Investment Proposal

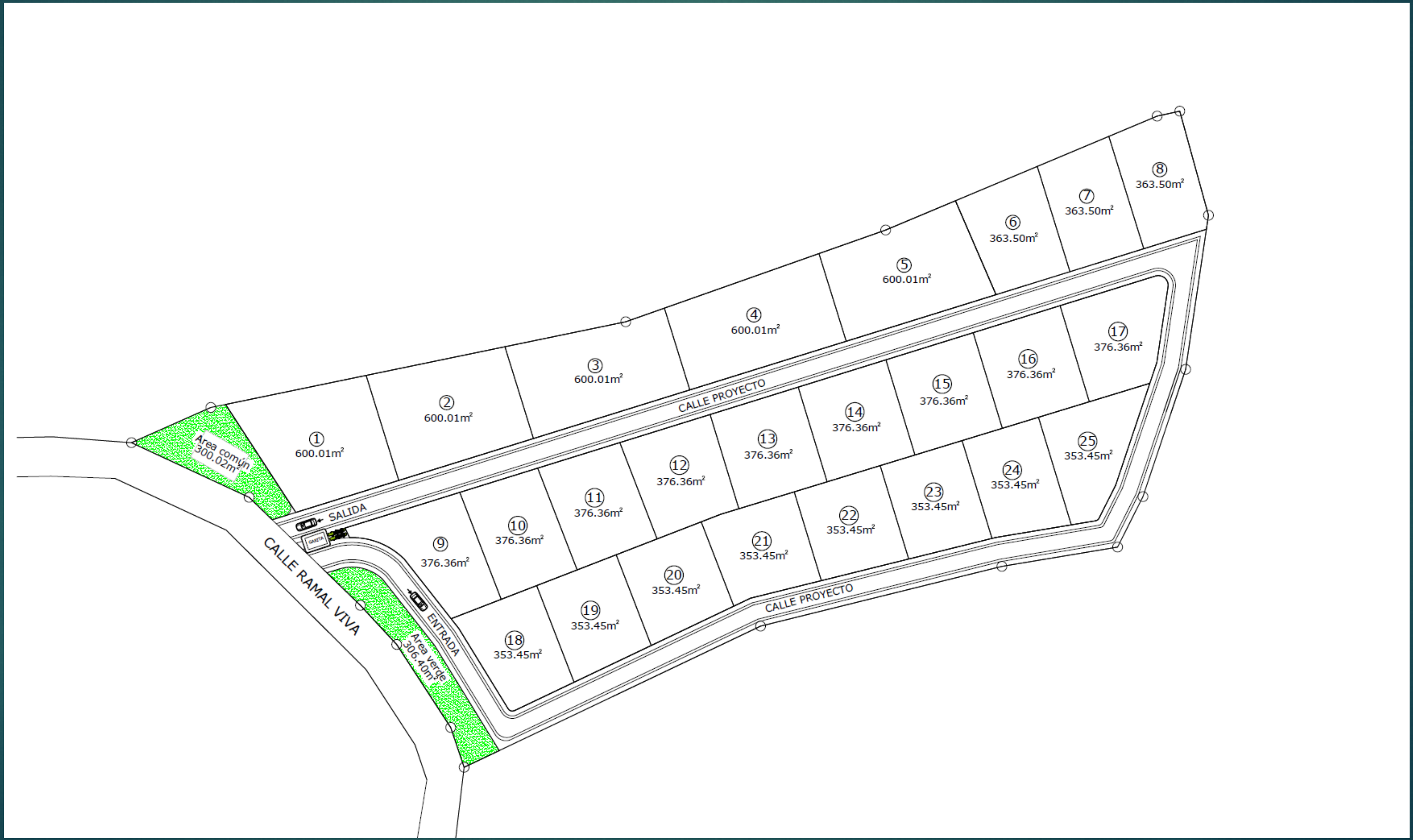
Construction of a Gated Community of 25 Villas
Las Terrenas, Dominican Republic

Project Concept

Project:
Construction of a gated residential community of 25 villas.

Villa parameters:
- House size: 150 m²
- 3 bedrooms
- Private swimming pool
- Land plots: 300–500 m²
- Modern architecture
- Gated territory / controlled access

Master Plan



1 600.01m²
2 600.01m²
3 600.01m²
4 600.01m²
5 600.01m²
6 363.50m²
7 363.50m²
8 363.50m²
9 376.36m²
10 376.36m²
11 376.36m²
12 376.36m²
13 376.36m²
14 376.36m²
15 376.36m²
16 376.36m²
17 376.36m²
18 353.45m²
19 353.45m²
20 353.45m²
21 353.45m²
22 353.45m²
23 353.45m²
24 353.45m²
25 353.45m²
Area común 300.02m²
Area verde 306.40m²
CALLE PROYECTO
CALLE PROYECTO
SALIDA
ENTRADA
CALLE RAMAL VIVA

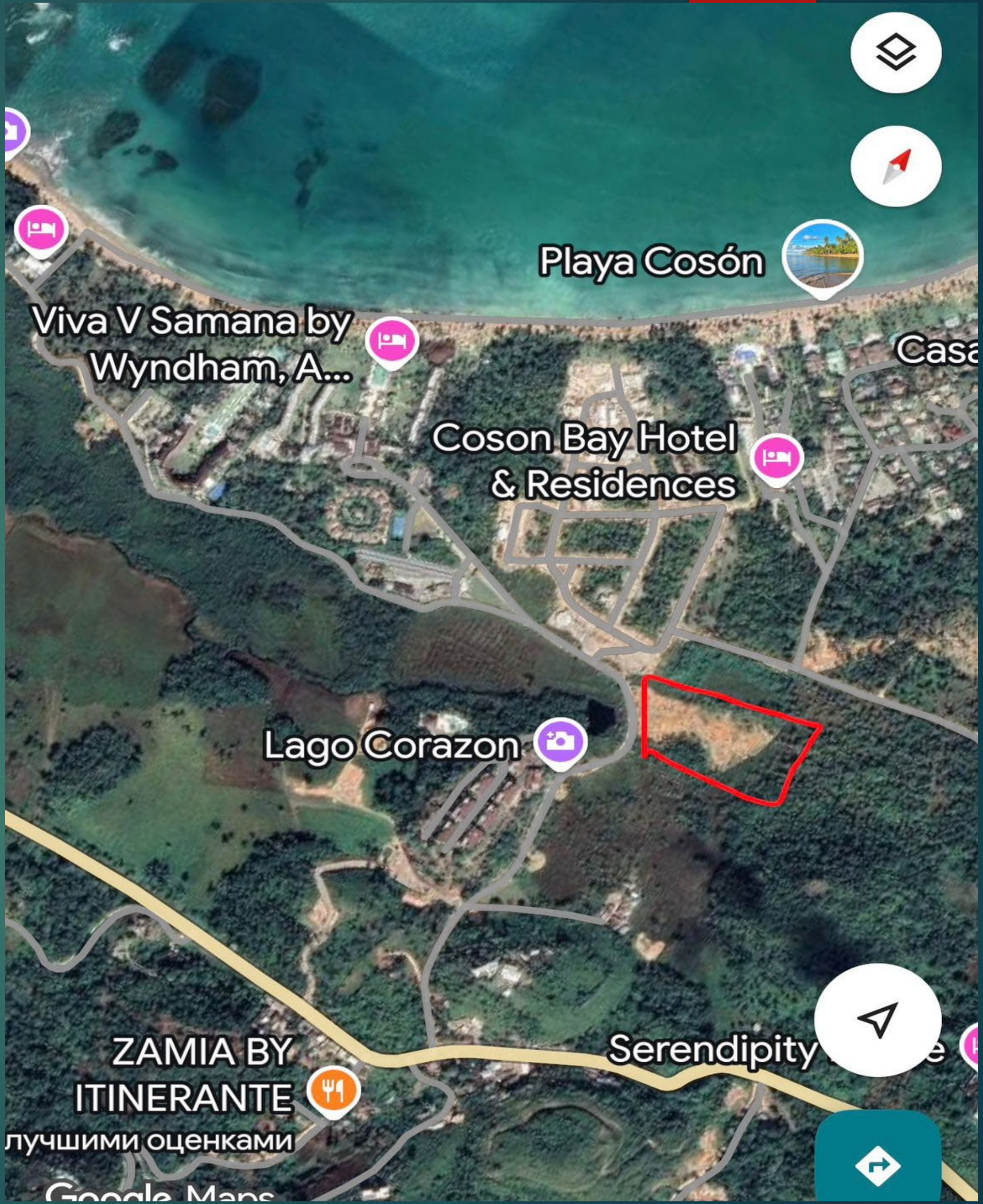
Floor Plan

Project Location

- Land plot area: 13,570 m²
- 150 meters from Playa Cosón

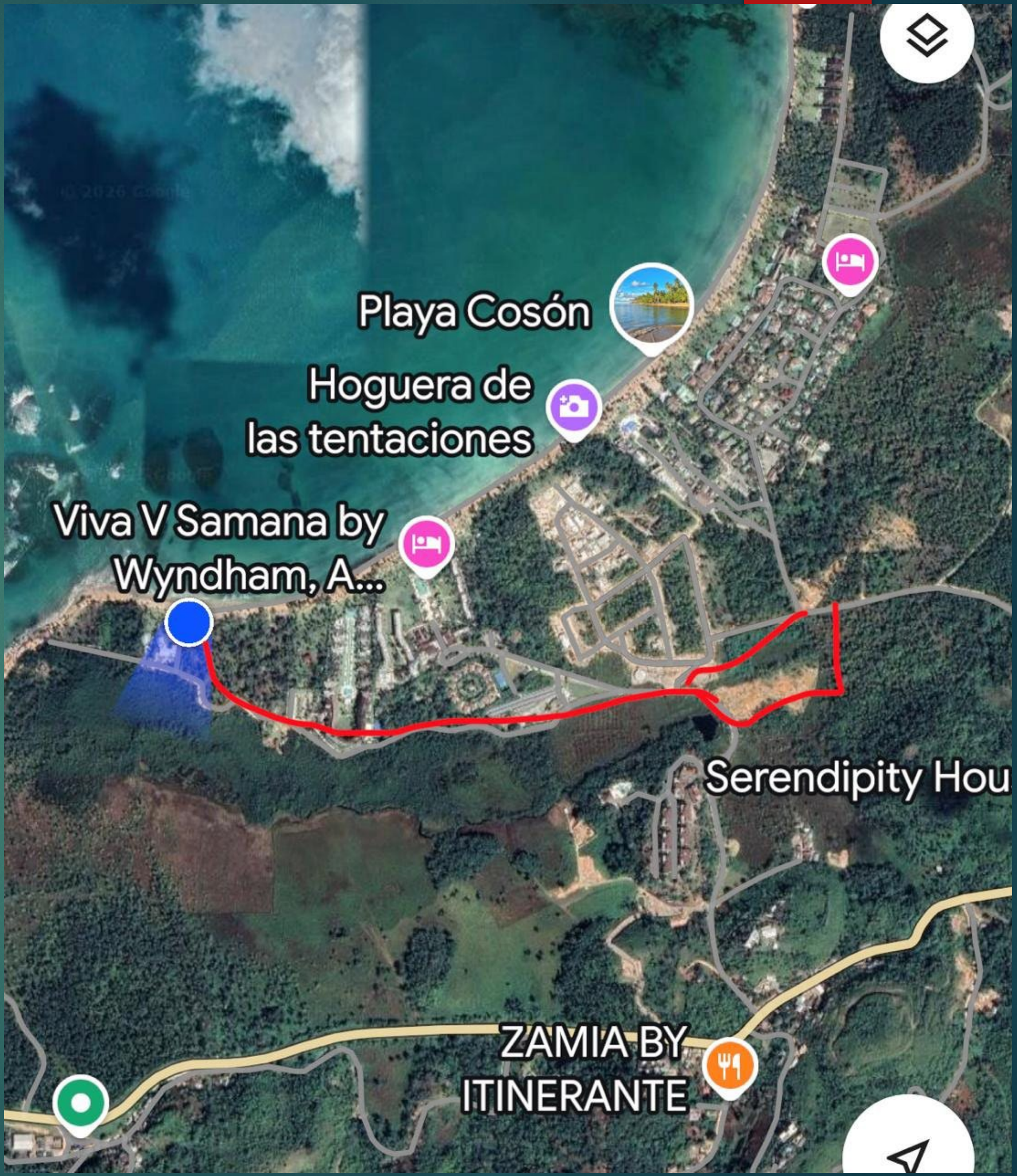
Nearby:

- 5****** Viva Wyndham hotel
- Luxury villa residences
- Paved (asphalt) access road already in place
- 10 minutes by car to Las Terrenas city center
- Location rating: AAA



Next To 5-Star Hotel

- **Project will be built next to Viva V Samana by Wyndham, A Trademark Adults All Inclusive**



Legal Status of the Land

- The land is privately owned by the seller
- Full legal due diligence has been completed
- All documents are ready for the transaction
- The project will be implemented through a separate corporation (SPV)

Project Timeline

- Total project duration: approximately 2 years
- Timeline starts from the date of land acquisition
- Sales are planned before and during construction

Land Cost

Item	Amount (USD)
Land price	1,700,000
Document processing / registration	17,000
Transfer tax	51,000
TOTAL land incl. closing	**1,768,000**

Design and Permits

- Architectural concept and drawings: $30,000
- Building permit: $30,000
- Pre-construction documentation package (before start): $60,000

TOTAL COST (Land + design + permits): $1,828,000

Construction Cost

- Turn key construction:
- $1,200 / m²
- 150 m² × $1,200 = $180,000

- Swimming pool, utilities, internal roads, landscaping - $20,000 per villa

- All in cost per villa: $200,000

Total Project Cost

- **Land + design + permits: \$1,828,000**
- **Construction: \$200,000 × 25 = \$5,000,000**

TOTAL PROJECT COST: \$6,828,000

Sales and Pricing

Sale price per villa: $380,000

Buyer payment schedule:

- 20% — upon signing the contract
- 10% — at the start of villa construction
- 40% — during construction
- 30% — upon delivery of keys and title transfer

Sales Revenue

- Gross revenue: \$380,000 × 25 = \$9,500,000
- Marketing and agent commissions (10%): \$950,000

NET SALES REVENUE: \$8,550,000

Project Financial Result

- Net revenue: $8,550,000
- Total project cost: $6,828,000

PROJECT PROFIT: $1,727,000

Investment Models

Option 1 — Partnership

- Investment: $1,828,000
- Investor equity in the SPV: 50%
- Investor share of project profit: $863,500
- Term: 2 years

Return: 23.6% per year

Investment Models

Option 2 — Hybrid Model

• Investment: $1,828,000
• Term: 2 years
• Fixed return: 10% per year on invested capital
After 1 year:
• $1,000,000 is returned to the investor from buyer deposits
• $828,000 remains in the project for the second year
Interest to the investor:
• Year 1: 10% × $1,828,000 = $182,800
• Year 2 (on $828,000): 10% × $828,000 = $82,800
Total interest: $265,600

Investment Models

Additional Profit - Option 2

- Investor share of project profit: 20%
- Additional income: $292,280

TOTAL INVESTOR INCOME: $557,880
Average return: ~21% per year

Investor Legal Protection

• A separate project corporation (SPV) is established:
– Option 1: investor owns 50%
– Option 2: investor owns 20%
• A lien is registered on the land plot in the amount of the investor’s capital
• The investment is fully secured by the value of the land

Profit Distribution (Option 1)

- Investor - 50% - $863,500
- Developer - 40% - $690,800
- Our company (management & supervision) - 10% - $172,700

Legal Counsel

Full legal support for the project is provided by Guzmán Ariza Attorneys at Law

- The largest law firm in the Dominican Republic
- 100+ attorneys
- Established in 1927
- Excellent reputation

www.drlawyer.com

Marketing and Sales

Marketing and sales for the project are provided by Right At Home Realty Investments Group

- International client base
- Experience with investors and premium real estate
- Focus on fast sales and price appreciation

Website - www.rahinvest.com

Important Note

All calculations are based on the current minimum sale price of $380,000 per villa.

- The sale price is expected to increase to ~$420,000
- Potential additional project profit: up to +$1,000,000
- The Las Terrenas market demonstrates stable growth
- Sales are planned for the end of the year — there is potential for even higher prices, which can significantly increase returns

Summary

- Conservative financial model
- Strong capital protection
- Minimum expected return: 21%–23.6% per year
- Liquid market
- Premium ocean proximity location

Stability and Growth

The Dominican Republic's economic climate is stable and growth oriented, making it an ideal location for corporate investors who want to reduce their operating costs while mitigating risk. Over the years, the DR has worked diligently to cultivate a welcoming and supportive business environment and has achieved great success as evidenced by their strong performance in key economic rankings. Looking forward, the country continues to strive towards macroeconomic excellence with strong governmental support and free zone regime.

According to the World Economic Forum's Global Competitiveness Report, the Dominican Republic ranks extremely well in the Caribbean Region for economic health indicators.

GDP

The DR ranks #1 as the largest GDP in all of Central America and the Caribbean.

Economic Stability

The DR ranks #2 in the Caribbean for overall Macroeconomic Stability.

Institutions

The DR ranks #2 in the Caribbean for strength of their Institutions.

DOMINICAN REPUBLIC IS KNOWN FOR ITS DYNAMIC TOURISM INDUSTRY, ITS RESILIENCE AND DIVERSIFIED ECONOMY ARE EQUALLY NOTEWORTHY. ITS AVERAGE GDP GROWTH EXCEEDED 5% ANNUALLY FROM THE TURN OF THE CENTURY, IN THE LAST 5 YEARS THE DR GOVERNMENT REDUCE POVERTY BY MORE THAN HALF.

THE DOMINICAN REPUBLIC IS A YOUNG, URBAN NATION, WITH A SIZABLE PROPORTION OF THE POPULATION 24 YEARS OF AGE OR YOUNGER AND THE MAJORITY OF THE PEOPLE LIVING IN CITIES.