

Investor Presentation · 2026

La Meridiana

Guanacaste, Costa Rica

A luxury income-generating residential community in Costa Rica's fastest-growing coastal region - generating cash flow today, with significant upside ahead.

80 Residential Units

Permits

Cash-Flowing Today

~10% Annual Yield

24

Completed Units

\$1.13M

Est. Annual
Rental Income

80

Total Units (at completion)

~10%

Est. Annual Yield

All figures are estimated and illustrative only. Based on 2025 avg. rents. Not a guarantee of returns.

THE OPPORTUNITY

More than real estate.

A premium investment.

01 Phase 1 - Already Built & Cash-Flowing

24 furnished units rented today, generating Est. \$470,220/year.
Not a concept - a proven, operating asset with permits.

02 Phase 2 — Advanced Construction Stage

28 additional units in advanced construction in Blocks C & D —
projected \$662,400 est. annual income upon completion

03 Significant Growth Drivers

Significant upside — expansion land, STR potential & regional appreciation.





PROJECT OVERVIEW

Everything you need. *Already in place.*



LOCATION

Guanacaste, Costa Rica - minutes from Tamarindo



TOTAL LAND

24,000 sqm · Full development & infrastructure in place



COMPLETED UNITS

24 furnished & rented units (Blocks A & B)



UNDER CONSTRUCTION

28 units in Blocks C & D — advanced stages



WATER INFRASTRUCTURE

Official water meters with municipal permits from ASADA La Garita — fully permitted water access for all units



FUTURE DEVELOPMENT

Up to 40 condos or ~30 single-family villas on 11,000 sqm of additional project land



AMENITIES

Pools, gym, rancho, 120 parking spaces, pickleball, game room, Guard house, playground & more

Phase 1 — Blocks A & B

24 Units · Complete & Rented

Phase 2 — Blocks C & D

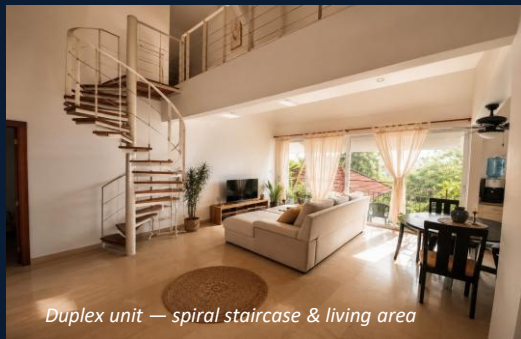
28 Units · Advanced Construction

Phase 3

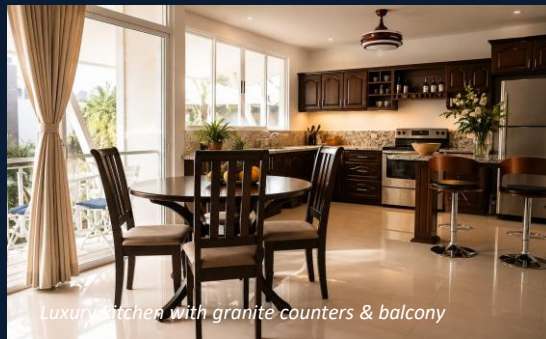
Up to 40 Condos or ~30 Villas · Future Dev.

INSIDE THE UNITS

Furnished, finished, ready to rent.



Duplex unit — spiral staircase & living area



Luxury kitchen with granite counters & balcony



Luxury kitchen with granite counters & balcony



Pool area — sun loungers & tropical gardens



Pool area — sun loungers & tropical gardens



Recreation centre — gym, pool table, lounge

FINANCIAL SNAPSHOT

Estimated income. *Real operations.*

\$39,185

Est. Monthly Income

Blocks A & B · Operating today

\$470,220

Est. Annual Income

Existing 24 units only

\$662,400

Proj. Additional Income

28 units under construction

\$1.13M

Total Income Potential

All 52 units · Blocks A & B + C & D

ADDITIONAL ESTIMATED REVENUE SOURCES

Source	Monthly (Est.)	Annual (Est.)
Pickleball Court Rentals	\$1,800	\$21,600
Short-Term Rentals (high season)	Seasonal	~\$38,000
Total Additional		~\$59,600

Operating expenses: est. ~\$4,800/month (taxes, maintenance, staff, common area electricity).

All figures are estimated and illustrative only. Based on 2025 avg. rents. Not a guarantee of returns.

RENTAL INCOME DETAIL

52 units. 40 titles. Two phases.

BLOCKS A & B — 24 UNITS — 20 Titles

Completed & Operating

Unit Type	Units	Avg Rent	Est. Annual
1–1.5 BR	6	\$1,016/mo	\$73,200
2 BR	10	\$1,648/mo	\$197,760
3 BR	6	\$1,842/mo	\$132,660
4+ BR	2	\$2,100/mo	\$50,400
TOTAL	24		\$470,220/yr

BLOCKS C & D — 28 UNITS — 20 Titles

Advanced Construction Stage · Projected Income

Unit Type	Units	Proj. Rent	Proj. Annual
2 BR / 2 Bath	4	\$1,650/mo	\$79,200
2 BR / 1 Bath	4	\$1,550/mo	\$74,400
3 BR / 2 Bath	12	\$2,000/mo	\$288,000
4 BR / 3 Bath	8	\$2,300/mo	\$220,800
TOTAL	28		\$662,400/yr

Projected figures are estimated based on 2025 avg. market rental rates and are not guaranteed.

Three ways to *generate returns*.



Long-Term Rental

Stable Cash Flow

- Currently generating Est. \$470,220/year from 24 units
- Targets expats, retirees, and community residents
- Stable, predictable income with lower management burden
- Furnished units rent 20–40% faster in the area



Short-Term Rental

Premium Yield

- \$300–\$600/night typical high-season rates in the region
- Dominant vacation-rental demand from North American tourists
- 43–55% market occupancy with significant upside
- High-season income can dramatically boost returns



Unit Sales

Capital Return

- All units currently investor-owned
- Selective sales to qualified buyers is a one-time capital event
- North American and international buyers are the target
- Proceeds can be recycled into development Phase 3

Beyond the baseline. *Significant growth drivers.*



Short-Term Rental Maximization

Nightly rates of \$300–\$600 during high season can dramatically exceed long-term rental yields. Full STR model remains an untapped layer of return.



Additional Land Development

Project owns additional land enabling construction of up to 40 additional condominium units or ~30 single-family homes.



Construction Completion & Upgrades

Completion of Blocks C & D plus finishing Phase 2 is expected to allow further rental rate increases and unlock additional income potential.



BAULAS Project & Regional Growth

Major nearby development including commercial areas, shopping centers, and educational institutions expected to boost long-term residential demand.



Rental & Property Value Appreciation

Guanacaste is one of Latin America's fastest-growing markets. Both rental prices and capital values are expected to appreciate materially.



200 Individual Titles — Single Owner

80 unit titles & 120 parking space titles, all privately held by one owner. Each title is transferable independently — enabling selective sales, flexible exit strategies, or staged divestment.

Guanacaste, *Costa Rica.*

45 min

Liberia Int'l — Direct from US & Canada

10 min

Tamarindo, Playa Grande & Conchal

- ✓ Near international schools, medical clinics, and shopping centers
- ✓ Playa Tamarindo — 10 min · Costa Rica's most iconic international beach town
- ✓ Playa Grande — 10 min · UNESCO leatherback turtle reserve
- ✓ Playa Conchal — 10 min · World-renowned crushed-shell beach
- ✓ Adjacent to The Oaks — established luxury residential reference
- ✓ BAULAS Project nearby — commercial, retail & educational hub coming

Schools



Educarte: 2.4 km (4 min)
Journey: 2.5 km (4 min)
CRIA: 6.6 km (14 min)
Tide Academy: 8.9 km (14 min)
La Paz: 11.0 km (19 min)

Beaches



Playa Brasilito: 8 km (16 min)
Playa Conchal: 9km (18 min)
Playa Tamarindo: 10 km (15 min)
Playa Puerto Viejo: 10 km (25 min)
Playa Flamingo: 12 km (20 min)
Playa Real: 12 km (30 min)
Playa Grande: 15 km (25 min)
Playa Potrero: 16 km (30 min)
Playa Avellana: 18 km (29 min)
Las Catalinas: 20 km (39 min)



Costa Rica is booming. *Guanacaste is leading it.*

2.66M

Air Arrivals (2024)

Highest in 16 years · +7.7% YoY

\$5.4B

Tourism Revenue (2024)

+18.4% vs prior year

881K

Guanacaste Arrivals

+14.5% — fastest growing hub

70%

North American Share

1.9M North Americans in 2024

TAMARINDO SHORT-TERM RENTAL BENCHMARKS

\$300—\$600

Nightly Rate Range

Typical high-season rates

\$35—\$55K

Gross Annual/Unit

Well-positioned STR listing

43—55%

Market Occupancy

Upside via community bookings

~70%

North American Guests

Primary visitor segment

Flexible entry. Three paths.

Full Project

STAKE	PRICE
100%	\$12.5M

- ✓ Complete ownership — all 52 units at completion
- ✓ All phases + 11,000 sqm expansion land
- ✓ Full control of operations & vision
- ✓ Maximum upside on all revenue streams

Strategic Partner

STAKE	PRICE
50%	~\$6.25M

- ✓ Co-develop & co-manage the project
- ✓ Shared decisions & distributions
- ✓ Full access to all revenue streams
- ✓ Right to participate in Phase 3

Phase 1 — Now

STAKE	PRICE
AS-IS	\$10M <i>no completion</i>

- ✓ 24 operating units — cash-flowing today
- ✓ Phase 2 shell included unfinished
- ✓ Immediate deployment of capital
- ✓ Buyer manages Phase 2 completion

What most Costa Rica projects promise.

What we already have.

Most CR Projects

- ✗ Land pitch — nothing built yet
- ✗ Future vision & renderings
- ✗ "Permits pending" or in progress
- ✗ Projected income — unproven
- ✗ No tenant base
- ✗ Amenities as a promise
- ✗ Single revenue model
- ✗ No expansion land

LA MERIDIANA

- ✓ 24 units built, furnished & rented
- ✓ Already Operational
- ✓ Municipal permits in hand
- ✓ Est. \$39,185/month — current income
- ✓ Long-term tenants, signed contracts
- ✓ Pool, gym, game room — open today
- ✓ Long-term, short-term & unit sales
- ✓ 11,000 sqm ready-to-build land

LA MERIDIANA

Guanacaste, Costa Rica

Income-generating residential community with hospitality upside.

✓ 24 units — operating today

✓ 28 units in advanced construction

✓ 11,000 sqm expansion land

✓ Est. \$470K annual income from Blocks A & B

✓ Three revenue models in one asset

✓ permits · Individual titles · Guanacaste

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All financial projections are estimates only. Based on current market assumptions. Not a guarantee of returns.