expense	\$ 57,700	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Project Manager	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Registered Agent	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369
Property Management Software	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550
Property Planning / Management	\$ 52,300	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000
Total Operating Expenses	\$ 185,919	\$ 133,919	\$ 181,919	\$ 169,919	\$ 199,919	\$ 217,919	\$ 235,919	\$ 253,919	\$ 271,919	\$ 289,919
Profit Before Interest & Tax	\$ 2,218,781	\$ 50,781	\$ 802,781	\$ 614,781	\$ 884,781	\$ 1,166,781	\$ 1,448,781	\$ 1,730,781	\$ 2,012,781	\$ 2,294,781
EBITDA	\$ 2,218,781	\$ 50,781	\$ 802,781	\$ 614,781	\$ 884,781	\$ 1,166,781	\$ 1,448,781	\$ 1,730,781	\$ 2,012,781	\$ 2,294,781
Interest Expense	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Taxation										
Taxes Incurred	\$ -0	\$ 4,164	\$ 65,828	\$ 50,412	\$ 72,552	\$ 95,676	\$ 118,800	\$ 141,924	\$ 165,048	\$ 188,172
Costa Rica Corporate Tax Fee	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222	\$ 222
Property Taxes	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ 3,250	\$ -0	\$ -0
Net Profit	\$ 2,215,309	\$ 43,145	\$ 733,481	\$ 560,897	\$ 808,757	\$ 1,067,633	\$ 1,326,509	\$ 1,585,385	\$ 1,847,511	\$ 2,106,387
Net Profit %	85%	14%	67%	62%	67%	71%	74%	75%	77%	78%
Ratios										
Loan to Cost	1.12	3.53	3.27	3.21	2.93	2.65	2.37	2.10	1.86	2.52



ECOROUGE ESTATES

— *Diamond Point*

Blue Zone Living within a *Nature Reserve*, encompassing 60 acres of premier oceanfront estates. The prime property location is one of the last remaining oceanfront properties in Barú, an exclusive area of Dominical, where celebrities and owner of companies, like AriZona, have their vacation homes. The property sits high within first row of the Barú Mountains, nestled in the jungle environment, near the Barú River, overlooking the Pacific Ocean. One of Dominical's beautiful, more private, beaches — Barú Beach, is walking distance from the Estates.

Diamond Point Estates is the first property you see as you enter Barú from the North, and sits right on the

main Pacific Coast Highway 34. Comparable properties, involve taking burdensome journeys, taking from 15 minutes to an hour drive through steep and rough mountainous terrain to reach jungle and ocean vistas. Though, the selected location for *Diamond Point* Estates bestows a more pristine brilliance of the thriving, jungle environment, directly off the main road.

The property sits adjacent to the Hacienda Barú Wildlife Reserve. The reserve and surrounding properties, feature exotic animals, such as Capuchin Monkeys, Scarlet Macaws, Green and Blue Herons, Blue Morpho and Glasswing

Butterflies, Pumas, Ocelots, Glass Frogs and Green Sea Turtles.

The majestic environment is composed of lush forests, a tranquil river carved by clear, fresh water of natural springs and cascading waterfalls, forming natural swimming holes in the Barú Mountains. The parcels are positioned atop the mountains, offering fresh and breezy ocean views of the West coast sunset panorama. Embedded within the property is a trail system for walking, hiking, horseback riding, etc. Internal roads, pathways and property parcels are encompassed by a plethora of aesthetically placed exotic tropical plants and orchids of blossoming flowers, fruit-bearing

plants and trees with companion planting in mind.

Across Highway 34 is Playa Barú, a quiet, majestic beach, where leaders of high frequency practices harness nature's powers. The exclusive, upscale ecological neighborhood, approximately 37 kilometers from La Managua airport, is a development for the luxury land and home owner, who desire to live in paradise while maintaining preservation, class and wealth. The master plan currently comprises 8 segregated parcels, averaging 5 acres a parcel, of tropics and oceanfront views. The plan allows for modifications, of partitioning smaller parcels, etc., for means of increased value.

PROJECT II : COMPS

ECOROUGE ESTATES

— *Diamond Point*

1.7 Acre Lot — \$1,100,000 USD



3.99 Acre Lot — \$1,400,000 USD



2.05 Acre Lot — \$2,560,000 USD



Comparable Properties

* Click on the picture to access on-line listing

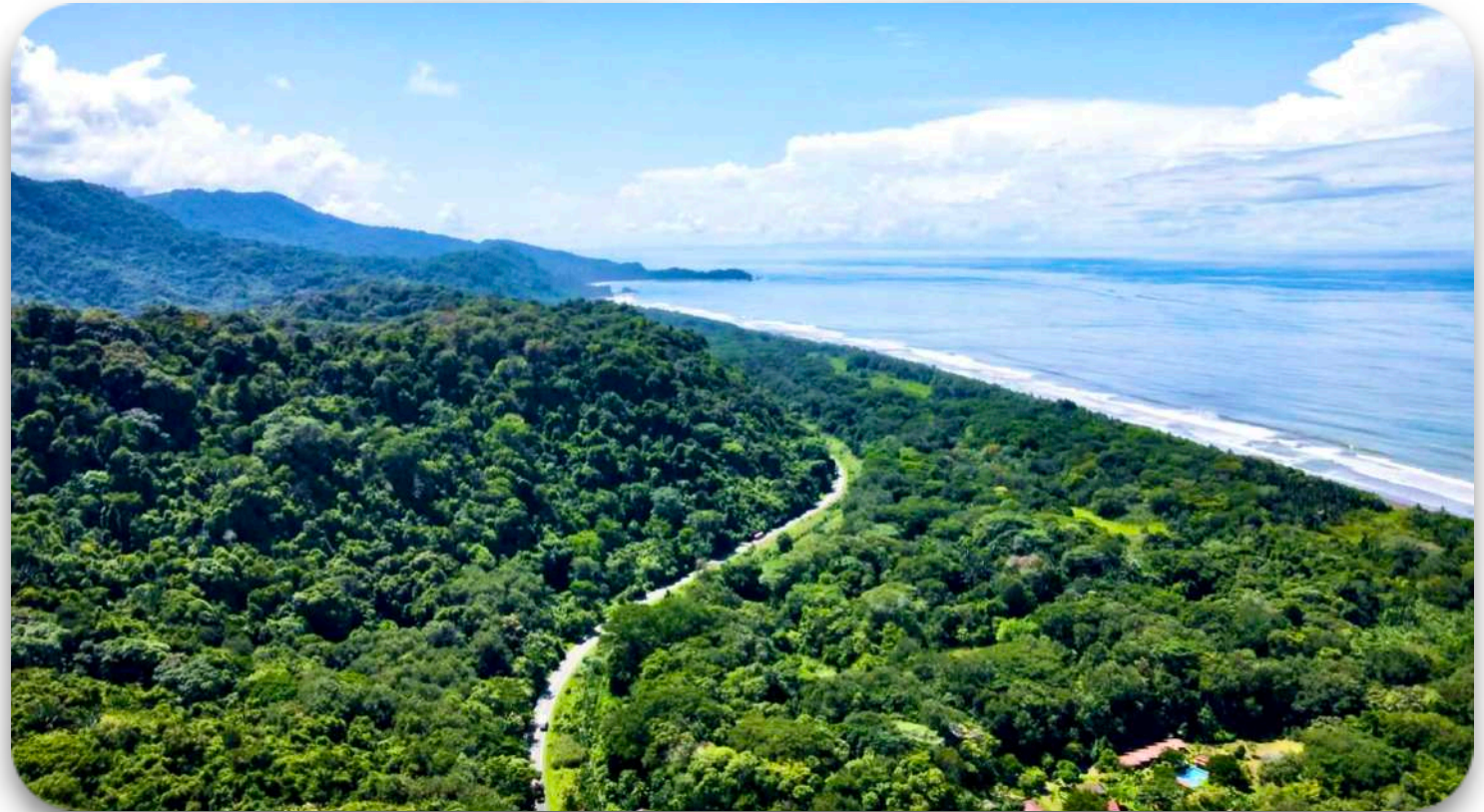
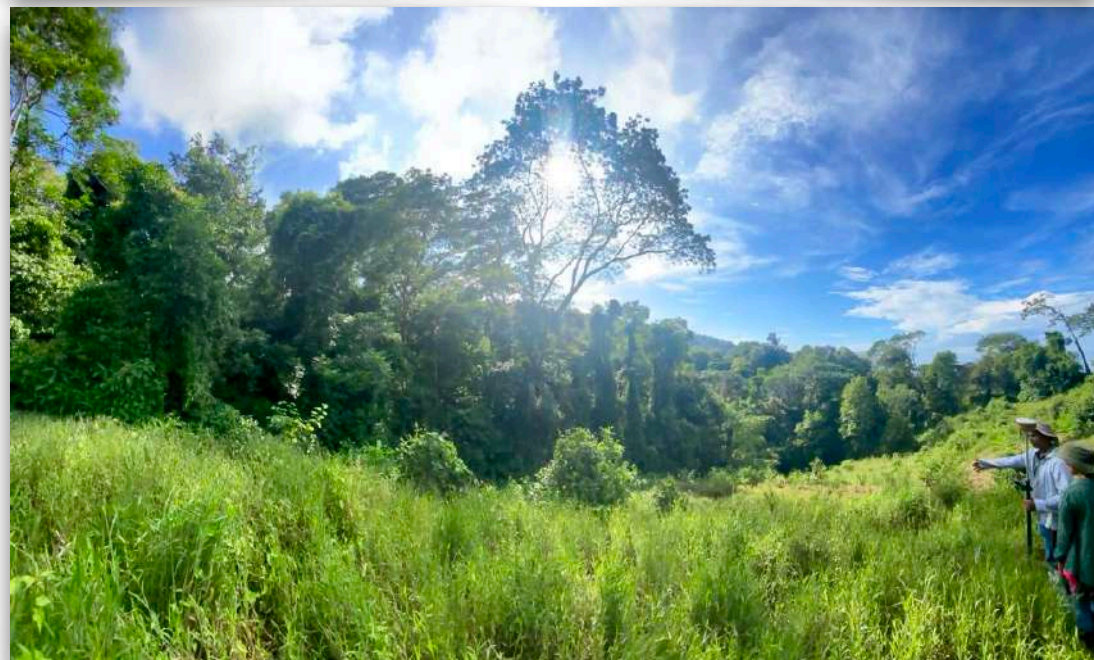


PROJECT II

ECOROUGE ESTATES

– Diamond Point

visuals



. 60-Acre Property



PROJECT II

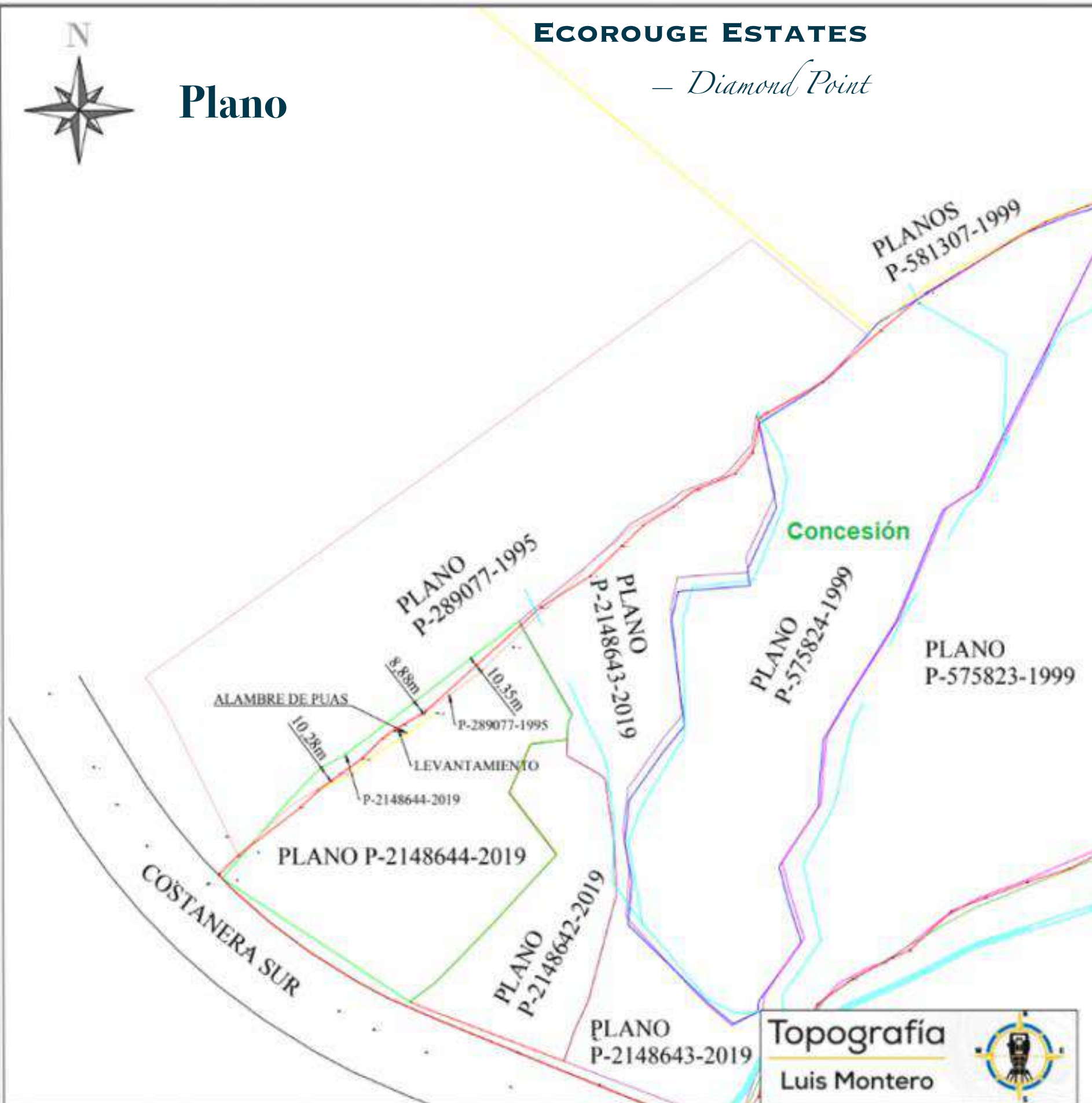
ECOROUGE ESTATES

– *Diamond Point*

Plano



SIMBOLOGIA	
	PLANO P-44231-2022
	PLANO P-581307-1999
	PLANO P-413469-1997
	PLANO P-2148643-2019
	PLANO P-289077-1995
	PLANO P-575823-1999
	PLANO P-575824-1999
	PLANO P-2148643-2019
	PLANO P-2148642-2019
	PLANO P-2148644-2019
	LEVANTAMIENTO
	RETIRO 15.00m
	RETIRO 50.00m
	QUEBRADAS
	RETIRO 15.00m
	RETIRO 50.00m



UBICACION: LUGAR: CEBO
 DISTRITO : 2° SAVEGRE
 CANTON: 6° QUEPOS
 PROVINCIA: 6° PUNTARENAS

PROPIETARIO: TOUCAN RIDGE ESTATES SOCIEDAD ANONIMA
 CEDULA JURIDICA: 3-101-302115
 LAMINA: 3 DE 5

VERIFICACION DE LINDEROS
 FECHA 29 DE DICIEMBRE 2022

ESCALA : SIN ESCALA

PLAN: P-972886-2005

Area 14166.31m²

Topographic survey area

8620 m²

PROFESIONAL RESPONSABLE

LUIS MONTERO FONSECA
 INGENIERO TOPOGRAFO IT-32356

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Email: topografialuismontero@gmail.com

Topografía
 Luis Montero

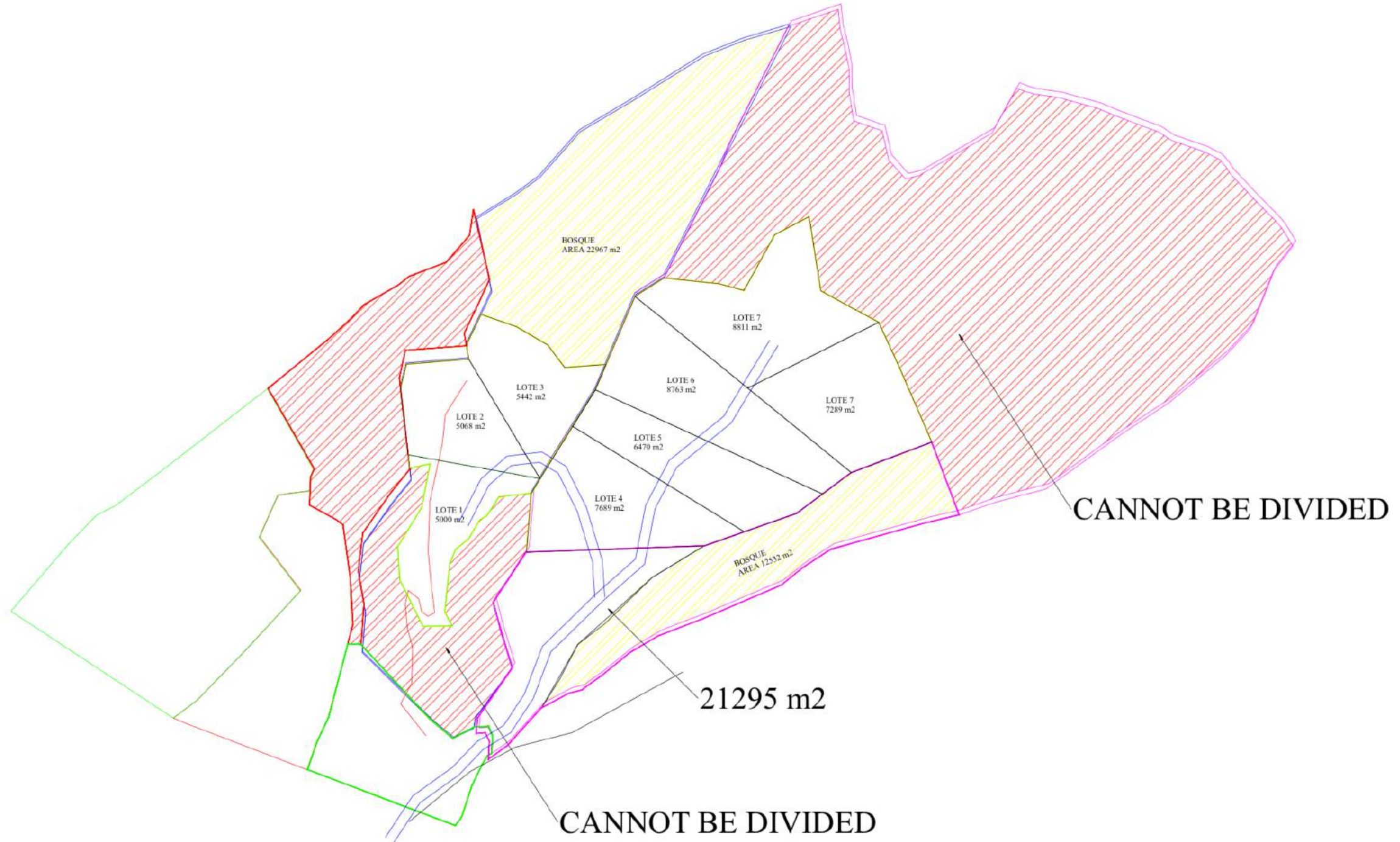


PROJECT II

ECOROUGE ESTATES

– *Diamond Point*

Master Plan Draft No. 1



PROJECT II

ECOROUGE ESTATES

– *Diamond Point*

Carefully prepared land parcels are incredibly valuable. Ecorouge's team understands the tedious processes, possesses the know-how, and is highly connected.

Mark Savoia's and Kaya Usher have access to elite and celebrity clientele. With the upcoming Symbiotic University attracting the top wealth and celebrities, *Diamond Point* would serve as a perfect resource for this to the revolutionary youth-based and healing solutions available. The alignment of synergetic initiatives and successful growth merges together the minds who strive to make change for the better. Nevertheless, there is a market for luxury ocean-front property in more exclusive areas, such as Barú, and is expanding as we speak. A network of people with connections to elite clientele from all over the world, *ie.* Los Angeles, Canada, *etc.*, and the unveiling of disclosed information of university's groundbreaking initiatives with the head engineer of Google — all together have approach to elite and celebrity clients, and luxury seekers in the market.

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Project Supervisor Monica Rougelot and
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OSA Tropical Properties
Mark Savoia
+ 1 519 942 7608

Dominica Property + Uvita Luxury Real Estate
Joshua Kanter, *owner*

Value-Added Amenities

The amenities of Diamond Point sets this estate apart from the other comparable properties:

- ❖ Incredible west coast ocean vistas delivering daily sunsets on the horizon, with the ocean so near, it feels as if the ocean is right beneath you.
- ❖ A private nook encompassed by the aesthetic blend of natural tropical plants and trees for privacy, preservation and enriched natural beauty.
- ❖ From each parcel, walking **paths** through flowering groves, for easy access to the waterfalls, to the Waterfall Lounges, springs, swimming holes, and to the road leading to the beach.
- ❖ Waterfall Lounges are carved spaces along the bountiful waterfalls on the land: comfortable features for mediation, relaxation, shared times with others, *etc.*
- ❖ Pathways access the community of *Co-creación Pacífica's* other common areas: outdoor dining areas complimenting *Diamond Point's* Infinity Swimming Pool, overlooking the ocean horizon.
- ❖ Access to the luxury tree-house villas tucked away within the property provided by Blue Zone Villas.. is available for residents.
- ❖ Common areas also include: Temple of Knowledge, Yoga Pavilion and Sacred Garden spaces for members of the community
- ❖ Each unit of land composes an internal road entrance from the main road, for the land owner to easily drive into their space.
- ❖ The residents of *Diamond Point* Estates have access to equestrian conveniences on the property provided by Blue Zone Adventures, for riding along the beach, into town, for companionship, therapeutic or other reasons.



ECOROUGE ESTATES

— Diamond Point

- ❖ Seamless Purchasing Process: the client deserves a hassle free opportunity so that they can focus on and build upon their canvas of their dream home in paradise.. where the most extraordinary things in mind, spirit and material are taking place. Each property is sold as a titled property, with a full plano, water concessions, using the naturally purified waters via quebrades, electricity (if needed), and high-speed internet.. already in place.

Diamond Point Estates is a “boutique” ecological development. The prime, luxury ocean-front real estate is positioned amongst other elite neighborhoods, *i.e.* Achilles Private Reserve, Costa Verde Estates, Lagunas del Baru, Vista Dominical Estates, enables Ecorouge to set the value at high-price point. Bringing the customer through the buying experience with ease, pleasure and solutions, sets Ecorouge apart.



ECOROUGE ESTATES

— *Diamond Point*

Estates are joined together by pathways and common areas —

Waterfall Lounges: Areas positioned along the waterfalls and river, featuring comfortable spaces and nooks for relaxation, reading, meditation, sharing special times with others, *etc.*

Yoga Sacred Spaces: A yoga pavilion and sacred gardens, accessing the ocean view and entrenched in the tropical jungle surroundings.

The Temple of Knowledge: Within the lands, an enclosed simple and sacred structure, houses a small library of esoteric texts, ancient knowledge, metaphysics, books of knowledge covering ancient advancements and other vitally important information, artifacts, *etc.*, with intentions to keep guarded and safe. The library of spiritual wisdom, where spirituality is understood through science, math and frequency on a quantum level, will be assessable by the members of *Co-creación Pacífica* community. The temple of knowledge is envisioned as a jewel-like structure

with copper roof top to tap into the natural energies of the earth. The spiritual knowledge base will naturally attract the right individuals to tap into nature as Tesla did, the preserved portions of the lands may be used for this sort of experimentation, contained in a safe manner. The discovery of *our potential* is a limitless path and *Co-creación Pacífica* intends to attract similar mindsets. The common thread of mind consciousness for all who are attracted to discover truths on a deeper level.

A common sacred space carved out for people to sit, read comfortably and peacefully, hold small group gatherings and expand through practices and or philosophical conversations.

Centers of Learning: Life-long learning centers surround the Temple of Knowledge. Centers include spaces for mind, spirit and body advancement — *i.e.*, tai chi or other energy harnessing disciplines, art (visual, musical), understanding powers of the earth, natural consumption and cooking, in collaboration with Symbiotic, which will provide academic advancements needed.



Permaculture Setting: The art of permaculture, harnesses the ability to provide edible forests, exotic-animal attractants, and flower blossoms along the paths and interior roads of the estates.

Centers of Healing: Healing occurs in a myriad of ways, and occurs when healthy practices are performed with intention. Retreats offered will accommodate a variety of issues people face: depression, stress, illness, disease, etc., by incorporating the latest innovations in technology and nature.

Each retreat will be tailored to a specific overwhelming need, and incorporate therapeutic mind-transforming techniques and healing remedies available for the problem at hand, from relieving chronic stress to overcoming cancer. The most authentic and caring sacred hosts and shamans available to guide retreaters to achieve a high value of enlightenment. The high-end price-point enables the selected hosts and shamans to be well compensated. Retreats are offered in the exclusive location of Barú, with luxury-style ascension villas, and phenomenal experiences and amenities.

ECOROUGE ESTATES

— *Diamond Point*



Art Therapy

Hypo-therapy

Sound Healing

Frequency Healing

Equestrian Therapy

Ocean Therapy

Natural and Revolutionary

Remedies

ECOROUGE ESTATES

— *Diamond Point*

Blue Zone

Given the high demand for luxury style rentals, *Diamond Point* Estates will offer private and exclusive getaways for its clientele.

The luxury tree-house style villas are designed for the guests to experience the surrounding tropical nature to the fullest. Villas are made of tempered glass for panoramic walls, allows guests to fully embrace the enriched, natural setting of the jungle and tropical views. Each villa is privately situated along the river, nearby *Diamond Point's* infinity pool and kitchen with covered, outdoor dining. The elegant composition of villas, outdoor spaces, yoga pavilion, sacred gardens, pathways, waterfall lounges, etc., provides a feeling of ultimate bliss. Absorbing the high vibrations of nature, its powers enable guests to purify their mind and bodies from everyday stresses, transforming one to a state of clarity and refinement.

On the Southern Pacific Coast of Costa Rica, **Blue Zone Villas** offer panoramic sites of the tropical jungles. In the tree-house ascension-

cabins, ocean-vistas avail. Stone pathways are enveloped with beautiful pleasantries of vibrant, exotic plant life.. blossoming flowers and ancient trees.. fruit-bearing plants and trees, and other powerful herbs and edible vegetation filtering throughout.

Opulent **Blue Zone Villas** are available for rental and retreat packages. Normal costs of luxuriant accommodations, which are positioned deep in the mountains, necessitating difficult travels, especially during the rainy season, still range from \$450 to \$1,200 per night. The **Blue Zone Villas of Barú**, offering jungle luxury stays for healing and pure vida of the mind, right off the main road, will provide a solid stream of income for the varying purposes. Luxurious experiences and treatments offered include:

- ♦ *Blue Zone Therapy*
- ♦ *Blue Zone Retreats*
- ♦ *Blue Zone Adventures*



photograph by Oxygen Jungle Villas



photograph by Oxygen Jungle Villas

Blue Zone Villas accommodate the guests of the **Blue Zone Retreats** formed through a collaborative network of Shamans, Healers, Therapists, Artists, Entrepreneurs, etc., within the community of *co-reación Pacífica*. Retreats, serves as a major stream of revenue — prepared packages provides a steady, annual income.

Retreats are created for guests to feel relief from distressful issues: depression, anxiety, stress, illness and disease, unnecessary agony, mental and emotional fatigue, energy depletion, etc. Societal demands of rushing, and hustle-up mental, leads to stress signals not inline with

Blue Zone Retreats

ones innate harmony. If confined to only this world, the feelings of stress, may permeate depression and desperation.. leading to states of disharmony. Such distress induces mental and physical illness and disease

Value-added Retreat Packages

- ◆ *Co-creación Pacífica* incorporates ancient methods to heal, center oneself, align the chakras and navigate using the heart chakra.
- ◆ Blue Zone Adventures are incorporated into Blue Zone Retreats offering a variety of adventures: beach excursions, Rio Barú bathing, equestrian sun-set riding, ley-line vortex explorations (on the ancient sacred grounds of Nauyaca Waterfalls), etc.
- ◆ Rituals shared by the indigenous Shamans, collaborating with only angelic-derived guardians, and alignments with well-known sacred practices and true healers of today.

Annual Retreat Packages.. examples

Proven rapid recovery rates using the following practices & implementations —

- ◆ Re-generative Healing Copper Current stimulating Stem Cell — Rapid Recovery Rates
- ◆ Mind + Body + Soul Alignment
- ◆ Mind + Body + Soul CONNECTION to the Light Source
- ◆ Spiritual Innovation of the Light — the Initiates and the pillars of creation

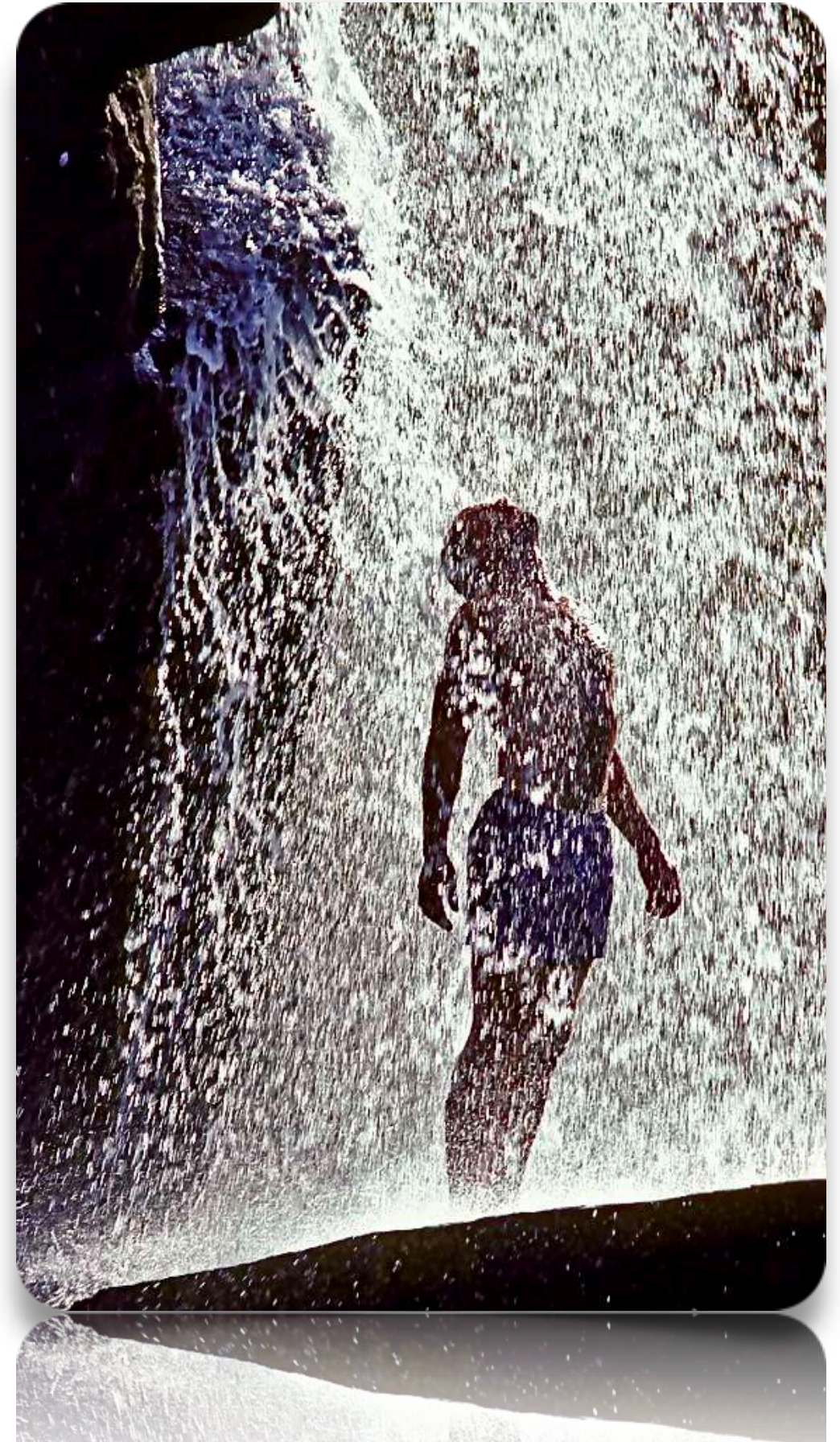
Exclusive retreats, uniquely designed to harness the inner powers within our human potential.. in a positive manner. Each retreat is created with the intention..

... to focus on one, or more, specific affliction(s)

... to align with mind, body and spirit within our natural habit, which feeds us a myriad of minerals and nutrients, i.e., from volcanic filtered water and stone, the powerful energy charges of waterfalls and ocean waves, to natural herbal remedies grown on the grounds;

and incorporates varying therapeutic services and activities, to remedy the issue of focus. Retreats encompass Blue Zone Therapeutic methods, especially tailored to the intended retreat. Ranging from art therapy, high vibrational therapy, music and sound, ocean and Hypnotherapy, etc. Once the combination of powerful remedies are established, the annual scheduling of the retreat will take its course.

Intentional retreat experiences become a remarkable imprint on one's path. The natural inclination to recreate life practices; along with the incredible experiences, provides life-long memories for most retreaters. In fact, afterwards, during re-integration into the normal world, social groups are formed and life-long connections are made. For many, during the course of the retreat, each and every moment is powerfully synchronistic. Since the guest is on the path to Pura Vida, the universe naturally responds with extremely coincidental occurrences, in a sense to help validate — one's course of perfection. Pura Vida resonates with the universe, stress does not. Experiences discovered on retreats resemble the journey of the Celestine Prophecy and inevitably takes a person to the next, more pristine and powerful path of their life's journey. Sharing the experiences of *Co-creación Pacífica* with other friends, certainly will magnetize growing sparks of interest.





Blue Zone Therapy

The network of *co-cración Pacífica* offers therapeutic services to anyone seeking out solutions to improve, or heal, their mental and physical well-being. Services are offered to individuals, couples, families, work relationships, etc., to help soothe and advance mental and physical resonations of life-force energies.

Using advanced, ancient understandings of cellular re-creation and restoration, and harnessing the powers of our diction, the natural life-force imbues the soul and mind with new streams of thoughts and perspectives. By following new neural pathways, and gradually releasing old, unsupportive thought processes, leads individuals to an optimal state of mind, carving a path for the possibility of physical healing to take place. Therapeutic practices breed a new way for individuals to passionately grow, and free oneself from self imposed bondages.

“Psychological well-being sculpts a path to advancement. Planting the seeds of heart-based initiatives can begin with healing the internal dialogue.” — M. Rougel

Therapeutic services are not intended to overburden, yet offer soft and gentle guidance within alignment with “the light.” Planting one small seed at a time, within one’s zone of proximate understanding, fortifies comfort for the learner, in their process of healing. The gentle alignment process allows opportunity for the therapy to open up pathways of understanding to their fullest potential.

Healers and therapists provide a scheduled plan of services, tailored to the clients’ needs in order to achieve the client’s desired goals. Currently, many individuals feel lost, out of control, hopeless and joyless, due to pre-conditions of their environmental up-bringing, the consumer demands of society, fractured thinking patterns, etc., which all lead to a sense of false-hood. The lack of harmonious resonance, signals people to seek further than what is said, and to open their minds to expanded understandings, which ultimately, leads to a knowledge which is already part of our fundamental makeup. It is difficult for the masses to be free and re-create, within the terms societal limitations, status quo scenarios, unnecessary hardships, irrelevant criticisms, and more, which all causes great damage upon one’s esteem and fractures the aura. Our sense of confinement bolstered by our

friends’ and families’ limiting perspectives, generate a variety of inhibited thought processes, undermining the innate spirit longing for harmonious expression. Enervation leads to mental and physical sickness and disease. Using cyclic and repetitive therapeutic practices, begins the onset of the reprogramming our thought patterns — to re-create new mental constructs that empower us to think free of our pre-set conditions.

After a thorough assessment of client’s needs, preferences, learning styles, etc., a prescribed practice, involving one, or multiple, modals of therapy, in combination with powerful natural remedies — a plan is projected for each individual’s needs and goals. Therapy forms range from the arts to transcendental and vibrational earth resonances: Art Therapy, Sound Healing, Hypo-therapy, Frequency Healing, Equestrian Therapy, Ocean Therapy, Natural and Revolutionary Remedies, etc.

Mental thoughts are extremely powerful, and channeling the neurons new pathways through healing modes of creating art, resonating through sound or vibrational therapy, augments pathways to new dimensions within mind and thus body. Plans include a schedule for clients to regularly return, for the purposes of on-going practice, life integration methods and further opportunities to expand.

Blue Zone Adventures

The adventure aspect of *Co-creación Pacífica* encompasses expanding opportunities. The serving members can use, and grow Blue Zone Adventures in cohesion with all sorts of healing re-creational purposes. All additional business



photograph by OpenArt

Blue Zone Therapists guide in alignment with the light consciousness available to

us all, to serve as a source of enlightenment and inspiration.

Naturally, light consciousness guides our thinking into the light, and prepares a foundation for health to transpire. By tapping into the light codes, the tuning-in to the higher intelligences of creation, whereby all matter, living and non-living, of a lower intelligences follow. For instance, with strong intentional thoughts and the sounds of words driven by e-motion, the cells of lower intelligences will follow the higher intelligences of creative power.

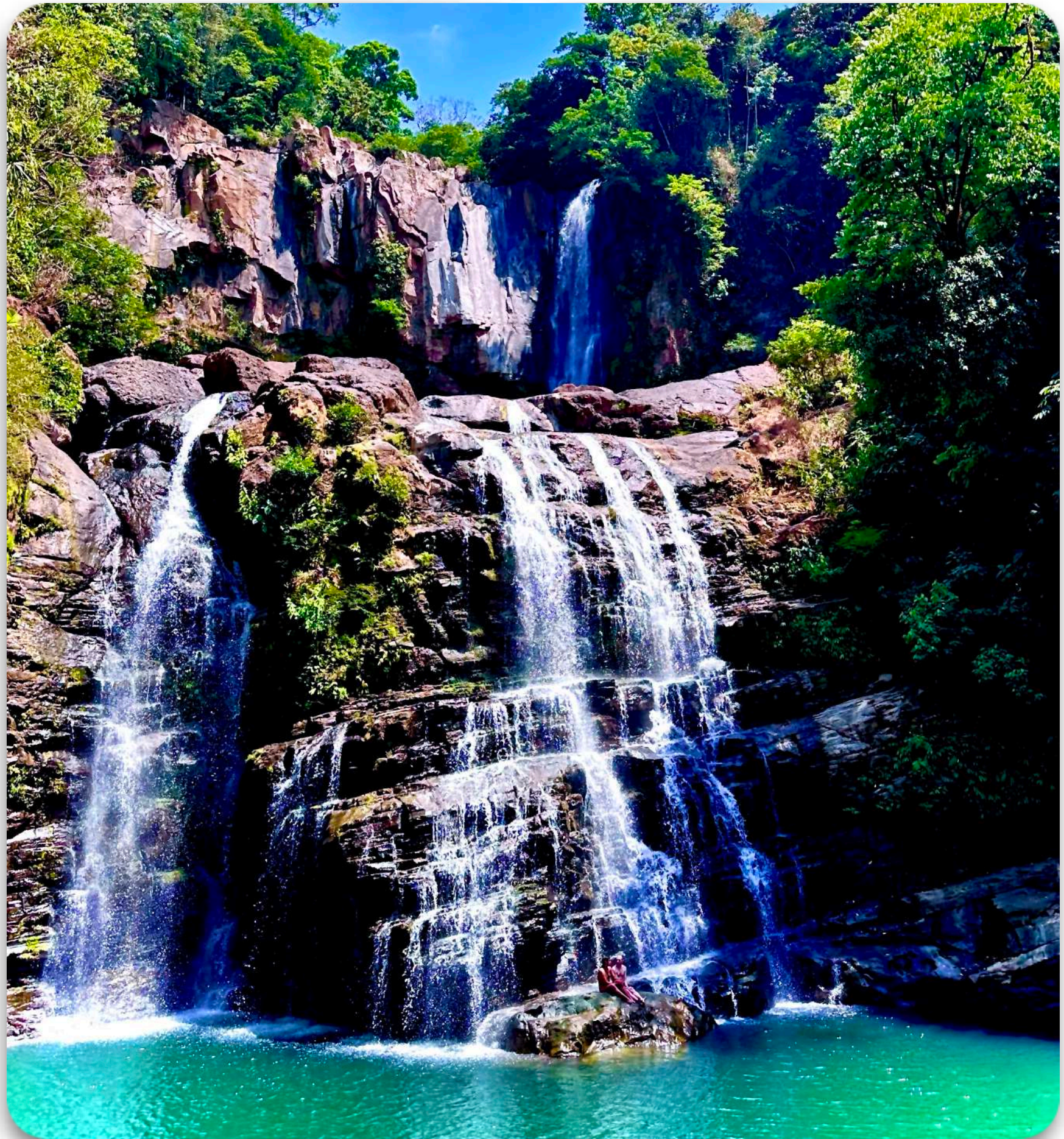
After routine practice, of reforming and re-creating habits, acts of manifestation set the stage for the once beaten down person to overcome their darkness. Art and Vibrational therapy are perfect for self expression and awareness — *helping one to become in tune with the flow.*

Adventure quests are available for all members of the *Co-creación Pacífica*, and for anyone looking for pure enjoyment of nature's bliss.

Diamond Point Estates is equipped with a small equestrian center with four beautiful, thoroughbred horses. The property management consists of a full-time equestrian service provider, to provide horse-back riding adventures to, and along, Barú Beach and Rio Barú. Equestrian services may also be used by therapists or retreat hosts for therapeutic reasons. Equestrian Therapy heals on a vibrational level and is considered as an extraordinary tool for healing and psychological benefits.

Blue Zone Adventures, includes Waterfall Excursions, to the sacred waterfalls in the area, such as Nauyaca Falls. The quest of sacred places is provided for guests of Blue Zone Retreats as well as.

Nauyaca Waterfalls
sacred, ancient grounds of Costa Rica



PROJECT II : SNAPSHOT

ECOROUGE ESTATES

Diamond Point

Minimum Assets	Market Value	Equity Investment	Profit Margin
Titled Property: 60-Acre Finca	\$8,000,000	\$5,000,000	\$3,000,000
Zone: Commercial Residential			
Situation En: Barú			
Land Development			
LOTE 1	\$900,000		\$900,000
LOTE 2	\$975,000		\$975,000
LOTE 3	\$1,000,000		\$1,000,000
LOTE 4	\$1,150,000		\$1,150,000
LOTE 5	\$1,100,000		\$1,100,000
LOTE 6	\$1,200,000		\$1,200,000
LOTE 7	\$1,175,000		\$1,175,000
LOTE 8	\$1,200,000		\$1,200,000
LOTE 9	\$900,000		\$900,000
LOTE 10	\$900,000		\$900,000
LOTE 11	\$975,000		\$975,000
LOTE 12	\$1,000,000		\$1,000,000
LOTE 13	\$1,300,000		\$1,300,000
PLANO P-289077-1975	Reserve		
PLANO P-581307-1999	Reserve		
Amenities			
Gated Entrance and Security	\$500,000	\$240,000	\$260,000
13 LOTES with Electrical and Internet Connection		\$65,000	-\$65,000
13 LOTES with Water Concessions		\$104,000	-\$104,000
Beautification Permaculture for Estates	\$520,000	\$52,000	\$468,000
Internal Roads and Driveways	\$5,000,000	\$750,000	\$4,250,000
(26+) Internal Pathways ...from Lotes and Villas to all amenities	\$400,000	\$52,000	\$348,000
Waterfall Lounges & Swimming Holes	\$225,000	\$12,000	\$213,000
Pavilion Common Area	\$175,000	\$30,000	\$145,000
Sacred Gardens	\$75,000	\$17,000	\$58,000
The Barú Reserves	\$9,000,000	\$13,000	
Infinity Swimming Pool	\$400,000	\$75,000	\$325,000
Kitchen Restaurant with Covered Outdoor Dining	\$1,200,000	\$200,000	\$1,000,000
Temple Structure	\$1,300,000	\$175,000	\$1,125,000
(3) Indoor Outdoor Learning Centers	\$700,000	\$175,000	\$525,000
Blue Zone Villas			
(13) Luxury Ascension Villas	\$11,700,000	\$975,000	\$10,725,000
Villas with Power		\$32,500	-\$32,500
Villas with Water		\$52,000	-\$52,000
Blue Zone Retreat	\$333,000	\$5,000	\$328,000
Blue Zone Therapy	\$333,000	\$5,000	\$328,000
Blue Zone Adventures	\$333,000	\$5,000	\$328,000
4 Horses & 4 Stables	\$550,000	\$82,000	\$468,000
Shuttle Bus	\$40,000	\$40,000	\$0
Total	\$46,559,000	\$8,156,500	\$38,402,500

Total Profit

PROJECT II : SOURCES

ECOROUGE ESTATES

— *Diamond Point*

ECOROUGE - Baru	
Sources & Uses - Year 1	
Sources of Funds	
Ecorouge Capital	\$ - 0
Capital Lending	\$ 10,000,000
Total Sources of Funds	\$ 10,000,000
Uses of Funds	
Land Transaction Realtor Disbursement	\$ 0
Acquisition Fee	\$ 252,700
Property Tax	\$ 12,500
Property Management	\$ 166,050
Administrative Managment	\$ 67,000
Property Aquisition	\$ 5,000,000
Infrastructure	
Roads/Bridges	\$ 200,000
Water	\$ 16,000
Electricity	\$ 100,000
Beautification	\$ 8,000
Amenities	
Gated Entrance Security	\$ 100,000
Ascension Villas	\$ 525,000
Water Villa	\$ 28,000
Electricity Villa	\$ 17,500
Waterfall Lounges & Swimming Holes	\$ 12,000
Pavilion	\$ 30,000
Sacred Gardens	\$ 17,000
Infinity Swimming Pool	\$ 75,000
Kitchen	\$ 200,000
Temple	\$ 175,000
Outdoor Advancement Centers	\$ 75,000
Horse & Stables	\$ 82,000
Shuttle Bus	\$ 40,000
Permaculture	\$ 13,000
Equestrian Maintanance	\$ 11,000
Grounds Keeper / Land Fees	\$ 7,000
Taxes Incurred	\$ 67,000
\$10M loan Repayment	\$ 1,585,812
Donation - the Message	
Total Uses	\$ 8,882,562
Net Sources / Uses	\$ 1,117,438

PROJECT II : FINANCIALS

ECOROUGE- Baru

ECOROUGE ESTATES — *Diamond Point*

YEAR	1	2	3	4	5	6	7	8	9	10
Investment Return										
\$10M	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812
TOTAL Investment Return	\$ 1,585,812	\$ 3,171,624	\$ 4,757,436	\$ 6,343,248	\$ 7,929,060	\$ 9,514,872	\$ 11,100,684	\$ 12,686,496	\$ 14,272,308	\$ 15,858,120
Ecorouge Capital =	\$ 7,770,250	\$ 8,718,070	\$ 9,851,234	\$ 10,946,393	\$ 12,415,545	\$ 13,588,094	\$ 15,749,132	\$ 18,228,367	\$ 21,073,509	\$ 24,156,806
INCOME										
Capital Lending	\$ 10,000,000									
Home Sales		... <i>Optional</i>								
		<i>Direction</i>								
Land Sales	\$ 0	\$ 975,000	\$ 1,000,000	\$ 1,200,000	\$ 900,000	\$ 900,000	\$ 1,150,000	\$ 975,000	\$ 1,175,000	\$ 1,100,000
Retreat	\$ 0	\$ 28,000	\$ 84,000	\$ 168,000	\$ 252,000	\$ 340,000	\$ 392,000	\$ 444,000	\$ 496,000	\$ 548,000
Rentals		\$ 254,800	\$ 355,600	\$ 509,600	\$ 560,000	\$ 577,304	\$ 805,688	\$ 1,154,608	\$ 1,268,800	\$ 1,503,528
Therapy										
Equestrian		\$ 109,200	\$ 130,800	\$ 152,400	\$ 218,400	\$ 240,000	\$ 284,400	\$ 327,600	\$ 372,000	\$ 415,200
Total Income	\$ 10,000,000	\$ 1,367,000	\$ 1,570,400	\$ 2,030,000	\$ 1,930,400	\$ 2,057,304	\$ 2,632,088	\$ 2,901,208	\$ 3,311,800	\$ 3,566,728
COSTS										
Land Transaction Realtor Disbursement		\$ 58,500	\$ 60,000	\$ 72,000	\$ 54,000	\$ 54,000	\$ 69,000	\$ 58,500	\$ 70,500	\$ 66,000
Acquisition Fee Expense	\$ 252,700									
Property Tax	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500
Property Management	\$ 166,050	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400
Administrative Management	\$ 67,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000
Property Aquisition	\$ 5,000,000									
Infrastructure										
Roads/Bridges	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000			
Water	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 8,000			
Electricity	\$ 100,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 5,000			
Beautification	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 4,000			
Amenities										
Gated Entrance Security	\$ 100,000									
Ascension Villas	\$ 525,000			\$ 450,000						
Water Villa	\$ 28,000			\$ 24,000		\$ 450,000				
Electricity Villa	\$ 17,500			\$ 15,000						
Waterfall Lounges & Swimming Holes	\$ 12,000									
Pavilion	\$ 30,000									
Sacred Gardens	\$ 17,000									
Infinity Swimming Pool	\$ 75,000									
Kitchen	\$ 200,000									
Temple	\$ 175,000									
Outdoor Advancement Centers	\$ 75,000									
Horse & Stables	\$ 82,000									
Shuttle Bus	\$ 40,000									
Permaculture	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
Equestrian Maintanance	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
Grounds Keeper / Land Fees	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
Taxes Incurred	\$ 0	\$ 85,780	\$ 102,336	\$ 98,941	\$ 132,348	\$ 105,854	\$ 194,150	\$ 222,573	\$ 255,258	\$ 276,531
\$10M loan Repayment	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812
Donation - the Message		\$ 117,194	\$ 49,003	\$ 7,822	\$ 455,025	\$ 409,841	\$ 336,866	\$ 378,867	\$ 451,330	\$ 556,406
Total Costs	\$ 8,815,562	\$ 2,122,186	\$ 2,072,051	\$ 2,528,475	\$ 2,502,085	\$ 2,880,407	\$ 2,393,729	\$ 2,386,653	\$ 2,503,800	\$ 2,625,649
Net Profit	\$ 7,770,250	\$ 947,820	\$ 1,133,164	\$ 1,095,159	\$ 1,469,152	\$ 1,172,550	\$ 2,161,038	\$ 2,479,235	\$ 2,845,142	\$ 3,083,297

PROJECT II : P&L

ECOROUGE - Baru

ECOROUGE ESTATES — *Diamond Point*

Pro Forma Profit & Loss

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue	\$ 10,000,000	\$ 1,367,000	\$ 1,570,400	\$ 2,030,000	\$ 1,930,400	\$ 2,057,304	\$ 2,632,088	\$ 2,901,208	\$ 3,311,800	\$ 3,566,728
Total Direct Cost of Revenue	\$ (324,000)	\$ (134,000)	\$ (134,000)	\$ (134,000)	\$ (134,000)	\$ (134,000)	\$ (67,000)	\$ -0	\$ -0	\$ -0
Gross Margin	\$ 9,676,000	\$ 1,233,000	\$ 1,436,400	\$ 1,896,000	\$ 1,796,400	\$ 1,923,304	\$ 2,565,088	\$ 2,901,208	\$ 3,311,800	\$ 3,566,728
Gross Margin/Revenue	97%	90%	91%	93%	93%	93%	97%	100%	100%	100%
Expenses										
<i>Land Transaction Realtor Disbursement</i>	\$ -0	\$ 58,500	\$ 60,000	\$ 72,000	\$ 54,000	\$ 54,000	\$ 69,000	\$ 58,500	\$ 70,500	\$ 66,000
<i>Property Management</i>	\$ 166,050	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400
<i>Administrative Management</i>	\$ 67,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000
<i>Acquisition Fees</i>	\$ 252,700	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
<i>Amenities</i>	\$ 1,376,500	\$ -0	\$ -0	\$ 489,000	\$ -0	\$ 450,000	\$ -0	\$ -0	\$ -0	\$ -0
<i>Permaculture</i>	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
<i>Equestrian Maintenance</i>	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
<i>Grounds Keeper / Land Fees</i>	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
Total Operating Expenses	\$ 1,893,250	\$ 186,900	\$ 188,400	\$ 689,400	\$ 182,400	\$ 632,400	\$ 197,400	\$ 186,900	\$ 198,900	\$ 194,400
Profit Before Interest & Tax	\$ 7,782,750	\$ 1,046,100	\$ 1,248,000	\$ 1,206,600	\$ 1,614,000	\$ 1,290,904	\$ 2,367,688	\$ 2,714,308	\$ 3,112,900	\$ 3,372,328
EBITDA	\$ 7,782,750	\$ 1,046,100	\$ 1,248,000	\$ 1,206,600	\$ 1,614,000	\$ 1,290,904	\$ 2,367,688	\$ 2,714,308	\$ 3,112,900	\$ 3,372,328
Interest Expense	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Taxation										
<i>Taxes Incurred @8.2%</i>	\$ -0	\$ 85,780	\$ 102,336	\$ 98,941	\$ 132,348	\$ 105,854	\$ 194,150	\$ 222,573	\$ 255,258	\$ 276,531
<i>Property Taxes</i>	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500
Net Profit	\$ 7,770,250	\$ 947,820	\$ 1,133,164	\$ 1,095,159	\$ 1,469,152	\$ 1,172,550	\$ 2,161,038	\$ 2,479,235	\$ 2,845,142	\$ 3,083,297
Net Profit %	78%	69%	72%	54%	76%	57%	82%	85%	86%	86%
Ratios										
<i>Loan to Cost</i>	1.13	4.71	4.83	3.95	4.00	3.47	4.18	4.19	3.99	3.81

Luxury Private Beach Living

Costa Ballena Area stretches from Dominical to Ojochal. **Uvita Estates** is located in Bahia Ballena, midway between Uvita and Ojochal. The highly sought-after Ballena is home to the popular Whale's Tail Beach, known as Cola de Ballena of Uvita and to the Marina Ballena National Park. The natural luxuries and unspoiled paradisaal setting attracts locals, expats, digital nomads, celebrities and investors, to set up homes as a primary or vacation, and/or to capitalize on the area of growth and/or start a new business, within the a wildly abundant environment. Celebrities and high-powered leaders often post on social

media about their amazing experiences in Costa Rica's south pacific. The recent attraction and development has engendered the implementation of 2 new main roads, providing comfortable access to the untapped lands. People are electing to reside in the luxurious Uvita by virtue of its peace and tranquility, pristine beaches, lush rainforests, abundance of exotic wildlife, and its focus on sustainability. The new class of luxury property buyers who prefer to enjoy life and bask in the Pura Vida; as OSA Tropical Properties explains... the new class of luxury property buyers who want the option to live in a stress-free environment imbued with beautiful

landscapes, healthy living, amazing adventures and outdoor activities.

The idyllic investment opportunity avails the plan of private, high-end ocean villas within a gated community of luxury-based amenities on the last portion of 465 acre of titled oceanfront land, zoned for mixed-use, commercial, residential, and unrestricted use of the beach. The unique property composes three secluded beaches, positioned after the series of 5 National Park Beaches, including the Ventana Beach and Elefante Beach, surrounded by the property's lush jungles, provides a plethora of ocean-view land parcels.

ECOROUGE ESTATES

— *Uvita*

The development of ocean view lots located on the Ventana Beach, a very special and highly sought-after beach in Costa Rica, with intriguing caves and beautiful canopies of palm trees for shade, next door to Playa Tortuga's turtle nesting Beach and Playa Ballena's home to the twice a year humpback whales' journey to birth and raise their calves. On the property's Pinuelas Section, comprises 20 parcels ready for building, including internal roads with gravel and magnificence ocean views, while the Pinuelas National Park Beach has plans to implement a Pier to allow boat access to this area of the coast.



ECOROUGE ESTATES

— *Uvita*

Uvita Estates located on the pacific coast beaches of Ventana and Elefante, offers a full-package of amenities. Surrounded by an abundance of National Park Beaches, the gated and secure community of ocean luxury villas entails a plentitude of privacy, including private beaches.

The perfect beach property has easy access to a gas station and a Commercial Plaza, adjacent to the property. For residents to fly in directly, the closest airport, La Managua is one hour away. Better yet, the government has re-activated the initiative of the international airport in Sierpe, which is only a 35- 40 min drive away.

The community is set up to accommodate the special amenity needs of people of wealth, while preserving the coastal rainforests and providing affordable property and housing for the locals. The property is composed of tropical jungle to provide the most private hideaway features. Since the property comprises versatile housing and living needs, the master plan contrives special interest areas, to accommodate for the broad

differences in livelihood. The property is segregated into 118 parcels: 38 luxury villa homes, 38 3-acre lots, and 42 1-acre lots. The 38 and 38 sections are intended for high-end use, while the other 42 acre are allocated for local enrichment and property ownership opportunity — within the community, serving the community.

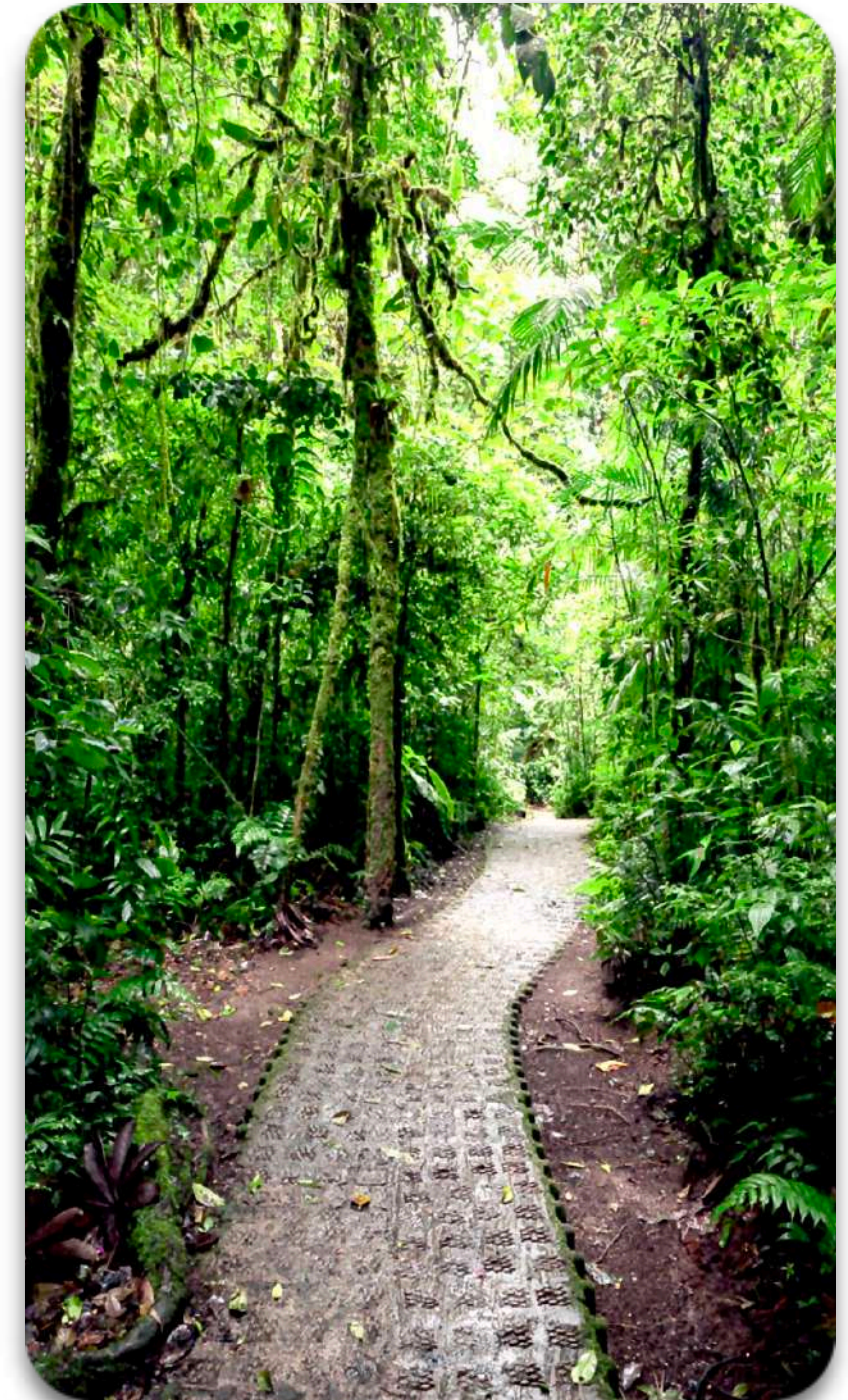
Selected tenets or residents occupying the 42 acre area will be carefully selected based on the needs of the community at large. Residents of the area will participate in a screening process to see if contributions and interests align. The community within the community will help in a myriad of ways: offer help for the exclusive-residents (i.e., offer childcare, cleaning services, assistance, etc.); increase living options and job opportunities for the locals; empowering individuals to capitalize their talents; etc. The luxury home and land owners will appreciate the well maintained Uvita Beach Estates with easy access to help and assistance at any time.



Value-Added Amenities

The amenities of *Uvita* sets this estate apart from the other comparable properties:

- ❖ 3 Infinity Swimming Pools
- ❖ 3 Private Beaches
- ❖ Pavilions and Sacred Gardens
- ❖ *Uvita Nature Reserve* and Permaculture concepts interwoven throughout the property incorporating strategic methods to provide enriched fruits and attract selected tropical wildlife.
- ❖ Private beachfront and private tropical jungle properties
- ❖ A private beach and jungle nooks encompasses natural tropical plants and trees for privacy, preservation and enriched natural beauty.
- ❖ Pathways from each home and each lote parcel include walking paths through flowering groves and lush tropical plants and fruit trees, for easy access to the common areas and private beaches.
- ❖ Internal road structure — each unit of land composes an internal road entrance from the main road, for the land owner to easily drive into their space.
- ❖ The residents of *Uvita* will have access to *Diamond Point Estates* equestrian conveniences provided by Blue Zone Adventures, for riding along the beach, into town, for companionship, therapeutic or other reasons.
- ❖ Seamless Purchasing Process: the client deserves a hassle free opportunity so that they can focus on and build upon their canvas of their dream home in paradise.. where the most extraordinary things in mind, spirit and material are taking place. Each property is sold as a titled property, with a full plano, water concessions, using the naturally purified waters via quebrades, electricity (if needed), and high-speed internet.. already in place.



PROJECT IIIA : COMPS

ECOROUGE ESTATES

— *Uvita*

Comparable Properties

* Click on the picture to access on-line listing

3.99 Acre Lot — \$1,400,000 USD



2.05 Acre Lot — \$2,560,000 USD



PROJECT IIIA

ECOROUGE ESTATES

— *Uvita*

visuals

465- Acres of Beach and Tropical Jungle Land:



ECOROUGE ESTATES

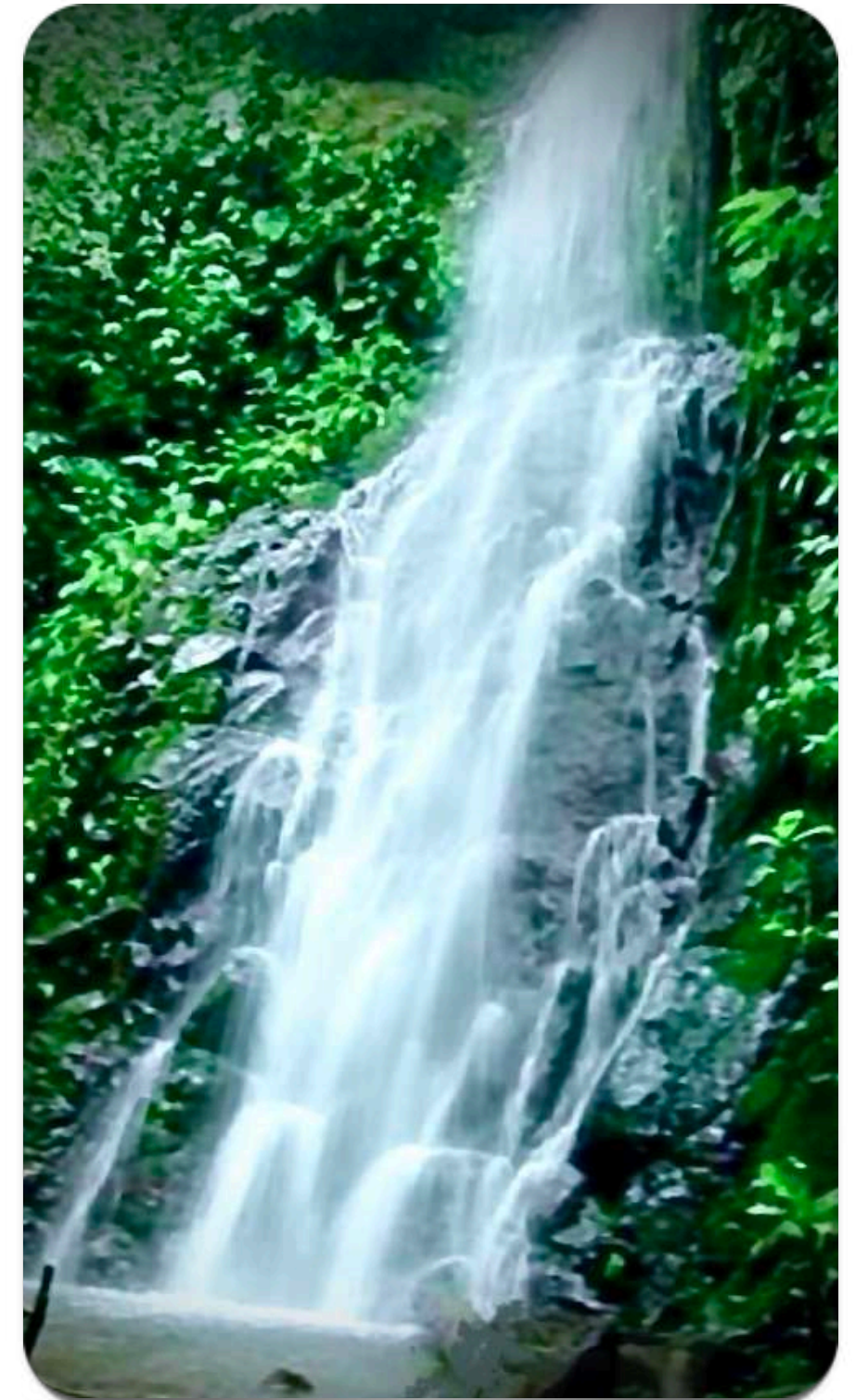
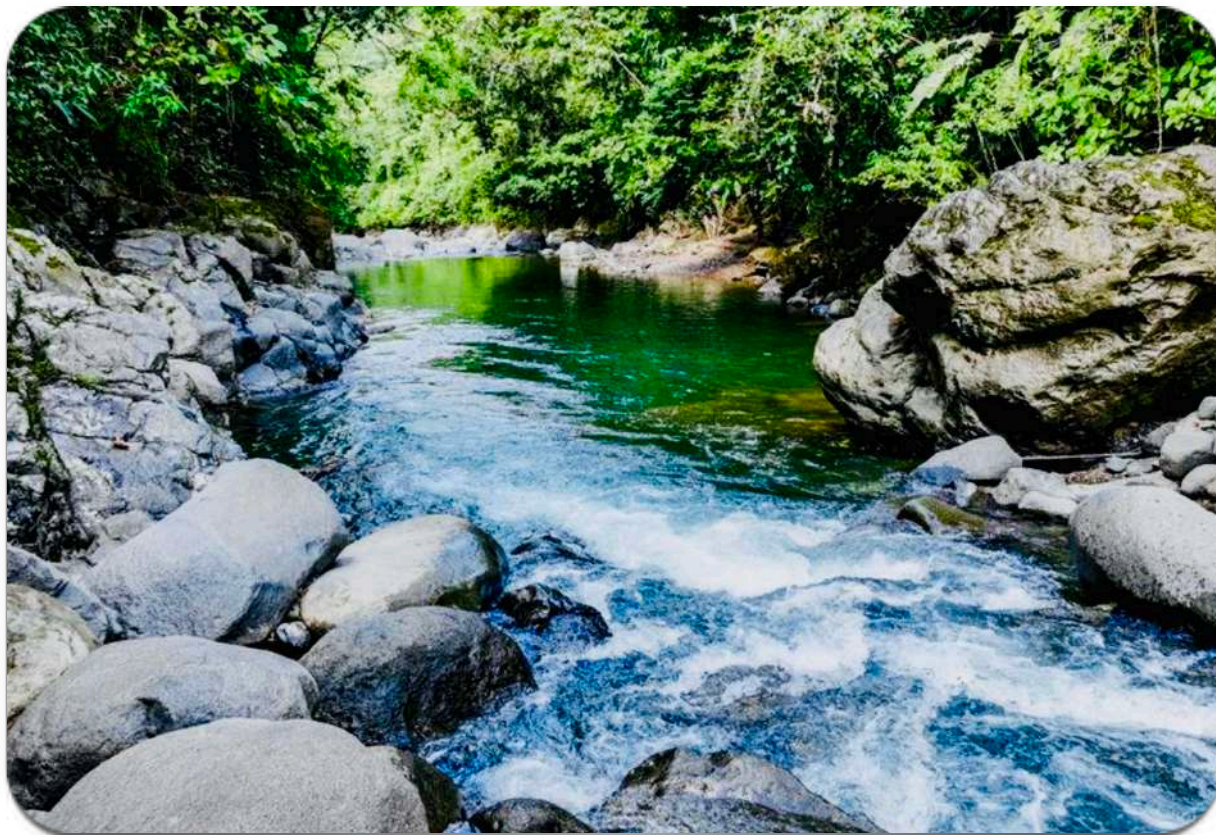
— *Uvita Falls*

Uvita Falls is 72 + acres of ocean views, lush tropical forests and aqua-blue waterfalls, is located outside of Uvita in San Josecito. The newly paved road through San Josecito, with routes to towns of Morete and San Luis and on to San Isidro; it also enables easy access to the property Uvita Falls Estates. Conveniently located within a 15 to 30 minute drive to Playa Dominical and easy access to local beaches, restaurants, supermarkets, and the amenities of Costa Ballena. With a location just a few

miles from the fastest growing town in the Southern Zone this property will attract serious buyers in search of Uvita Falls full package of amenities.

The property bestows ocean views of the Whale's Tail and Marino Ballena National Park for the village home and lote properties. Views also include dramatic mountains and canyon of San Josecito. The property has an abundance of natural water resources with 800 meters of river frontage.

The year-round creek flows down through the primary growth forest throughout the property offering a 50ft waterfall, multiple cascading pools and a corridor for passing wildlife. The river consists of many spectacular pools and waterfall cascades.



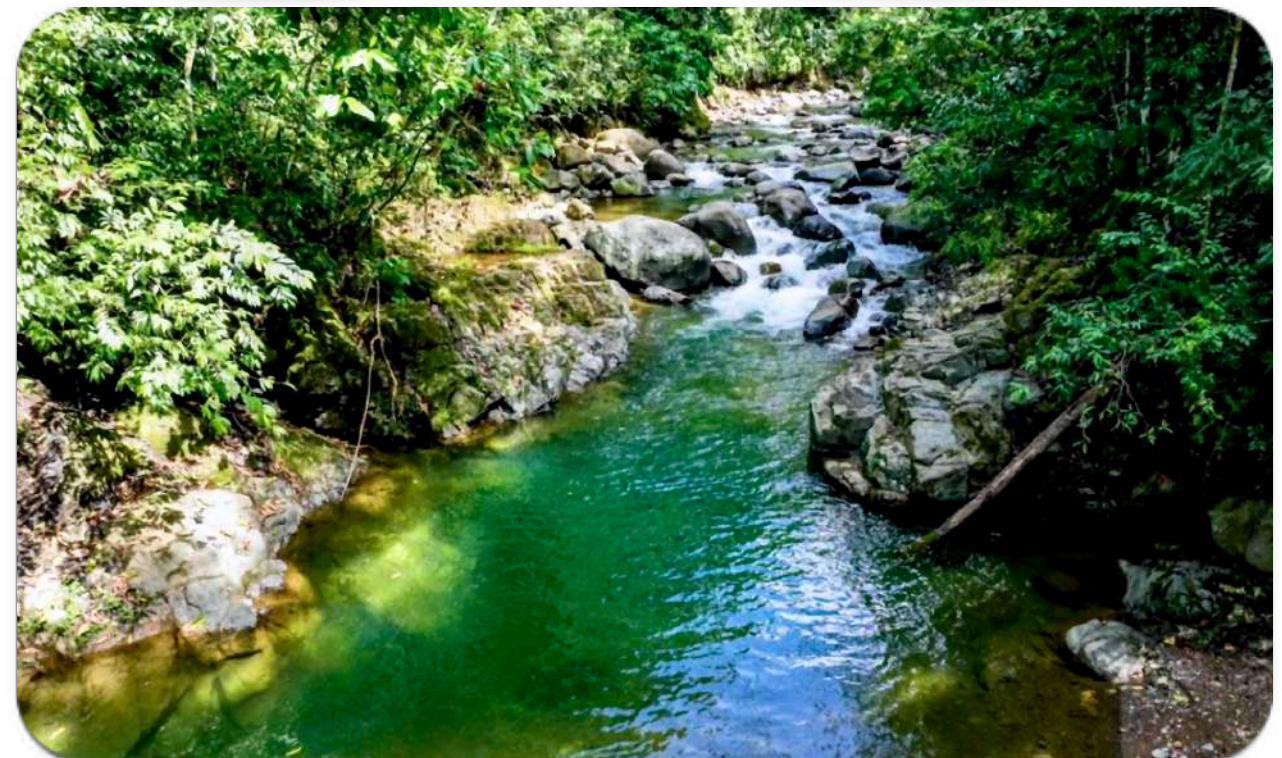
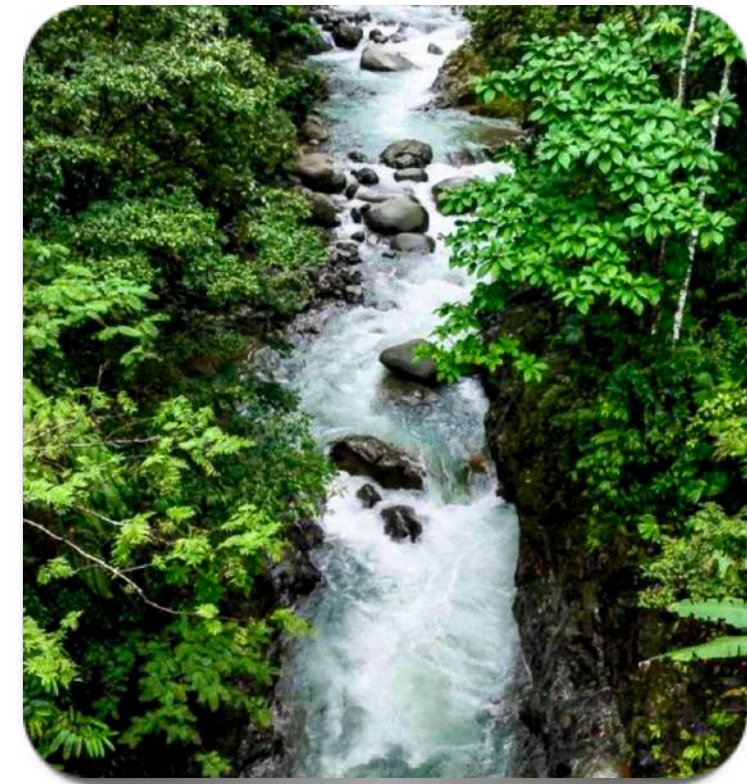
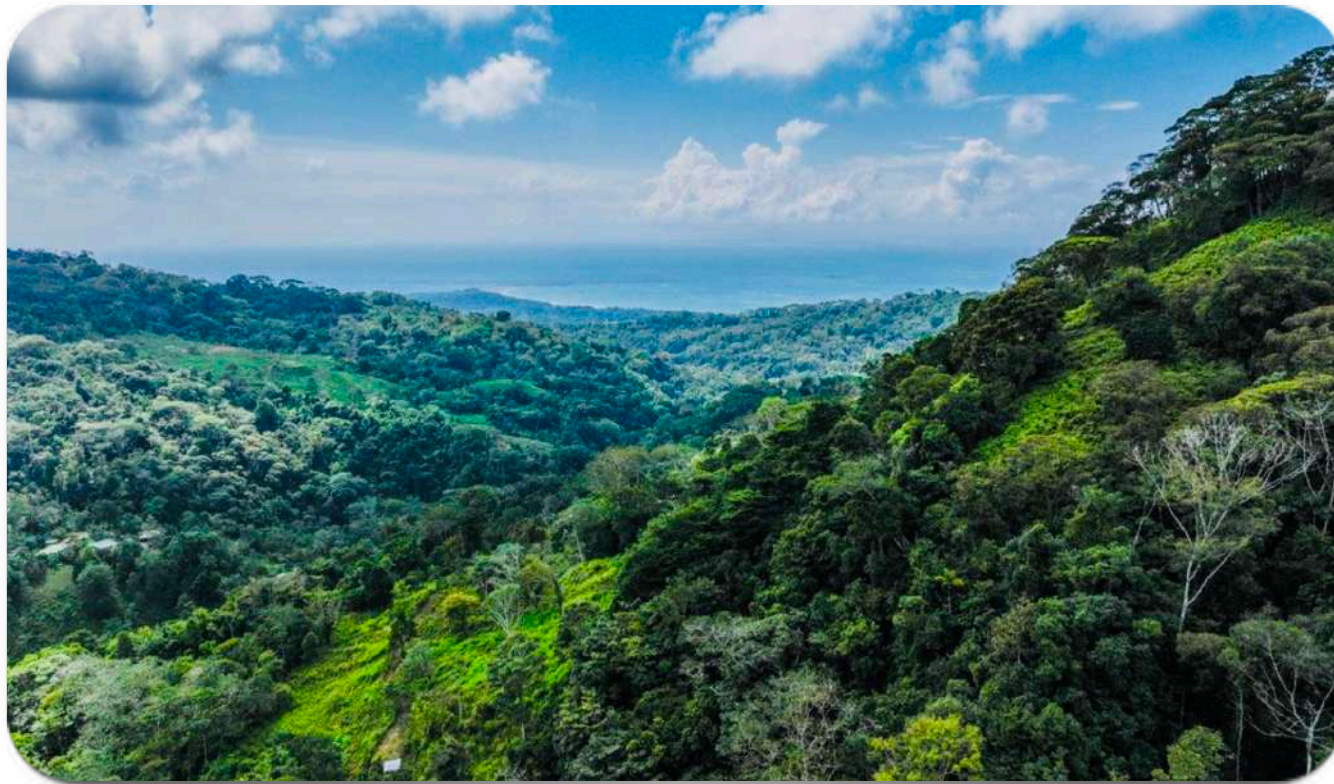
PROJECT IIIB

visuals

ECOROUGE ESTATES

– Uvita Falls

72- Acres of Tropical Jungle, River and Falls:





ECOROUGE ESTATES — *Uvita Falls*

Value-Added Amenities

... the amenities of *Uvita Falls* sets this estate apart from the other comparable properties:

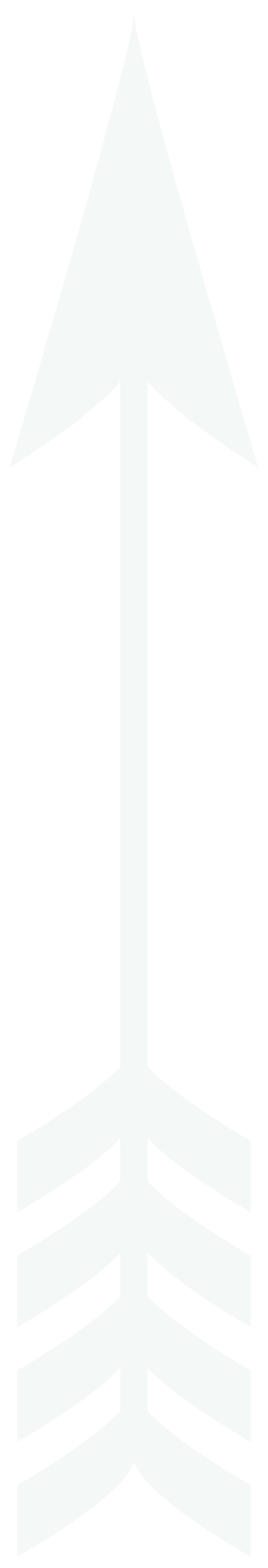
- ❖ Gated ecological community with security entrance.
- ❖ Oceanview and Mountain View Properties: views of Whale's Tail, Marino Ballena National Park and canyon of San Josecito
- ❖ Common areas include incredible aqua-blue waterfalls and swimming holes throughout the land
- ❖ *Uvita Falls Nature Reserve* and Permaculture concepts interwoven throughout the property
- ❖ Internal roads and driveways adorned with tropical flowers and exotic plants.
- ❖ Each property (home villa or lote parcel) envelopes a private with an aesthetic blend of natural tropical plants and trees for privacy, preservation and enriched natural beauty.
- ❖ From each parcel, walking paths through flowering groves, for easy access to the waterfalls, to the Waterfall Lounges, river, swimming holes, and to the road leading to the beach.
- ❖ Waterfall Lounges are carved spaces along the bountiful waterfalls on the land: comfortable features for mediation, relaxation, shared times with others, etc.
- ❖ Athletic pavilion which may be used for any purpose, *i.e.*, yoga, gatherings, etc.
- ❖ The residents of *Uvita Falls* will have access to *Diamond Point Estates* have access to equestrian conveniences, for riding along the beach, into town, for companionship, therapeutic or other reasons.
- ❖ Seamless Purchasing Process: the client deserves a hassle free opportunity so that they can focus on and build upon their canvas of their dream home in paradise.. where the most extraordinary things in mind, spirit and material are taking place. Each property is sold as a titled property, with a full plano, water concessions, using the naturally purified waters via quebrades, electricity (if needed), and high-speed internet.. already in place.

PROJECT III : SNAPSHOT

ECOROUGE ESTATES	Uvita		
Minimum Assets	Market Value	Equity Investment	Profit Margin
<i>Uvita</i>			
Titled Property: 465 Acres	\$15,000,000	\$15,000,000	\$0
Zone: Commercial Residential - No restrictions			
Development			
(38) Luxury Home-Villas - approx. 2,000 sqft.home on 2 acres	\$57,000,000		\$57,000,000
(38) Titled Parcels with Full Planos - 3-Acre Lotes	\$19,000,000		\$19,000,000
(38) Affordable Homes - approx. 1,500 sqft.home on 1 acre	\$11,400,000		\$11,400,000
Amenities			
Gated Entrance and Security	\$500,000	\$100,000	\$628,000
(114) Segregated Properties with Electrical & Internet Connection		\$570,000	-\$570,000
(114) Segregated Properties with Legal Water Concessions		\$912,000	-\$912,000
(2) Internal Main Roads	\$1,000,000	\$200,000	\$800,000
(114) Internal Branch Roads and Driveways	\$2,000,000	\$1,600,000	\$400,000
(114+) Internal Pathways ...from plots to amenities	\$1,140,000	\$228,000	\$912,000
Beautification Permaculture for Estates		\$76,000	-\$76,000
(3) Infinity Swimming Pools	\$1,200,000	\$150,000	\$1,050,000
(2) Pavilion Common Area	\$200,000	\$40,000	\$160,000
Sacred Gardens	\$75,000	\$10,000	\$65,000
Outdoor Learning Centers	\$300,000	\$30,000	\$270,000
<i>Uvita Reserve</i>	\$15,000,000	\$13,000	
<i>Uvita Falls</i>			
Titled Property: 72 Acres			\$0
Zone: Commercial Residential - No restrictions			
Development			
(8) Luxury Home-Villas - approx. 2,000 sqft.home on 2 acres	\$7,200,000		\$7,200,000
(8) Titled Parcels with Full Planos - 3-Acre Lotes	\$3,200,000		\$3,200,000
(8) Affordable Homes - approx. 1,500 sqft.home on 1 acre	\$2,400,000		\$2,400,000
Amenities			
Gated Entrance and Security	\$300,000	\$50,000	\$250,000
(24) Segregated Properties with Electrical & Internet Connection		\$120,000	-\$120,000
(24) Segregated Properties with Legal Water Concessions		\$192,000	-\$192,000
(2) Internal Main Roads	\$500,000	\$200,000	\$300,000
(24) Internal Branch Roads and Driveways	\$1,000,000	\$400,000	\$600,000
(24+) Internal Pathways ...from plots to amenities	\$240,000	\$48,000	\$192,000
Beautification Permaculture for Estates		\$16,000	-\$16,000
(3) Waterfall Lounges & Swimming Holes	\$210,000	\$21,000	\$189,000
Pavilion Common Area	\$200,000	\$20,000	\$180,000
Sacred Gardens	\$100,000	\$10,000	\$90,000
Outdoor Learning Centers	\$200,000	\$20,000	\$180,000
<i>Uvita Falls Reserve</i>	\$7,000,000	\$13,000	
Total	\$93,815,000	\$18,916,000	\$74,899,000
			Total Profit



PROJECT III : SOURCES



ECOROUGE - Uvita

Sources & Uses - Year 1

Sources of Funds

<i>Encourage Capital</i>	\$	- 0
<i>Capital Lending</i>	\$	40,000,000
Total Sources of Funds	\$	40,000,000

Uses of Funds

Land Transaction Costs		
Property Management	\$	30,000
Administrative Management	\$	0
Property Aquisition	\$	17,200,000
Loan Costs	\$	865,400
Property Taxes / Other	\$	43,000

Infrastructure

Roads/Bridges	\$	400,000
Water	\$	96,000
Electricity	\$	60,000
Beautification	\$	8,000
Building Sites	\$	1,500,000
Grounds Keeper / Land Fees	\$	32,700

Amenities

Gated Security Entrance	\$	100,000
Internal Pathways	\$	228,000
(3) Internal Swimming Pools	\$	150,000
(2) Pavilion	\$	40,000
Sacred Gardens	\$	10,000
Permaculture	\$	13,000
Taxes Incurred	\$	0
\$40M loan Repayment	\$	6,343,236
Donation - the Message		

Total Uses	\$	27,119,336
Net Sources / Uses	\$	12,880,664

ECOROUGE ESTATES

— Uvita

PROJECT III : FINANCIALS

ECOROUGE ESTATES — *Uvita*

ECOROUGE- Uvita

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Investment Return										
\$40M	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236
TOTAL Investment Return	\$ 6,343,236	\$ 12,686,472	\$ 19,029,708	\$ 25,372,944	\$ 31,716,180	\$ 38,059,416	\$ 44,402,652	\$ 50,745,888	\$ 57,089,124	\$ 63,432,360
Ecorouge Capital =	\$ 36,423,900	\$ 36,490,781	\$ 38,365,522	\$ 42,121,203	\$ 47,851,784	\$ 53,488,405	\$ 61,005,966	\$ 68,523,527	\$ 77,922,028	\$ 89,025,729
INCOME										
Capital Lending	\$ 40,000,000									
Luxury Home Sales	\$ 0	\$ 1,500,000	\$ 3,000,000	\$ 4,500,000	\$ 6,000,000	\$ 6,000,000	\$ 7,500,000	\$ 7,500,000	\$ 9,000,000	\$ 9,000,000
Affordable Home Sales	\$ 0	\$ 300,000	\$ 600,000	\$ 900,000	\$ 1,200,000	\$ 1,200,000	\$ 1,500,000	\$ 1,500,000	\$ 1,800,000	\$ 1,800,000
Luxury Lote Sales	\$ 0	\$ 500,000	\$ 1,000,000	\$ 1,500,000	\$ 2,000,000	\$ 2,000,000	\$ 2,500,000	\$ 2,500,000	\$ 3,000,000	\$ 3,000,000
Total Income	\$ 40,000,000	\$ 2,300,000	\$ 4,600,000	\$ 6,900,000	\$ 9,200,000	\$ 9,200,000	\$ 11,500,000	\$ 11,500,000	\$ 13,800,000	\$ 13,800,000
COSTS										
Land Transaction Costs		\$ 234,000	\$ 372,000	\$ 510,000	\$ 540,000	\$ 648,000	\$ 786,000	\$ 786,000	\$ 924,000	\$ 828,000
Property Management	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Administrative Management	\$ 0	\$ 0	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000
Property Aquisition	\$ 17,200,000									
Loan Costs	\$ 865,400									
Property Taxes / Other	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000
Infrastructure										
Roads/Bridges	\$ 400,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Water	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000
Electricity	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Beautification	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Building Sites	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Grounds Keeper / Land Fees	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700
Amenities										
Gated Security Entrance	\$ 100,000									
Internal Pathways	\$ 228,000									
(3) Internal Swimming Pools	\$ 150,000									
(2) Pavilion	\$ 40,000									
Sacred Gardens	\$ 10,000									
Permaculture	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
Taxes Incurred	\$ 0	\$ 16,419	\$ 286,559	\$ 567,619	\$ 862,719	\$ 848,679	\$ 1,129,739	\$ 1,129,739	\$ 1,410,799	\$ 1,665,599
\$40M loan Repayment	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236
Donation - the Message		\$ 1,057,466	\$ 295,026	\$ 3,030	\$ 1,749,627	\$ 1,755,370	\$ 1,749,740	\$ 1,960,872	\$ 2,150,891	\$ 2,538,109
Total Costs	\$ 27,119,336	\$ 9,633,821	\$ 9,363,521	\$ 9,490,585	\$ 11,562,282	\$ 11,661,985	\$ 12,075,415	\$ 12,286,547	\$ 12,895,626	\$ 11,577,644
Net Profit	\$ 36,423,900	\$ 66,881	\$ 1,874,741	\$ 3,755,681	\$ 5,730,581	\$ 5,636,621	\$ 7,517,561	\$ 7,517,561	\$ 9,398,501	\$ 11,103,701

PROJECT III : P&L

ECOROUGE ESTATES — *Uvita*

ECOROUGE - Uvita

Pro Forma Profit & Loss

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue	\$ 40,000,000	\$ 2,300,000	\$ 4,600,000	\$ 6,900,000	\$ 9,200,000	\$ 9,200,000	\$ 11,500,000	\$ 11,500,000	\$ 13,800,000	\$ 13,800,000
Total Direct Cost of Revenue	\$ (2,064,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ -0
Gross Margin	\$ 37,936,000	\$ 436,000	\$ 2,736,000	\$ 5,036,000	\$ 7,336,000	\$ 7,336,000	\$ 9,636,000	\$ 9,636,000	\$ 11,936,000	\$ 13,800,000
Gross Margin/Revenue	95%	19%	59%	73%	80%	80%	84%	84%	86%	100%
Expenses										
<i>Land Transaction Cost</i>	\$ -0	\$ 234,000	\$ 372,000	\$ 510,000	\$ 540,000	\$ 648,000	\$ 786,000	\$ 786,000	\$ 924,000	\$ 828,000
<i>Property Management</i>	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
<i>Administrative Management</i>	\$ -0	\$ -0	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000
<i>Amenities</i>	\$ 528,000	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
<i>Permaculture</i>	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
<i>Grounds Keeper / Land Fees</i>	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700
Total Operating Expenses	\$ 603,700	\$ 309,700	\$ 531,700	\$ 669,700	\$ 699,700	\$ 807,700	\$ 945,700	\$ 945,700	\$ 1,083,700	\$ 987,700
Profit Before Interest & Tax	\$ 37,332,300	\$ 126,300	\$ 2,204,300	\$ 4,366,300	\$ 6,636,300	\$ 6,528,300	\$ 8,690,300	\$ 8,690,300	\$ 10,852,300	\$ 12,812,300
EBITDA	\$ 37,332,300	\$ 126,300	\$ 2,204,300	\$ 4,366,300	\$ 6,636,300	\$ 6,528,300	\$ 8,690,300	\$ 8,690,300	\$ 10,852,300	\$ 12,812,300
Interest Expense	\$ 865,400	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Taxation										
<i>Property Taxes</i>	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000
<i>Taxes Incurred @ 13%</i>	\$ -0	\$ 16,419	\$ 286,559	\$ 567,619	\$ 862,719	\$ 848,679	\$ 1,129,739	\$ 1,129,739	\$ 1,410,799	\$ 1,665,599
Net Profit	\$ 36,423,900	\$ 66,881	\$ 1,874,741	\$ 3,755,681	\$ 5,730,581	\$ 5,636,621	\$ 7,517,561	\$ 7,517,561	\$ 9,398,501	\$ 11,103,701
Net Profit %	91%	3%	41%	54%	62%	61%	65%	65%	68%	80%
Ratios										
<i>Loan to Cost</i>	1.47	4.15	4.27	4.21	3.46	3.43	3.31	3.26	3.10	3.45

TECHNOLOGY

Our reliable web hosting service through ApVerticals and GoDaddy. The systems will interact with one another through easily applied links and syncing methods provided by the selected website developer. Although seemingly complex, the organization and compatibility features will generated seamless, organized and effective operations for Ecorouge Inc.

IR	Investor Relations	ecorouge.org
PDS	Project Development System	TBD
PMS	Property Management System	ecorougeestates.com
SMS	Service Management System	bluezonerecreation.com
CRM	Customer Relationship Manager	co-creaciónpacífica.com
PRM	Personnel Relations Manager	co-creaciónpacífica.org
EEp	Ecorouge Endowment Program	campaignbrilliance.org
SMP	Social Media Platforms	ALL

IR Investor Relations	*	A system to connect with investors and build investor relations for the purpose of collaboration and or financing and or shareholding options .
Updates of Website ecorouge.org	Ecorouge Inc.	A website for to set forth of ideas, established plans and display of plan operational details.
	WELCOME	— who we are, our experience and our approach
	ECOLOGICAL NEIGHBORHOODS	— a downloadable PDF for investors who invest in sustainability
	INVESTOR DECK	— a downloadable PDF for investors to peruse property options and ideas
	CONTACT	— “drop us a line” to communicate with the founder, open to collaboration
	Implementation	The System has been developed and is updated as needed.
	Management	Additional information regarding plan details are updated every Sunday at 7am.
	Selection	A website to present the information of established plans, which allows for immediate access of critical information regarding plan details, projects in progress and in preparation.
	Expected Contributions	The easy-access system provides a variety of communication channels and place to display all of the company’s details of actions.

TECHNOLOGY

DMS Development Management System		*	<p>A software program to integrate the various sectors of real estate development and construction. Below are software programs currently being analyzed for optimal capabilities to best serve all project developments for Ecorouge Estates.</p>
PROCURE	NORTHSPYRE	SAGE 300 CONSTRUCTION & REAL ESTATE	
	Implementation	<p>The integration of software, mobile accessibility and customizable reporting will become a comprehensive system for Ecorouge’s real estate project developments and financial management, which will be implemented by the selected software company and representatives.</p>	
	Management	<p>The Project Manager will oversee the day-to-day operative use of the software system and integrate its capabilities to effectively meet each projects needs.</p>	
	Selection	<p>The selected PDS software manages each projects’ development and construction of real estate properties, in a streamlined and progressive manner — effectuating a systems-approach to the various forms, with multiple moving parts, of development and construction of real estate properties.</p>	
	Expected Contributions	<p>The PDS include system capabilities, <i>i.e.</i> scheduling, blueprint drafting, document management, job costing, <i>etc.</i>, which facilitates an organized and efficient means of project and construction developments.</p>	

TECHNOLOGY

<p>PMS Property Management System</p>	<p>*</p>	<p>A system to manage all of the properties of Ecorouge Estates.</p>
<p>Development of Website & Mobil App</p> <p>ecorougeestates.com</p>	<p>Ecorouge Estates Inc.</p>	<p>A website to house, present and sell the real estate properties offered by Ecorouge Estates.</p>
	<p>LISTINGS</p>	<p>— property listings with navigation map — provides real-time updates, <i>i.e.</i>, development for pre-sales, active, under contract, sold, <i>etc.</i> — the potential client may be able to schedule a viewing, where they will fill out a <i>client profile form</i> to be stored in the CRM system, which is linked and embedded in the client profile data system of co-creaciónpacífa.com</p>
	<p>BLUE ZONE VILLAS</p>	<p>— listings of villas for rent, this information is linked from bluezonerecreation.com.</p>
	<p>REALTORS</p>	<p>— real estate agents available for clients, with options for the client to communicate directly</p>
	<p>RESERVES</p>	<p>— outlines and summarizes each <i>reserve</i>:</p> <ul style="list-style-type: none"> . <i>Celestina Reserves</i> . <i>the Barú Reserves</i> . <i>Uvita Reserves</i>
	<p>CONTACT</p>	<p>— options to communicate with members of the staff</p>
	<p>BLUE ZONE RETREATS</p>	<p>— link to bluezonecreation.com</p>
	<p>CAMPAIGN BRILLIANCE</p>	<p>— link to campaignbrilliance.org</p>
	<p>Implementation</p>	<p>The PMS showcases property listings and will be implemented by the website developer. The Marketing Manager will collaborate with other realtor sites for the purposes of cross-promotions of Ecorouge Estates properties.</p>
	<p>Management</p>	<p>The system will be regularly updated and managed by the Marketing Manager, to ensure listings are accurate and up-to-date. All Ecorouge personnel utilizing the system will be trained to use it effectively.</p>
	<p>Selection</p>	<p>The PMS helps the management, organization and status of all of the Ecorouge real estate properties, efficiently. This system handles property listings, bookings of viewings and other operational tasks.</p>
	<p>Expected Contributions</p>	<p>The system will provide real-time updates on property availabilities, property status, and bookings. Through collaboration efforts with other local realtor businesses, the Marketing Manager will propose collaboration opportunities with other online realtor platforms: to give the partnering companies an opportunity for their realtor's to attain leads and sell to profit.</p>
	<p>Partnership Opportunities</p>	<p>Latitude 9 Real Estate 2 Costa Rica Real Estate Exclusive Homes Costa Rica Dominical Property Real Estate Blue Zone Realty International Dominical Real Estate Costa Rica Luxury Real Estate Uvita Luxury Real Estate</p>

		SMS Services Management System	*						
				A system to manage the services of the Blue Zone Recreation.					
Development of Website	Blue Zone Recreation	A website developed to house all of the Blue Zone Recreational activities and available packages.		Implementation	The SMS is developed by the web developer to manage all scheduled services of BLUE ZONE Recreations.				
	Your BLUE ZONE Recreation	<ul style="list-style-type: none"> — when a client fills out a <i>client profile form</i> on bluezonerecreation.com, it is stored here in the database, for the guest members to login to see their BLUE ZONE reservations — when a <i>client profile form</i> is filled out, the information is stored in the CRM system, which is embedded in the client profile data system of co-creaciónpacífica.com and synced with Your BLUE ZONE Recreation PORTAL — for the personnel of Ecorouge to view their scheduled appointments and reservations, all reservations made here are synced with the My Vocation PORTAL embedded in co-creaciónpacífica.org site; <i>i.e.</i>, the system automatically schedules maid service with Ecorouge's maid personnel on the day of Blue Zone Villa checkout; automatically schedules dinner reservation with Ecorouge's cook and waiters' schedule to alert the staff of required services; automatically schedules therapy service with Ecorouge's selected therapists, etc. 			Management	The Marketing Manager updates and verifies correctness of rental and service listings, and partners with local tour and wellness businesses with online capabilities to collaborate and orient cross-promotional opportunities of BLUE ZONE Recreation. The interactive system is used by the clients to make their BLUE ZONE Reservations.			
	BLUE ZONE Villas	<ul style="list-style-type: none"> — listings of the ascension villas available for rent — the client may be able to schedule a period of time to reserve the villas; this process first entails filling out a <i>client profile form</i>, and proceeds to payment 				Selection	The SMS seamlessly and efficiently manages all of the scheduling of rentals and BLUE ZONE Recreation services.		
	BLUE ZONE Cafe	<ul style="list-style-type: none"> — presents the restaurants menu, with ingredients used straight for the Barú Reserve — guests and members can make reservations to eat, or for private functions — the request of a reservation will prompt the guest to fill our a <i>client profile form</i> 					Expected Contributions	The SMS will automate our operations, reducing manuel work and increasing efficiency. It will also provide real-time updates on availabilities of rental reservations and services. This action links to the internal client database (co-creaciónpacífica.com) and the internal scheduling system (bluezonerecreation.com synced with co-creaciónpacífica.org). When a client makes a reservation, the booking automatically schedules the appropriate staff needed to provide the service. The selected personnel is alerted and automatically views their booking on their My Vocational PORTAL on co-creaciónpacífica.org ; <i>i.e.</i> the cook's schedule will show a reservation made and request their attendance to serve, and prompts other associated personnel to be available fulfill requested service; similar to the scheduling of a therapist appointments, or maid service after each rental is completed.	
	BLUE ZONE Adventures	<ul style="list-style-type: none"> — equestrian reservations — waterfall tours reservations — other adventures TBD — the client will make the reservation by filling out a <i>client profile form</i> 						Partnership Opportunities	Nacarosta Wildlife Adventures Rainmaker Conservation Park Nauyaca Waterfall Nature Park Hacienda Barú Lodge Uvita 360
	BLUE ZONE Retreats	<ul style="list-style-type: none"> — retreat packages — clients schedule selected retreats here, after filling our a <i>client profile form</i> and making payment, or simply add the reservation to their existing client profile 							Monkey Ride and Private Rides Dominical Information Body Health and Healing Molecule of Happiness
	BLUE ZONE Therapy	<ul style="list-style-type: none"> — services by holistic practitioners, healers, therapists, counselor, etc. — clients can make reservations for therapy or specialty services 							Farm of Life Holistic Lacey

Development of Website & Mobile App	<i>Co-creación Pacífica</i>	A website and mobile app for the residents and guests of Ecorouge Estates.
co-creaciónpacífica.com	Your HOME	<ul style="list-style-type: none"> — when a client fills out a <i>client profile form</i>, they have the ability to login to their portal to acquire any information related to their business association — land owners and home owners will have access to their property's information and status updates, <i>i.e.</i>, planos, topography map, master plan, appraisal value, <i>etc.</i> — while in the process of purchasing, building a home, <i>etc.</i>, the property owner will be able to see an updated status within the process
PORTAL	Your BLUE ZONE Recreation	<ul style="list-style-type: none"> — when a client fills out a <i>client profile form</i> on bluezonerecreation.com, it is stored here, for the guest member of <i>Co-creación Pacífica</i> to be able to login to see their BLUE ZONE reservations here if desired — this portal is synced with the Your BLUE ZONE Recreation PORTAL in bluezonerecreation.com
PLATFORM	HOA	<ul style="list-style-type: none"> — summaries of maintenance services — payment options. — showing community land progress — other
	LET'S ADVANCE	<ul style="list-style-type: none"> — a community forum, where residents can make suggestions to help or improve the community of <i>Co-creación Pacífica</i> and the premises of Ecorouge Estates in some way, or give positive feedback — there will be an option for suggestions to be privately sent if desired
	TEMPLE OF KNOWLEDGE	<ul style="list-style-type: none"> — all members of <i>Co-creación Pacífica</i> gain access to Ecorouge's archival of mystical knowledge — a log of methods and practices used to augment healing and other advancements — a list of books and musical sources, philosophies, holistic healing practices, natural remedies, ancient understandings, the understanding of permaculture, natural power sources, spirituality, <i>etc.</i>
	ON-LINE COMMUNITY	<ul style="list-style-type: none"> — a place for property owners, residents, clients, guests, and personnel to openly communicate about whatever they feel is needed, with an agreement and understanding of respect and honor for others — within this sector, private communications can be formed via the formation of groups, <i>i.e.</i> by retreats hosts for group retreats and post-retreat reintegration periods, as well as life long support systems, therapy groups, <i>etc.</i>, or electively between each user
	CONNECT	— members are able to connect with the personnel of Ecorouge

CRM

Customer Relations Manager

A system created for customers to manage their property updates, their online profile and communicate directly with other community members and with Ecorouge's personnel.

Implementation	The CRM system is an online system to suit the business' needs. The system will be implemented by the website developer. The CRM system will be used by the residents and guests to receive updated information and engage with community members and the personnel of Ecorouge. All <i>client profile forms</i> are stored here.
Management	The CRM system is overseen be the Marketing Manager, and interactively used by the community members and personnel.
Selection	The CRM system manages the interactions with current and potential customers. The system stores all <i>client profile forms</i> , and will help improve business relationships and streamline internal systems of operations.
Expected Contributions	The CRM system will provide a portal for customers to access their information and receive updates. The system will improve customer service by providing personalized experiences, while Ecorouge openly invites their feedback. It will help us track customer interactions, identify trends, and make data driven decisions.

<p>Development of Website & Mobile App</p> <p>co-creaciónpacífica.org</p>	<p>Co-creación Pacífica</p>	<p>A website and mobile app comprising a portal and platform for the personnel and members of <i>Co-creación Pacífica</i>.</p>
<p>PORTAL</p>	<p>My VOCATION</p> <p>SCHEDULE</p> <p>PAY</p> <p>CONTRACT</p> <p>My CLIENT</p>	<p>— a staff member or contract worker uses this space to log helpful information specific to their agreed upon service, or project, with Ecorouge Inc., <i>i.e.</i> methods to be used, capabilities to add to their schedule (preparation time, additional tasks, or events, <i>etc.</i>), places to upload materials and content for the services and or projects (books, methods, music, <i>etc.</i>)</p> <p>— overall project schedule — personnel's' designated appointments derived form reservations made by clients</p> <p>— their personal payroll , payment schedule, history of pay, tax forms, <i>etc.</i></p> <p>— details concerning the arranged contract</p> <p>— linked to the database of <i>client profile forms</i> in <i>co-creaciónpacífica.com</i>, for the personnel agent to keep track of their clients' experiences, update any services, update relevant information to help their client, and future plans for their clients — here they have viewable access of their <i>clients' profile</i>, and editable access of their personal business experiences with their client</p>
<p>PLATFORM</p>	<p>TEMPLE OF KNOWLEDGE</p> <p>ON-LINE COMMUNITY</p>	<p>— all members of <i>Co-creación Pacífica</i> gain access to Ecorouge's archival of mystical knowledge — a log of methods and practices used to augment healing and other advancements — a list of books and musical sources, philosophies, holistic healing practices, natural remedies, ancient understandings, the understanding of permaculture, natural power sources, spirituality, <i>etc.</i></p> <p>— a place for property owners, residents, clients, guests, and personnel to openly communicate about whatever they feel is needed, with an agreement and understanding of respect and honor for others — within this sector, private communications can be formed via the formation of groups, <i>i.e.</i> by retreats hosts for group retreats and reintegration period and community support post-retreat, therapy groups, <i>etc.</i>, or electively between each user</p>

PRS

Personnel Relations System

A system used by the personnel of Ecorouge to manage their vocational services within Ecorouge.

<p>Implementation</p>	<p>The portal of the PRS is used for the personnel of Ecorouge to view their personal vocational information and their <i>clients' profile</i> experiences. The platform is used by the community members (guest, resident and mainly personnel) to view the latest advancements used in healing, the newly uncovered knowledge, and access to an on-line community for support.</p>
<p>Management</p>	<p>The system is updated and overseen by the Marketing Manager, and updated by the personnel of Ecorouge.</p>
<p>Selection</p>	<p>The portal of the PRS is designed specifically for the personnel of Ecorouge to manage their vocational aspects, track the needs of the community, and store and track information for their clients within it clients' profile. The platform of the PRS is synced with the platform of the CRM system.</p>
<p>Expected Contributions</p>	<p>The portal is used to receive routine updates of scheduling and payments, as well as store important information regarding their clients' needs and progress within each clients' profile.</p>

TECHNOLOGY

<p>Eep Ecorouge Endowment program</p>	<p>*</p>	<p>A program to help with the company's advertising, online presence, advocacy missions and communications of.</p>
<p>Development of Website</p> <p>campaignbrilliance.org</p>	<p>Campaign Brilliance</p>	<p>The donation of time and 10% of annual capital for the advocacy of earthly preservation: humanity and habitat.</p>
	<p>MISSIONS</p>	<p>.....</p> <p>— features the latest updates and features current advocacy missions and attributed donations, <i>i.e.</i> ecological living, water pollution solutions, affordable housing, acts of preservation, <i>etc.</i></p>
	<p>Reserves</p>	<p>— showing updates on the development of Ecorouge's Natural <i>Reserves</i>:</p> <ul style="list-style-type: none"> . <i>Celestina Reserves</i> . the <i>Barú Reserves</i> . <i>Uvita Reserves</i> <p>— <i>i.e.</i> capturing exotic animals, tropical fruits and other benefits and remedies from the botanical rainforest <i>reserves</i></p>
	<p>BLOGS</p>	<p>— blogs regarding the benefits of ecological living and other related discussions</p> <p>.....</p>
	<p>Implementation</p>	<p>The Eep system is a donative service. The website is developed by the web developer and updated by the Marketing Manager.</p>
	<p>Management</p>	<p>The Marketing Manager will feature an online presence of Ecorouge Estates and Blue Zone Recreations, in conjunction with Ecorouge's advocacies and solution-based methods missioned through Campaign Brilliance in formation with the <i>Co-creación Pacífica</i> community.</p>
	<p>Selection</p>	<p>The informational sourced website updated with the latest missions of Campaign Brilliance along with blogs and interactive features.</p>
	<p>Expected Contributions</p>	<p>Missions to preserve the purity of the earth will increase brand awareness and customer engagement. The Eep will also provide a platform to receive feedback from followers, potential clients and members of the <i>Co-creación Pacífica</i>.</p>

TECHNOLOGY

<p style="text-align: center;">SMP Social Media Platforms</p>	<p style="text-align: center;">*</p> <p>Social Media Platform visibility is essential for Ecorouge to market on a global scale.</p>	
<p>FACEBOOK</p> <p>TICKTOCK</p>	<p>INSTAGRAM</p> <p>WHATSAPP</p>	<p style="text-align: center;">TWITTER</p> <p style="text-align: center;">OTHER</p>
	<p style="text-align: center;">Implementation</p>	<p>SMP accounts are created by the Marketing Manger.</p>
	<p style="text-align: center;">Management</p>	<p>The Marketing Manager will post advertisements Ecorouge Estates and Blue Zone Recreation, and advocacies of Campaign Brilliance.</p>
	<p style="text-align: center;">Selection</p>	<p>SMP is an effective tool for marketing and communication, whereby the platforms enable the promotion of properties and recreational activities, as well as our advocacies. The platforms enable the personnel of Ecorouge to interact with existing and potential clients.</p>
	<p style="text-align: center;">Expected Contributions</p>	<p>SMP will increase brand awareness and customer engagement. The platforms will provide an opportunity for clients to share their experiences and boost our reputation.</p>

Management Structure

At Ecorouge Inc., the organizational hierarchy is designed to foster collaboration and ensure smooth operations. At the top of the hierarchy is the Chief Executive Officer (CEO), responsible for the overall strategic direction of the company. Reporting directly to the CEO is the Chief Operations Officer (COO) and the Accountant Manager, who manage financial and operational aspects respectively. The Project Manager reports to the COO, overseeing the development of ecological real estate properties. The COO handles the on-site development and Blue Zone Recreation. Lastly, the Marketing Manager (hired through the Ecorouge Endowment Program) who reports to the CEO, is in charge of promoting the company's services and advocacies, and managing the online and physical distribution channels.

The decision-making process at Ecorouge Inc. is founded on open communication and teamwork. Major decisions are made collectively during executive meetings with the CEO, Accountant Manager, the COO, Project Manager and Marketing Manager. Each manager is responsible for making decisions within their respective departments, with the CEO having the final say on significant matters. This structure ensures that all perspectives are considered and that decisions align with the company's vision and mission.

Chief Executive Officer, CEO

- ◆ responsible for setting the company's strategic direction, making major corporate decisions, and building and maintaining relationships with partners and stakeholders
 - Monica Rougelot, *founder and CEO*

Accountant Manager

- ◆ Management of the company's financial operations, including budgeting, financial planning, risk management, and financial reporting.

Chief Operations Officer, COO

- ◆ Oversees the company's day-to-day operations and ensures that the business runs efficiently and effectively. The ideal candidate should have a strong background in operations management and a deep understanding of the real estate and hospitality industries.

Project Manager

- ◆ Oversees the development of ecological real estate properties, coordinating with civil engineers, architects, contractors, well driller and other stakeholders to ensure that projects are completed on time and within budget
 - A3: Arquitectos
 - New Age Construction
 - Consultoría y Construcción
Donald Monge
 - Consbieke
Roberto Aguilar, *Founder, GM and Civil Engineer*
 - Pura Vida Drilling
Jerry Werth, *President*
 - Earthships BioTecture
Mike Reynolds, *Owner*
 - Melvin Roberto Morales Alvarez,
Topographer

Management Structure

Retreat Hosts

Responsible for the planning and execution of the Healing Retreat Packages and Nature Adventure Experiences. This includes coordinating with instructors, therapists, and guides, and ensuring that guests have a memorable experience. Below are hosts who have expressed interest, and many more quality options as well:

- ◆ Lacey Budge
- ◆ Mary Ellzey
- ◆ Laura Brehem
- ◆ Flora and Fauna, *Shamans*

Therapists

Therapists practicing holistic and nature-based therapeutic methods and remedies, with an apparent knowledge base and understandings of the various healing modalities of mental well-being, utilizing Blue Zone Therapy practices: Art, Music, Sound, Vibrational, Equestrian, Hypno, etc.

Marketing Manager

Responsible for promoting the company's properties, homes and services, managing the online and physical distribution channels. This includes developing and implementing marketing strategies, managing social media platforms, and overseeing the company's website, and lead specialist.

Property Maintenance Personal

- ◆ Equestrian Manager
- ◆ Land Maintenance Supervisors
- ◆ Permaculturists
- ◆ Landscape Artists
- ◆ Cooks
- ◆ Maids
- ◆ Drivers

NETWORK

Realtors

- Kathia Moria, *Administrator and Real Estate Agent for Dominical Properties*
- Mark Savoia, *Realtor for OSA Tropical Properties*
- Joshua Kanter, *Owner of Dominical Property and Uvita Luxury Real Estate*

Developers

- Trevor Yoder, *founder and CEO OSA Development LLC*

Known Talent

- Kaya Usher, *Author, Musician*
- Peter Diamonds, *Serial Entrepreneur, Founder of Singularity*
- Ray Kurzweil, *Author, Principal Researcher at Google*

founder of Ecorouge

Monica Rougelot is a visionary of modern times, as she envisions new ways to leave a legacy for future generations. As a successful owner of businesses, M. Rougel intends to augment her profits as a developer. She examines the world and looks for untapped opportunity; and thus, brings forth a plan for a new community development — *an area for sustainable living and recreation.*

The developer identifies how to increase profits, while focusing on fundamental, and vitally important, matters. M. Rougel recognizes the powers nature holds, and the need to co-create in its alignment. Accordingly, the visionary's experience lies in contracting, product design and psychological well-being.

The entrepreneur owns multiple businesses, including Thomas Kiefer Contracting LLC and Atom Contracting Inc. The contracting companies provide construction services for new development and restoration within the southern region of the United States. To increase profits, and serve in an impactful way

to help advance our methods for a more cohesive coexistence, Monica segues from the Midland, Texas market, to an even more lucrative market — real estate development for people who want to feel good. Specifically, offering solutions for all to reap the benefits the paradisaal land provides.

Ecorouge *Innovational Product Design*, another company owned by M. Rougel, featured apparel labels for versatile clothing, for the purposes of efficiency and reductions of clothing needed; artist-inspired collections to benefit SavingtheAmazon.org; and, composed a patent-pending product. In place are future plans to develop *Effigy-Angel Technology* and *Well-Being Blends* (wellness textiles derived from specific natural fibers for ergonomic enhancement, and availing the benefits of natural production).

The Costa Rica investment venture compels M. Rougel to envelope sustainable methods — in body and mind. Recognizing the importance of psychological stability and well-being, effectuates a course of community advancement. Currently, the problem-solver

joins with Paul McKenna for weekly meetings, to attain knowledge and certification in Therapeutic services. “Art Therapy and Hypnotherapy can alter the patterns of thought into a positive progression and help many of sensitive talents who are now suffering from depression and stagnation,” Monica asserts.

Monica is endowed with *an eye* for aesthetics, and sees new value potentials.. by *beautifully* repositioning the newly tailored property lots will ensure everyone's ROI.



GROWTH STRATEGY

Market Development

As Ecorouge Estates Inc., our initial focus is on ecological development for the thriving real estate market on the South Pacific coast of Costa Rica. We have identified this location as a prime spot for our Community Development and Retreat Centers, given its tropical appeal and thriving tourism industry. However, our vision extends beyond the boundaries of the South Pacific Coast of Costa Rica, to other potential markets that align with our business model.

Our market development strategy involves leveraging digital channels to reach a wider audience. We will invest in a robust online presence, optimizing our website for search engines, and employing social media marketing to increase visibility and brand recognition. This will allow us to attract potential clients from across the globe, positioning Ecorouge Estates as a global brand in ecological real estate development.

Simultaneously, we will explore potential physical locations that can serve as satellite offices or information centers. These locations can help us establish a local presence in new markets, providing a platform for face-to-face interaction with potential clients and partners, and strengthening our brand's credibility.

Product Development

As an ecological real estate development company, our 'product' is the communities neighborhoods and retreat center activities we create. We focus on incorporating unique features and amenities that set our developments apart from the competition. Our aim is to provide a product that not only meets but exceeds market expectations.

As we routinely research the latest trends and innovations in real estate development and hospitality, our offerings we ensure are always fresh, relevant and appealing. We seek feedback from our clients to use this information for refinement and improvement of our services and developments. By doing so, we ensure our product remains desirable and competitive to driving business growth.

Moreover, we invest in sustainable development practices, as we recognize the increasing importance of environmental responsibility in today's market, creating eco-friendly communities and retreat centers. Our product accommodates a wide range of needs: luxury property and home buyers, as well as property ownership for the locals, while contributing to the preservation of the environment. This approach will not only enhance our brand image but also attract a segment of the market that values sustainability.

Partnerships

Strategic partnerships significantly contribute to the growth of Ecorouge Estates. As we collaborate with people and businesses that align with our vision, we add value to our operations. We continue to seek partnerships with people and local businesses in the South Pacific Coast of Costa Rica to help provide services and products to our developments, thereby enhancing our offerings. Partnering with surrounding local companies with impressive SEO capabilities will augment business for Ecorouge Inc. as well.

Additionally, we will continue to establish relationships with realtors, travel agencies and tour operators who can promote our retreat centers as part of their packages. This will help us reach a wider audience and attract a steady stream of guests to our retreat centers.

Finally, we will explore opportunities for joint ventures with other real estate developers. These partnerships can provide access to new markets, share risks and costs, and bring in additional expertise, thereby fostering growth and expansion. Through these strategic partnerships, we aim to establish Ecorouge Inc. as a leading name in real estate development.

Our growth strategy encompasses a comprehensive approach to market development, product development, and partnerships. By executing this strategy effectively, we are confident that substantial growth can be achieved – establishing a strong presence in the real estate development industry.

GROWTH STRATEGY

Local businesses of the South Pacific Coastal region of Costa Rica:
occupy physical offices in the area and most have optimal SEO for related searching

REALTORS & RENTAL PLATFORMS

Zillow
Realtor.com
Book.com
Airbnb
Vrbo
MLA



SOCIAL MEDIA PLATFORMS

Facebook
Instagram
Twitter
Ticktock
WhatsApp

Latitude 9 Real Estate latitude.com Manuel Antonio, CR 60601 + 506 2777 1196 + 1 800 659 0849 <i>* includes vacation rental listings</i>	2 Costa Rica Real Estate 2costaricarealestate.com Portalón, Puntarenas, CR +506 2519 9413 <i>* local listings of land & homes</i> <i>* team of agents</i>	Exclusive Homes Costa Rica exclusivhomescostarica.com Quepos, Puntarenas, CR 60601 CR + 506 2777 6610 US + 713 370 1268	Dominical Property Real Estate dominicalproperty.com Uvita, CR US + 407 777 0134 <i>* advanced search of local listings</i> <i>* team of real estate agents</i>
Blue Zone Realty International bluezonerealty.com Uvita, Puntarenas, CR + 506 8446 0275 <i>* listings of residential & commercial land</i> <i>* features neighborhoods</i>	Dominical Real Estate costaricarealestate.net dominical-real-estate.com Puntarenas, CR + 506 2787 0005 <i>* features vacation rentals also</i>	Costa Rica Luxury Real Estate crlr.com Manuel Antonio, CR 60601 + 506 277 9324 <i>* team of agents</i> <i>* featured properties</i> <i>* ocean view properties</i> <i>* vacation rental listings</i>	Uvita Luxury Real Estate uvituluxury.com Uvita, CR US + 407 777 0134
Hacienda Barú Lodge haciendabaru.com Barú, CR + 506 2787 0003 + 506 2787 0010 <i>* features vacation rentals & packages</i> <i>* adventures & tours</i>	Uvita 360 uvita360.com Uvita, CR + 506 8586 8745 <i>* adventure & tours</i>	Monkey Ride & Private Rides monkeyridecr.com Uvita, CR US + 323 285 8832 <i>* features vacation & retreat rentals</i>	Dominical Information dominicalinformation.com Dominical, CR 60504 CR + 506 2787 0454 US + 323 285 8832 <i>* vacation & retreat packages</i> <i>* adventure tours</i> <i>* listings of local outdoor activities</i>
Nacarcosta Wildlife Adventures nacarcosta.com Quepos, CR + 506 8736 9111 <i>* offers a variety of tours & packages</i>	Royal Butterflies Puente de Seco, Puntarenas, CR + 506 8409 5638	Rainmaker Conservation Park rainmakercostarica.com CR + 506 2777 3565 US + 540 349 9848	Nauyaca Waterfall Nature Park nauyacawaterfall.com Barú, CR 11909 + 506 8770 4222
Body Health & Healing with Kendra Toothill bodyhealthhealing.com Uvita, CR + 506 8662 2817	Molecule of Happiness with Karolina Magdalena moleculeofhappiness.com Dominical, CR + 506 7245 5361	Farm of Life farmoflifecr.com Barucito, CR CR + 506 8893 7407 US + 404 521 8152	Holistic Lacey holisticlacey.com Diamanté Valley, CR + 506 8942 9035

PROJECT I : INCOME STATEMENT

ECOROUGE - Portalon

Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue	\$ 2,600,000	\$ 300,000	\$ 1,100,000	\$ 900,000	\$ 1,200,000	\$ 1,500,000	\$ 1,800,000	\$ 2,100,000	\$ 2,400,000	\$ 2,700,000
COGS	\$ (195,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)	\$ (115,300)
Gross Margin	\$ 2,404,700	\$ 184,700	\$ 984,700	\$ 784,700	\$ 1,084,700	\$ 1,384,700	\$ 1,684,700	\$ 1,984,700	\$ 2,284,700	\$ 2,584,700
Operating Expenses										
Administrative Management	\$ 67,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000
Land Transaction Realtor Disbursement	\$ -0	\$ 18,000	\$ 66,000	\$ 54,000	\$ 72,000	\$ 90,000	\$ 108,000	\$ 126,000	\$ 144,000	\$ 162,000
Acquisition Fee Expense	\$ 57,700	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Registered Agent	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369
Project Manager	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Property Management Software	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550
Property Planning / Management	\$ 52,300	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000
Total Operating Expenses	\$ 185,919	\$ 133,919	\$ 181,919	\$ 169,919	\$ 199,919	\$ 217,919	\$ 235,919	\$ 253,919	\$ 271,919	\$ 289,919
Earnings Before Interest & Taxes	\$ 2,218,781	\$ 50,781	\$ 802,781	\$ 614,781	\$ 884,781	\$ 1,166,781	\$ 1,448,781	\$ 1,730,781	\$ 2,012,781	\$ 2,294,781
Interest Expense	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Earnings Before Taxes	\$ 2,218,781	\$ 50,781	\$ 802,781	\$ 614,781	\$ 884,781	\$ 1,166,781	\$ 1,448,781	\$ 1,730,781	\$ 2,012,781	\$ 2,294,781
Income Taxes	\$ 3,472	\$ 7,636	\$ 69,300	\$ 53,884	\$ 76,024	\$ 99,148	\$ 122,272	\$ 145,396	\$ 165,270	\$ 188,394
Net Income	\$ 2,215,309	\$ 43,145	\$ 733,481	\$ 560,897	\$ 808,757	\$ 1,067,633	\$ 1,326,509	\$ 1,585,385	\$ 1,847,511	\$ 2,106,387

PROJECT II : INCOME STATEMENT

ECOROUGE - Baru

Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue	\$ 10,000,000	\$ 1,367,000	\$ 1,570,400	\$ 2,030,000	\$ 1,930,400	\$ 2,057,304	\$ 2,632,088	\$ 2,901,208	\$ 3,311,800	\$ 3,566,728
COGS	\$ (324,000)	\$ (134,000)	\$ (134,000)	\$ (134,000)	\$ (134,000)	\$ (134,000)	\$ (67,000)	\$ -0	\$ -0	\$ -0
Gross Margin	\$ 9,676,000	\$ 1,233,000	\$ 1,436,400	\$ 1,896,000	\$ 1,796,400	\$ 1,923,304	\$ 2,565,088	\$ 2,901,208	\$ 3,311,800	\$ 3,566,728
Operating Expenses										
Land Transaction Realtor Disbursement	\$ -0	\$ 58,500	\$ 60,000	\$ 72,000	\$ 54,000	\$ 54,000	\$ 69,000	\$ 58,500	\$ 70,500	\$ 66,000
Property Management	\$ 166,050	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400	\$ 13,400
Administrative Management	\$ 67,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000
Acquisition Fees	\$ 252,700	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Amenities	\$ 1,376,500	\$ -0	\$ -0	\$ 489,000	\$ -0	\$ 450,000	\$ -0	\$ -0	\$ -0	\$ -0
Permaculture	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
Equestrian Maintanance	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
Grounds Keeper / Land Fees	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
Total Operating Expenses	\$ 1,893,250	\$ 186,900	\$ 188,400	\$ 689,400	\$ 182,400	\$ 632,400	\$ 197,400	\$ 186,900	\$ 198,900	\$ 194,400
Earnings Before Interest & Taxes	\$ 7,782,750	\$ 1,046,100	\$ 1,248,000	\$ 1,206,600	\$ 1,614,000	\$ 1,290,904	\$ 2,367,688	\$ 2,714,308	\$ 3,112,900	\$ 3,372,328
Interest Expense	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Earnings Before Taxes	\$ 7,782,750	\$ 1,046,100	\$ 1,248,000	\$ 1,206,600	\$ 1,614,000	\$ 1,290,904	\$ 2,367,688	\$ 2,714,308	\$ 3,112,900	\$ 3,372,328
Income Taxes	\$ 12,500	\$ 98,280	\$ 114,836	\$ 111,441	\$ 144,848	\$ 118,354	\$ 206,650	\$ 235,073	\$ 267,758	\$ 289,031
Net Income	\$ 7,770,250	\$ 947,820	\$ 1,133,164	\$ 1,095,159	\$ 1,469,152	\$ 1,172,550	\$ 2,161,038	\$ 2,479,235	\$ 2,845,142	\$ 3,083,297

PROJECT III : INCOME STATEMENT

ECOROUGE - Uvita

Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue	\$ 40,000,000	\$ 2,300,000	\$ 4,600,000	\$ 6,900,000	\$ 9,200,000	\$ 9,200,000	\$ 11,500,000	\$ 11,500,000	\$ 13,800,000	\$ 13,800,000
COGS	\$ (2,064,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ (1,864,000)	\$ -0
Gross Margin	\$ 37,936,000	\$ 436,000	\$ 2,736,000	\$ 5,036,000	\$ 7,336,000	\$ 7,336,000	\$ 9,636,000	\$ 9,636,000	\$ 11,936,000	\$ 13,800,000
Operating Expenses										
Land Transaction Cost	\$ -0	\$ 234,000	\$ 372,000	\$ 510,000	\$ 540,000	\$ 648,000	\$ 786,000	\$ 786,000	\$ 924,000	\$ 828,000
Property Management	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Administrative Management	\$ -0	\$ -0	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000	\$ 84,000
Amenities	\$ 528,000	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Permaculture	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
Grounds Keeper / Land Fees	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700	\$ 32,700
Total Operating Expenses	\$ 603,700	\$ 309,700	\$ 531,700	\$ 669,700	\$ 699,700	\$ 807,700	\$ 945,700	\$ 945,700	\$ 1,083,700	\$ 987,700
Earnings Before Interest & Taxes	\$ 37,332,300	\$ 126,300	\$ 2,204,300	\$ 4,366,300	\$ 6,636,300	\$ 6,528,300	\$ 8,690,300	\$ 8,690,300	\$ 10,852,300	\$ 12,812,300
Interest Expense	\$ 865,400	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0
Earnings Before Taxes	\$ 36,466,900	\$ 126,300	\$ 2,204,300	\$ 4,366,300	\$ 6,636,300	\$ 6,528,300	\$ 8,690,300	\$ 8,690,300	\$ 10,852,300	\$ 12,812,300
Income Taxes	\$ 43,000	\$ 59,419	\$ 329,559	\$ 610,619	\$ 905,719	\$ 891,679	\$ 1,172,739	\$ 1,172,739	\$ 1,453,799	\$ 1,708,599
Net Income	\$ 36,423,900	\$ 66,881	\$ 1,874,741	\$ 3,755,681	\$ 5,730,581	\$ 5,636,621	\$ 7,517,561	\$ 7,517,561	\$ 9,398,501	\$ 11,103,701

RISK AND MITIGATION

	RISK	MITIGATION
Market Acceptance and Demand	As an upcoming business, there is a risk that our ecological real estate properties and retreat services may not be as readily accepted by the market as we anticipate. The demand for such offerings may be lower than expected due to the niche nature of our services. Although ecological neighborhoods are not current mainstream, this lifestyle is becoming more common due to the enrichment and healing attributes of for example, eating fruit straight from your land. Ecological living has been well-received, and a more successful business model as well, for instance, Alegria of San Mateo, Costa Rica.	To mitigate this risk, we will conduct extensive market research and feasibility studies to understand the potential demand. We will also develop a robust marketing strategy to increase awareness about the benefits of ecological living and wellness retreats. We will offer introductory promotions to attract initial customers and gather feedback to improve our offerings.
Regulatory Compliance	As a real estate development company operating in Costa Rica, we face the risk of non-compliance with local regulations regarding construction, environmental protection, and business operations.	We develop and maintain operations, only using legal experts well-versed in local laws and regulations to verify our full compliance. We will also establish a comprehensive compliance program, organized within Ecorouge's Technology Hub, and conduct regular audits to ensure ongoing adherence.
Environmental Impact	Our operations inherently involve a degree of environmental impact, which could lead to repetitional damage and potential legal consequences if not properly managed.	We are committed to develop properties in alignment with methods of preservation and sustainable practices. For all our projects we conduct environmental impact assessments through and report to the ESG to exhibit our incorporation of ecological development and construction methods. We will also promote conservation initiatives through the Ecorouge Endowment program, and ensure our retreat activities are conducted in a manner that respects and preserves the natural environment.
Operational Efficiency	As a new business with a small team, we face the risk of operational inefficiencies that could impact our ability to deliver on our promises to customers.	Efficient operational systems are used to provide a format of comprehensive methods that our team adopts, i.e. Ecorouge's Technology Hub and the OSA Model. A phased approach will also be used to launch our services, starting with a manageable number of properties and retreat packages to deliver a high-quality experiences.
Economic Downturn	Our business is sensitive to economic conditions. In the event of an economic downturn, demand for luxury real estate properties and retreat packages may decrease.	We will maintain a strong financial reserve to weather economic downturns and will diversify our offerings to appeal to a broad range of customers. Ecorouge Estates forms partnerships with travel agencies and other businesses to attract a steady flow of customers.

ROI

ECOROUGE - OverAll

Return On Investment

Discount Rate

10%

Summary

Present Value of Return on Investment (PV ROI)	810%	The sum of net present value divided by the sum of present value of costs
Net Present Value (NPV)	\$ 70,140,651	The sum of annual net present values
Internal Rate of Return (IRR)	0%	The discount rate that yields a net present value of 0

Year	1	2	3	4	5
Discount Factor	0.91	0.83	0.75	0.68	0.62
Increased Revenue	\$ 52,600,000	\$ 3,967,000	\$ 7,270,400	\$ 9,830,000	\$ 12,330,400
Decreased Cost	\$ 2,335,450	\$ 1,268,963	\$ 1,959,423	\$ 2,289,072	\$ 2,681,719
Annual Benefits	\$ 54,935,450	\$ 5,235,963	\$ 9,229,823	\$ 12,119,072	\$ 15,012,119
Present Value (Benefits)	\$ 49,941,318	\$ 4,327,242	\$ 6,934,503	\$ 8,277,489	\$ 9,321,345

	Costs				
	1	2	3	4	5
One-Time Costs	\$ 1,605,000	\$ - 0	\$ - 0	\$ - 0	\$ - 0
Recurring Costs	\$ 1,140,000	\$ 1,749,540	\$ 2,083,068	\$ 2,277,935	\$ 2,575,191
Annual Costs	\$ 2,745,000	\$ 1,749,540	\$ 2,083,068	\$ 2,277,935	\$ 2,575,191
Present Value (Costs)	\$ 2,495,455	\$ 1,445,901	\$ 1,565,040	\$ 1,555,860	\$ 1,598,991

	Net Value				
	1	2	3	4	5
Annual Net Value	\$ 52,190,450	\$ 3,486,423	\$ 7,146,755	\$ 9,841,137	\$ 12,436,928
Cumulative Net Value	\$ 52,190,450	\$ 3,486,423	\$ 7,146,755	\$ 9,841,137	\$ 12,436,928
Net Present Value	\$ 47,445,864	\$ 2,881,341	\$ 5,369,463	\$ 6,721,629	\$ 7,722,354
Annual ROI	1901%	199%	343%	432%	483%

FINANCIALS

ECOROUGE - OverAll

Sources & Uses - Year 1

Sources of Funds

<i>Encourage Capital</i>	\$	-
<i>Capital Lending</i>	\$	52,600,000
Total Sources of Funds	\$	52,600,000

Uses of Funds

<i>Land Transaction Costs</i>	\$	-
<i>Property Management</i>	\$	248,350
<i>Administrative Managment</i>	\$	134,000
<i>Property Aquisition</i>	\$	23,300,000
<i>Loan Costs</i>	\$	865,400
<i>Project Manager</i>	\$	8,000
<i>Grounds Keeper / Land Fees</i>	\$	39,700
<i>\$40M loan Repayment</i>	\$	6,343,236
<i>\$10M loan Repayment</i>	\$	1,585,812
<i>\$2.6M Loan Repayment</i>	\$	412,320
<i>Property Management Software System</i>	\$	550
<i>Acquisition Fee Expense</i>	\$	310,400
<i>Costa Rica Corporate Tax Fee</i>	\$	-
<i>Registered Agent</i>	\$	396
<i>Property Taxes</i>	\$	58,750
<i>Permaculture</i>	\$	26,000
<i>Equestrian Maintanance</i>	\$	11,000
<i>Taxes Incurred</i>	\$	-
<i>Donation - the Message</i>	\$	-
<i>Infrastructure</i>	\$	2,881,000
<i>Amenities - Baru</i>	\$	1,376,500
<i>Amenities - Uvita</i>	\$	528,000
Total Uses	\$	38,129,414
Net Sources / Uses	\$	14,470,586

ECOROUGE ESTATES

— All

FINANCIALS

ECOROUGE - OverAll

Sources & Uses - Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Sources of Funds										
Encourage Capital	\$ - 0	\$ 48,372,800	\$ 51,012,087	\$ 56,264,314	\$ 63,746,492	\$ 73,336,423	\$ 83,244,668	\$ 95,831,217	\$ 109,030,839	\$ 124,703,434
Capital Lending	\$ 52,600,000									
Home Sales Prop 1	\$ -	\$ 1,500,000	\$ 3,500,000	\$ 4,500,000	\$ 6,000,000	\$ 6,000,000	\$ 7,500,000	\$ 7,500,000	\$ 9,000,000	\$ 9,000,000
Home Sales Prop 2	\$ -	\$ 300,000	\$ 600,000	\$ 900,000	\$ 1,200,000	\$ 1,200,000	\$ 1,500,000	\$ 1,500,000	\$ 1,800,000	\$ 1,800,000
Land Sales Prop 1	\$ -	\$ 1,775,000	\$ 2,600,000	\$ 3,600,000	\$ 4,100,000	\$ 4,400,000	\$ 5,450,000	\$ 5,575,000	\$ 6,575,000	\$ 6,800,000
Retreat	\$ -	\$ 28,000	\$ 84,000	\$ 168,000	\$ 252,000	\$ 340,000	\$ 392,000	\$ 444,000	\$ 496,000	\$ 548,000
Rentals		\$ 254,800	\$ 355,600	\$ 509,600	\$ 560,000	\$ 577,304	\$ 805,688	\$ 1,154,608	\$ 1,268,800	\$ 1,503,528
Therapy										
Equestrian		\$ 109,200	\$ 130,800	\$ 152,400	\$ 218,400	\$ 240,000	\$ 284,400	\$ 327,600	\$ 372,000	\$ 415,200
Total Income	\$ 52,600,000	\$ 52,339,800	\$ 58,282,487	\$ 66,094,314	\$ 76,076,892	\$ 86,093,727	\$ 99,176,756	\$ 112,332,425	\$ 128,542,639	\$ 144,770,162
Uses of Funds										
Land Transaction Costs	\$ -	\$ 310,500	\$ 498,000	\$ 636,000	\$ 666,000	\$ 792,000	\$ 963,000	\$ 934,500	\$ 1,138,500	\$ 1,056,000
Property Management	\$ 248,350	\$ 66,400	\$ 137,000	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400
Administrative Management	\$ 134,000	\$ 168,000	\$ 252,000	\$ 252,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000
Property Aquisition	\$ 23,300,000									
Loan Costs	\$ 865,400									
Project Manager	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Infrastructure										
Roads/Bridges	\$ 630,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 270,000	\$ 220,000	\$ 220,000	\$ 20,000
Gate Entrance Security	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ 144,000	\$ 144,000	\$ 144,000	\$ 144,000	\$ 144,000	\$ 144,000	\$ 136,000	\$ 128,000	\$ 128,000	\$ 32,000
Electricity	\$ 180,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 85,000	\$ 80,000	\$ 80,000	\$ 20,000
Beautification	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 20,000	\$ 16,000	\$ 16,000	\$ 8,000
Building Sites	\$ 1,833,000	\$ 1,520,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Grounds Keeper / Land Fees	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700
\$40M loan Repayment	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236
\$10M loan Repayment	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812
\$2.6M Loan Repayment	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320
Property Management Software System	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550
Acquisition Fee Expense	\$ 310,400									
Costa Rica Corporate Tax Fee	\$ -	\$ 18,000	\$ 66,000	\$ 54,000	\$ 72,000	\$ 90,000	\$ 108,000	\$ 126,000	\$ 144,000	\$ 162,000
Registered Agent	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396
Property Taxes	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 55,500	\$ 55,500
Amenities										
Uvita										
Gated Security Entrance	\$ 100,000									
Internal Pathways	\$ 228,000									
(3) Internal Swimming Pools	\$ 150,000									
(2) Pavilion	\$ 40,000									
Sacred Gardens	\$ 10,000									
Baru										
Gated Entrance Security	\$ 100,000									
Ascension Villas	\$ 525,000			\$ 450,000						
Water Villa	\$ 28,000			\$ 24,000		\$ 450,000				
Electricity Villa	\$ 17,500			\$ 15,000						
Waterfall Lounges & Swimming Holes	\$ 12,000									
Pavilion	\$ 30,000									
Sacred Gardens	\$ 17,000									
Infinity Swimming Pool	\$ 75,000									
Kitchen	\$ 200,000									
Temple	\$ 175,000									
Outdoor Advancement Centers	\$ 75,000									
Horse & Stables	\$ 82,000									
Shuttle Bus	\$ 40,000									
Permaculture	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000
Equestrian Maintenance	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
Taxes Incurred	\$ -	\$ 106,363	\$ 454,723	\$ 716,972	\$ 1,067,619	\$ 1,050,209	\$ 1,442,689	\$ 1,494,236	\$ 1,831,105	\$ 2,130,302
Donation - the Message	\$ -	\$ 1,214,575	\$ 350,373	\$ 58,172	\$ 2,273,055	\$ 2,276,192	\$ 2,270,562	\$ 2,614,514	\$ 2,986,934	\$ 3,094,515
Total Uses	\$ 38,129,414	\$ 12,467,602	\$ 12,321,860	\$ 12,836,308	\$ 14,972,838	\$ 15,552,565	\$ 15,611,415	\$ 15,929,414	\$ 16,857,453	\$ 16,835,731
Net Sources / Uses	\$ 14,470,586	\$ 39,872,198	\$ 45,960,627	\$ 53,258,006	\$ 61,104,054	\$ 70,541,162	\$ 83,565,341	\$ 96,403,011	\$ 111,685,186	\$ 127,934,431

FINANCIALS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Investment Return										
\$40M	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236
TOTAL Investment Return	\$ 6,343,236	\$ 12,686,472	\$ 19,029,708	\$ 25,372,944	\$ 31,716,180	\$ 38,059,416	\$ 44,402,652	\$ 50,745,888	\$ 57,089,124	\$ 63,432,360
\$2.5M Investment Return	\$ 396,456	\$ 396,456	\$ 396,456	\$ 396,456	\$ 396,456	\$ 396,456	\$ 396,456	\$ 396,456	\$ 396,456	\$ 396,456
TOTAL Investment Return \$10M	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812
TOTAL Investment Return Ecorouge Capital =	\$ 48,272,800	\$ 50,912,087	\$ 56,164,314	\$ 63,646,492	\$ 73,236,423	\$ 83,144,668	\$ 95,731,217	\$ 108,930,839	\$ 124,603,434	\$ 140,978,260
INCOME										
Capital Lending	\$ 52,500,000									
Home Sales Prop 1	\$ -	\$ 1,500,000	\$ 3,500,000	\$ 4,500,000	\$ 6,000,000	\$ 6,000,000	\$ 7,500,000	\$ 7,500,000	\$ 9,000,000	\$ 9,000,000
Home Sales Prop 2	\$ -	\$ 300,000	\$ 600,000	\$ 900,000	\$ 1,200,000	\$ 1,200,000	\$ 1,500,000	\$ 1,500,000	\$ 1,800,000	\$ 1,800,000
Land Sales Prop 1	\$ -	\$ 1,775,000	\$ 2,600,000	\$ 3,600,000	\$ 4,100,000	\$ 4,400,000	\$ 5,450,000	\$ 5,575,000	\$ 6,575,000	\$ 6,800,000
Retreat	\$ -	\$ 28,000	\$ 84,000	\$ 168,000	\$ 252,000	\$ 340,000	\$ 392,000	\$ 444,000	\$ 496,000	\$ 548,000
Rentals	\$ -	\$ 254,800	\$ 355,600	\$ 509,600	\$ 560,000	\$ 577,304	\$ 805,688	\$ 1,154,608	\$ 1,268,800	\$ 1,503,528
Therapy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equestrian	\$ -	\$ 109,200	\$ 130,800	\$ 152,400	\$ 218,400	\$ 240,000	\$ 284,400	\$ 327,600	\$ 372,000	\$ 415,200
Total Income	\$ 52,500,000	\$ 3,967,000	\$ 7,270,400	\$ 9,830,000	\$ 12,330,400	\$ 12,757,304	\$ 15,932,088	\$ 16,501,208	\$ 19,511,800	\$ 20,066,728
COSTS										
Land Transaction Costs	\$ -	\$ 310,500	\$ 498,000	\$ 636,000	\$ 666,000	\$ 792,000	\$ 963,000	\$ 934,500	\$ 1,138,500	\$ 1,056,000
Property Management	\$ 248,350	\$ 66,400	\$ 137,000	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400
Administrative Management	\$ 134,000	\$ 168,000	\$ 252,000	\$ 252,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000
Property Acquisition	\$ 23,300,000									
Loan Costs	\$ 865,400									
Project Manager	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Infrastructure										
Roads/Bridges	\$ 630,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000	\$ 270,000	\$ 220,000	\$ 220,000	\$ 20,000
Gate Entrance Security	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ 144,000	\$ 144,000	\$ 144,000	\$ 144,000	\$ 144,000	\$ 144,000	\$ 136,000	\$ 128,000	\$ 128,000	\$ 32,000
Electricity	\$ 180,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 85,000	\$ 80,000	\$ 80,000	\$ 20,000
Beautification	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 20,000	\$ 20,000	\$ 16,000	\$ 8,000
Building Sites	\$ 1,833,000	\$ 1,520,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Grounds Keeper / Land Fees	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700
\$40M loan Repayment	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236	\$ 6,343,236
\$10M loan Repayment	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812	\$ 1,585,812
\$2.6M Loan Repayment	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320	\$ 412,320
Property Management Software System	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550
Acquisition Fee Expense	\$ 310,400									
Costa Rica Corporate Tax Fee	\$ -	\$ 18,000	\$ 66,000	\$ 54,000	\$ 72,000	\$ 90,000	\$ 108,000	\$ 126,000	\$ 144,000	\$ 162,000
Registered Agent	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396
Property Taxes	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 58,750	\$ 55,500	\$ 55,500
Amenities										
Uvita										
Gated Security Entrance	\$ 100,000									
Internal Pathways	\$ 228,000									
(3) Internal Swimming Pools	\$ 150,000									
(2) Pavilion	\$ 40,000									
Sacred Gardens	\$ 10,000									
Baru										
Gated Entrance Security	\$ 100,000									
Ascension Villas	\$ 525,000			\$ 450,000						
Water Villa	\$ 28,000			\$ 24,000		\$ 450,000				
Electricity Villa	\$ 17,500			\$ 15,000						
Waterfall Lounges & Swimming Holes	\$ 12,000									
Pavilion	\$ 30,000									
Sacred Gardens	\$ 17,000									
Infinity Swimming Pool	\$ 75,000									
Kitchen	\$ 200,000									
Temple	\$ 175,000									
Outdoor Advancement Centers	\$ 75,000									
Horse & Stables	\$ 82,000									
Shuttle Bus	\$ 40,000									
Permaculture	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000
Equestrian Maintenance	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000
Taxes Incurred	\$ -	\$ 106,363	\$ 454,723	\$ 716,972	\$ 1,067,619	\$ 1,050,209	\$ 1,442,689	\$ 1,494,236	\$ 1,831,105	\$ 2,130,302
Donation - the Message	\$ -	\$ 1,214,575	\$ 350,373	\$ 58,172	\$ 2,273,055	\$ 2,276,192	\$ 2,270,562	\$ 2,614,514	\$ 2,986,934	\$ 3,094,515
Total Costs	\$ 38,129,414	\$ 12,467,602	\$ 12,321,860	\$ 12,836,308	\$ 14,972,838	\$ 15,552,565	\$ 15,611,415	\$ 15,929,414	\$ 16,857,453	\$ 16,835,731
Net Profit	\$ 48,272,800	\$ 2,639,287	\$ 5,252,227	\$ 7,482,178	\$ 9,589,931	\$ 9,908,245	\$ 12,586,549	\$ 13,199,622	\$ 15,672,595	\$ 16,374,826

FINANCIALS

ECOROUGE ESTATES

— All

Profit & Loss

ECOROUGE - OverAll										
Pro Forma Profit & Loss										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue	52,450,000	3,292,000	6,270,400	8,330,000	10,830,400	13,257,304	15,882,088	18,626,208	21,036,800	23,666,728
Total Direct Cost of Revenue	-1,034,000	-242,000	-80,000	-1,062,000	-80,000	-1,262,000	-1,462,000	-80,000	-80,000	-80,000
Gross Margin	51,416,000	3,050,000	6,190,400	7,268,000	10,750,400	11,995,304	14,420,088	18,546,208	20,956,800	23,586,728
Gross Margin/Revenue	98%	93%	99%	87%	99%	90%	91%	100%	100%	100%
Expenses										
Land Transaction Cost	0	150,000	270,000	450,000	570,000	570,000	690,000	810,000	990,000	1,110,000
Property Management	86,300	91,000	91,000	91,000	91,000	117,000	117,000	117,000	117,000	117,000
Administrative Management	218,000	252,000	252,000	252,000	264,000	264,000	264,000	264,000	264,000	264,000
Grounds Keeper / Land Fees	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700	39,700
Total Operating Expenses	344,000	532,700	652,700	832,700	964,700	990,700	1,110,700	1,230,700	1,410,700	1,530,700
Profit Before Interest & Tax	51,072,000	2,517,300	5,537,700	6,435,300	9,785,700	11,004,604	13,309,388	17,315,508	19,546,100	22,056,028
EBITDA	51,072,000	2,517,300	5,537,700	6,435,300	9,785,700	11,004,604	13,309,388	17,315,508	19,546,100	22,056,028
Interest Expense	1,605,000	0	0	0	0	0	0	0	0	0
Taxes Incurred	0	267,057	604,970	721,677	1,133,786	1,357,440	1,536,872	2,021,950	2,340,219	2,636,273
Net Profit	49,467,000	2,250,243	4,932,730	5,713,623	8,651,914	9,647,164	11,772,516	15,293,558	17,205,881	19,419,755
Net Profit %	94%	68%	79%	69%	80%	73%	74%	82%	82%	82%

FINANCIALS

ECOROUGE ESTATES

— All

Income Statement

ECOROUGE - OverAll

Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue	\$ 52,500,000	\$ 3,967,000	\$ 7,270,400	\$ 9,830,000	\$ 12,330,400	\$ 12,757,304	\$ 15,932,088	\$ 16,501,208	\$ 19,511,800	\$ 20,066,
COGS	\$ (2,881,000)	\$ (578,000)	\$ (578,000)	\$ (578,000)	\$ (578,000)	\$ (578,000)	\$ (511,000)	\$ (444,000)	\$ (444,000)	\$ (80,
Gross Margin	\$ 49,619,000	\$ 3,389,000	\$ 6,692,400	\$ 9,252,000	\$ 11,752,400	\$ 12,179,304	\$ 15,421,088	\$ 16,057,208	\$ 19,067,800	\$ 19,986,
Operating Expenses										
Land Transaction Cost	C \$ -	\$ 310,500	\$ 498,000	\$ 636,000	\$ 666,000	\$ 792,000	\$ 963,000	\$ 934,500	\$ 1,138,500	\$ 1,056,
Property Management	C \$ 248,350	\$ 66,400	\$ 137,000	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,400	\$ 66,
Administrative Management	C \$ 134,000	\$ 168,000	\$ 252,000	\$ 252,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,000	\$ 264,
Grounds Keeper / Land Fees	C \$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,700	\$ 39,
Project Manager	C \$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$
Property Management Software System	C \$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$
Acquisition Fee Expense	C \$ 310,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$
Costa Rica Corporate Tax Fee	C \$ -	\$ 18,000	\$ 66,000	\$ 54,000	\$ 72,000	\$ 90,000	\$ 108,000	\$ 126,000	\$ 144,000	\$ 162,
Registered Agent	C \$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$ 396	\$
Amenities - Uvita	C \$ 528,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$
Amenities - Baru	C \$ 1,376,500	\$ -	\$ -	\$ 489,000	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$
Permaculture	C \$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,
Equestrian Maintanance	C \$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,
Total Operating Expenses	C \$ 422,050	\$ 584,600	\$ 926,700	\$ 994,100	\$ 1,036,100	\$ 1,162,100	\$ 1,333,100	\$ 1,304,600	\$ 1,508,600	\$ 1,426,
Earnings before Interest & Tax	\$ 49,196,950	\$ 2,804,400	\$ 5,765,700	\$ 8,257,900	\$ 10,716,300	\$ 11,017,204	\$ 14,087,988	\$ 14,752,608	\$ 17,559,200	\$ 18,560,
Interest Expense	\$ 865,400	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$ -0	\$
Earnings before Taxes	\$ 48,331,550	\$ 2,804,400	\$ 5,765,700	\$ 8,257,900	\$ 10,716,300	\$ 11,017,204	\$ 14,087,988	\$ 14,752,608	\$ 17,559,200	\$ 18,560,
Income Taxes	\$ 58,750	\$ 165,113	\$ 513,473	\$ 775,722	\$ 1,126,369	\$ 1,108,959	\$ 1,501,439	\$ 1,552,986	\$ 1,886,605	\$ 2,185,
Net Income	\$ 48,272,800	\$ 2,639,287	\$ 5,252,227	\$ 7,482,178	\$ 9,589,931	\$ 9,908,245	\$ 12,586,549	\$ 13,199,622	\$ 15,672,595	\$ 16,374,

DEVELOPMENT BUDGET

	Market Value	Equity Investment	Profit Margin
Portalon			
Land Acquisition			
Titled Property: 238-Acres Finca	\$ 1,300,000	\$ 1,100,000	\$ 200,000
Development			
(40) Titled Parcels with full Planos-approx. 5-Acres Plots	\$ 12,000,000	\$ -	\$ 12,000,000
(1) Model Home 1800 sf.	\$ 600,000	\$ 187,000	\$ 413,000
Amenities			
Gated Entrance and Security	\$ 200,000	\$ 50,000	\$ 150,000
(40) LOTES with Electrical and Internet Connection	\$ -	\$ 200,000	\$ (200,000)
(40) LOTES with Legal Water Concessions	\$ -	\$ 320,000	\$ (320,000)
Beautification / Permaculture for Estates	\$ -	\$ 66,000	\$ (66,000)
(2) Internal Main Roads	\$ 1,000,000	\$ 100,000	\$ 900,000
(40) Internal Branch Roads - Driveways	\$ 2,000,000	\$ 200,000	\$ 1,800,000
(40+) Internal Pathways - From Plots to amenities	\$ 400,000	\$ 71,000	\$ 329,000
(3) Waterfall Lounges	\$ 39,000	\$ 9,000	\$ 30,000
(2) Aqua-Blue Water Swimming Holes	\$ 20,000	\$ 5,000	\$ 15,000
Pavilion Common Area	\$ 175,000	\$ 30,000	\$ 145,000
Sacred Gardens	\$ 75,000	\$ 10,000	\$ 65,000
Outdoor Learning Centres	\$ 200,000	\$ 20,000	\$ 180,000
Nature Reserve (assuming as part of amenities)	\$ -	\$ -	\$ -
Portalon Total Development Cost	\$ 18,009,000	\$ 2,368,000	\$ 15,641,000
Baru			
Titled Property: 60-Acre Finca	\$ 8,000,000	\$ 5,000,000	\$ 3,000,000
Land Development			
LOTE 1	\$ 900,000	\$ -	\$ 900,000
LOTE 2	\$ 975,000	\$ -	\$ 975,000
LOTE 3	\$ 1,000,000	\$ -	\$ 1,000,000
LOTE 4	\$ 1,150,000	\$ -	\$ 1,150,000
LOTE 5	\$ 1,100,000	\$ -	\$ 1,100,000
LOTE 6	\$ 1,200,000	\$ -	\$ 1,200,000
LOTE 7	\$ 1,175,000	\$ -	\$ 1,175,000
LOTE 8	\$ 1,200,000	\$ -	\$ 1,200,000
LOTE 9	\$ 900,000	\$ -	\$ 900,000
LOTE 10	\$ 900,000	\$ -	\$ 900,000
LOTE 11	\$ 975,000	\$ -	\$ 975,000
LOTE 12	\$ 1,000,000	\$ -	\$ 1,000,000
LOTE 13	\$ 1,300,000	\$ -	\$ 1,300,000
PLANO P-289077-1975	\$ -	\$ -	\$ -
PLANO P-581307-1999	\$ -	\$ -	\$ -
Amenities			
Gated Entrance and Security	\$ 500,000	\$ 240,000	\$ 260,000
13 LOTES with Electrical and Internet Connection	\$ -	\$ 91,000	\$ (91,000)
13 LOTES & 13 Villas with Legal Water Concessions	\$ -	\$ 156,000	\$ (156,000)
Beautification / Permaculture for Estates	\$ 200,000	\$ 20,000	\$ 180,000
(1) Internal Main Roads	\$ 1,000,000	\$ 100,000	\$ 900,000
(13) Internal Branch Roads - Driveways	\$ 2,000,000	\$ 200,000	\$ 1,800,000
(26+) Internal Pathways-from Lotes and Villas to all amenities	\$ 400,000	\$ 52,000	\$ 348,000
(3) Waterfall Lounges	\$ 339,000	\$ 12,000	\$ 327,000
(2) Aqua-blue Water Swimming Holes	\$ 200,000	\$ 10,000	\$ 190,000
Pavilion Common Area	\$ 175,000	\$ 30,000	\$ 145,000
Sacred Gardens	\$ 75,000	\$ 17,000	\$ 58,000
(3) Nature Reserves	\$ -	\$ -	\$ -
Infinity Swimming Pool	\$ 400,000	\$ 100,000	\$ 300,000
Kitchen Restaurant with Covered Outdoor Dining	\$ 1,200,000	\$ 200,000	\$ 1,000,000
Temple Structure	\$ 1,300,000	\$ 175,000	\$ 1,125,000
(3) Indoor / Outdoor Learning Dining	\$ 700,000	\$ 175,000	\$ 525,000
Blue Zone Villas			
(13) Luxury Ascension Villas	\$ 11,700,000	\$ 975,000	\$ 10,725,000
Blue Zone Retreat	\$ 333,000	\$ 5,000	\$ 328,000
Blue Zone Therapy	\$ 333,000	\$ 5,000	\$ 328,000
Blue Zone Adventure	\$ 333,000	\$ 5,000	\$ 328,000
4 Horses & 4 Stables	\$ 550,000	\$ 82,000	\$ 468,000
Shuttle Bus	\$ 40,000	\$ 40,000	\$ -
Baru Total Development Cost	\$ 43,553,000	\$ 7,690,000	\$ 35,863,000
Uvita			
Titled Property: 465 Acres	\$ 15,000,000	\$ 15,000,000	\$ -
Development			
(38) Luxury Home Villas - approx 2000 sqft on 2 acres	\$ 57,000,000	\$ -	\$ 57,000,000
(38) Titled Parcels with Full Planos - 3 Acres Lotes	\$ 19,000,000	\$ -	\$ 19,000,000
(38) Affordable Homes - approx 1500 sqft home on 1 acre	\$ 11,400,000	\$ -	\$ 11,400,000
Amenities			
Gated Entrance & Security	\$ 500,000	\$ 100,000	\$ 400,000
(114) Segregated Properties with Electrical & Internet Connection	\$ -	\$ 570,000	\$ (570,000)
(114) Segregated Properties with Legal Water Concessions	\$ -	\$ 912,000	\$ (912,000)
(2) Internal Main Roads	\$ 1,000,000	\$ 200,000	\$ 800,000
(114) Internal Branch Roads and Driveways	\$ 2,000,000	\$ 1,600,000	\$ 400,000
(114+) Internal Pathways... from plots to amenities	\$ 1,140,000	\$ 228,000	\$ 912,000
Beautification / Permaculture for Estate	\$ -	\$ 76,000	\$ (76,000)
(3) Infinity Swimming Pools	\$ 1,200,000	\$ 150,000	\$ 1,050,000
(2) Pavilion Common Area	\$ 200,000	\$ 40,000	\$ 160,000
Sacred Gardens	\$ 75,000	\$ 10,000	\$ 65,000
Outdoor Learning Centers	\$ 300,000	\$ 30,000	\$ 270,000
Uvita Reserve	\$ -	\$ -	\$ -
Uvita Total Development Cost	\$ 108,815,000	\$ 18,916,000	\$ 89,899,000

**ECOROUGE
ESTATES**

— All



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ECOROUGE ESTATES

Monica Rougelot, *founder*