

INTERNATIONAL REAL ESTATE INVESTMENT

Investor Package: Tres Sesenta Development Prepared by International Real Estate Media Group

SPOTLIGHT TRES SESENTA "360" COSTA RICA

*Nominated for Best International Real Estate
Investment for 2009*





Reasons to Invest in Costa Rica:

(1) Stability

Costa Rica's social and economic stability assists to over-rank countries from Eastern Europe, the Caribbean and Middle East.

(2) Government Support

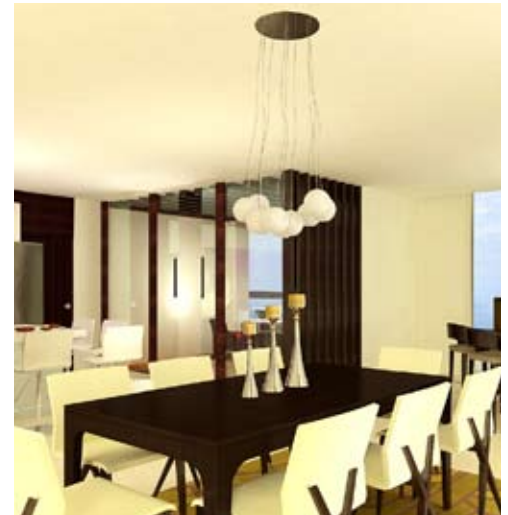
The government grants and supports foreign investors through incentives and laws it has enacted.

(3) Literacy & Healthcare

Costa Rica has a literacy rate of over 90% while its healthcare system ranked higher (and cheaper) than the United States by The World Health Organization.

(4) Natural Power

Costa Rica has high levels of production and low cost hydroelectric power per capita.



Investor Package: Income Building Condo

Conservative Rental Income and Cash Flow Projections provided by International Real Estate Media Group

LEASE MANAGEMENT Cash Flow

1st yr: 200 days occupancy w/ rental at \$250 = \$50,000 first year

2nd yr: 200 days occupancy w/ rental at \$250 = \$50,000 second year

Option Buy Out at end of Year 2 or Receive Investment Principal + 6%

INVESTMENT:
\$80,000

120.9 M 2 Under Roof
2 Bedrooms • 2 Bath

Comparative Rental Market Analysis

Hotel Southland Los Delfines | Hotel Barcelo Playa Tambor | Tango Mar

Contact Investor Relations at:
1-866-805-6708

Own a 2 Bedroom Condo Paid In Full in 8 Years with No Capital Gains Tax | Sell on 8th year for maximum profit.

How Does It Work?

Investors will leverage Lease-Management Division who will be responsible to lease Investor's option, a Condo Unit for 200 Nights for Year 1 and Year 2.

Investors will split lease revenue 50% with Developer.

Exercising Option: At the end of 2 years, the Investor may opt to purchase the condo from Developer. Total investment of \$80,000 will be deducted from original Purchase Price of Condo Unit when the option began.

Condo Unit: \$396,431 - \$80,000 = \$316,431 = Price to buy unit when option matures.

Investor pays Developer with Option being exercised at maturity date (last 90 days upon Option Expiring).

Investor may pay off condo using following cash flow projections:

Year 1 ----> Cash Flow: \$50,000 / 50% = \$25,000
 Year 2 ----> Cash Flow: \$50,000 / 50% = \$25,000
 Year 3 ----> Cash Flow: \$50,000 = \$50,000 (Investor becomes Owner).
 Year 4 ----> Cash Flow: \$50,000 / 50% = \$50,000
 Year 5 ----> Cash Flow: \$50,000 / 50% = \$50,000
 Year 6 ----> Cash Flow: \$50,000 / 50% = \$50,000
 Year 7 ----> Cash Flow: \$50,000 / 50% = \$50,000
 Year 8 ----> Cash Flow: \$50,000 / 50% = \$50,000 ----> Total Cash Flow: \$350,000

If Investor Does Not Want to Pursue Option, the Developer Will Pay Investor back Principal Investment + 6%.

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