

Mountain Reserve

Ailanto



Fortuna de Bagaces 2013

08/04/13



Miravalles Volcano

2

WWW.AILANTORESORT.COM

33 HA MASTER PLANNED COMMUNITY



Ailanto
Wellness Resort & Spa

Ailanto is where you belong

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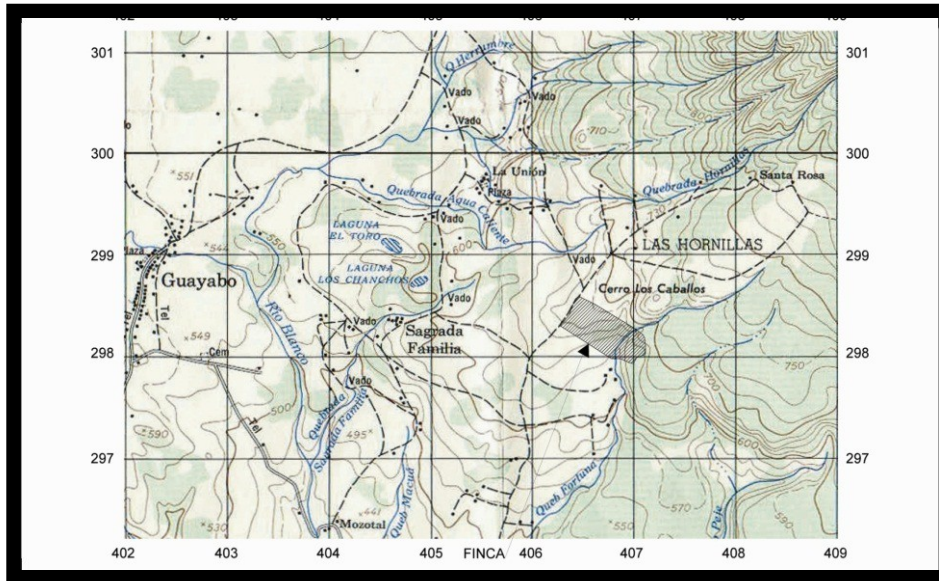
The Offering

- This is an Offer For a SOPHISTICATED and KNOWLEDGEABLE JOINT VENTURER who understands the risks of investing in START UP companies
- Simplistically put, you invest \$350,000 USD for a 50% ownership of the project which involves the building of a Duplex home for a total of 100 salable Units
- We build several model homes with the investment and as we sell them we build more until we get the whole community built
- We finish and manage the Medical/Dental Center and the Club House
- The total land required for the project is transferred to the Joint Venture, this land includes the land required for the Club House, Clinic and the community pool

Where are we?

- 30 miles from Liberia, the International Airport, Hospitals, Clinics and the Beaches
- 1.25 miles from Fortuna de Bagaces, grocery shopping, Social Security Clinic
- 2.5 miles from Guayabo de Bagaces, Ambulance, Shopping
- Right in the midst of Tourist attractions, Eco adventures, spas, mud baths, waterfalls etc
- We get mail service at our door

08/04/13



Cartographic Location
Latitude 10.695546
Longitude -85.228905

Geographic Location

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www.estanciacostarica.com

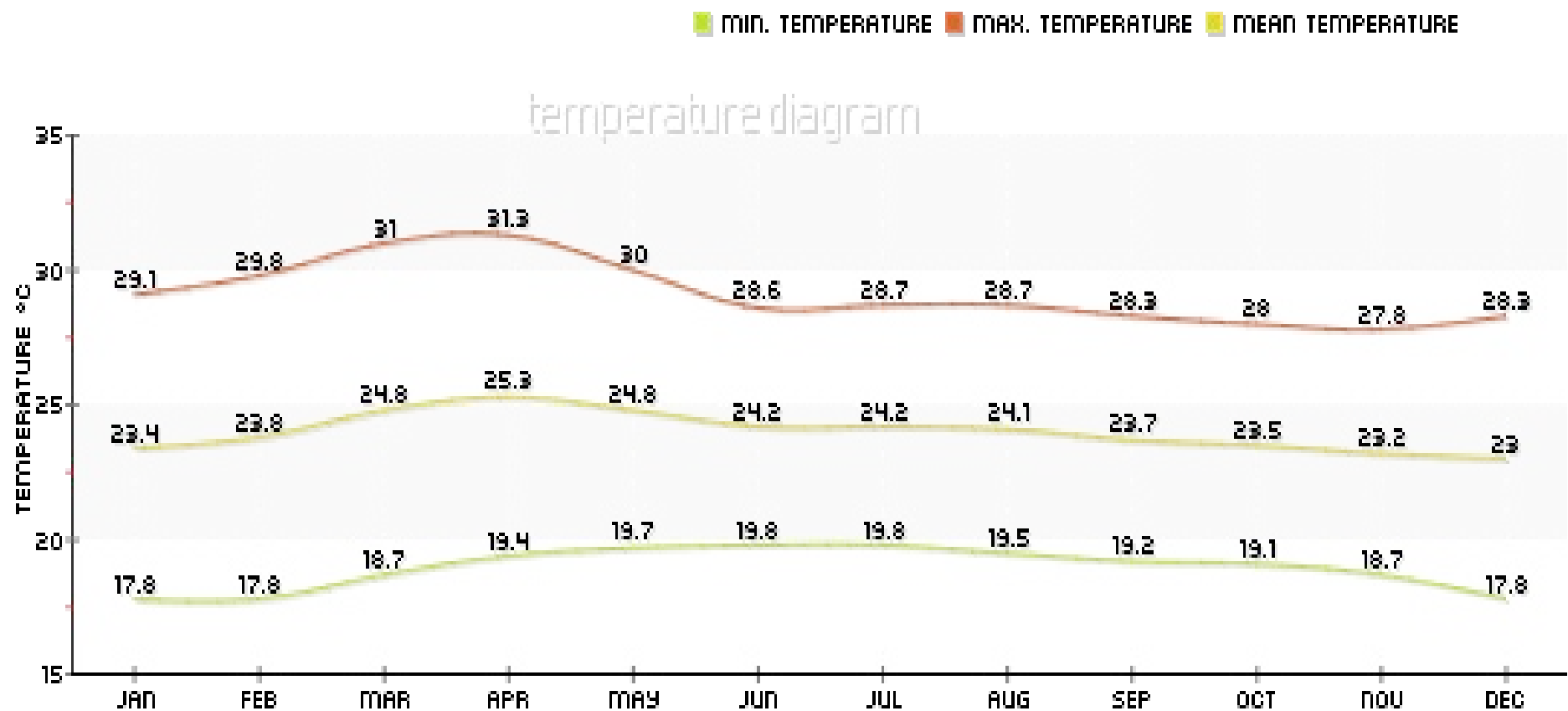
Access

- We have good quality, paved roads from San Jose or Liberia
- We offer Pick Up and Delivery to the Airports
- The Interamericana highway, soon-to-be 4 plus lanes is located 15 miles from us
- Bus and Taxi services are available from 5 am to 9 30 pm
- We offer private transportation for our guests

Climate

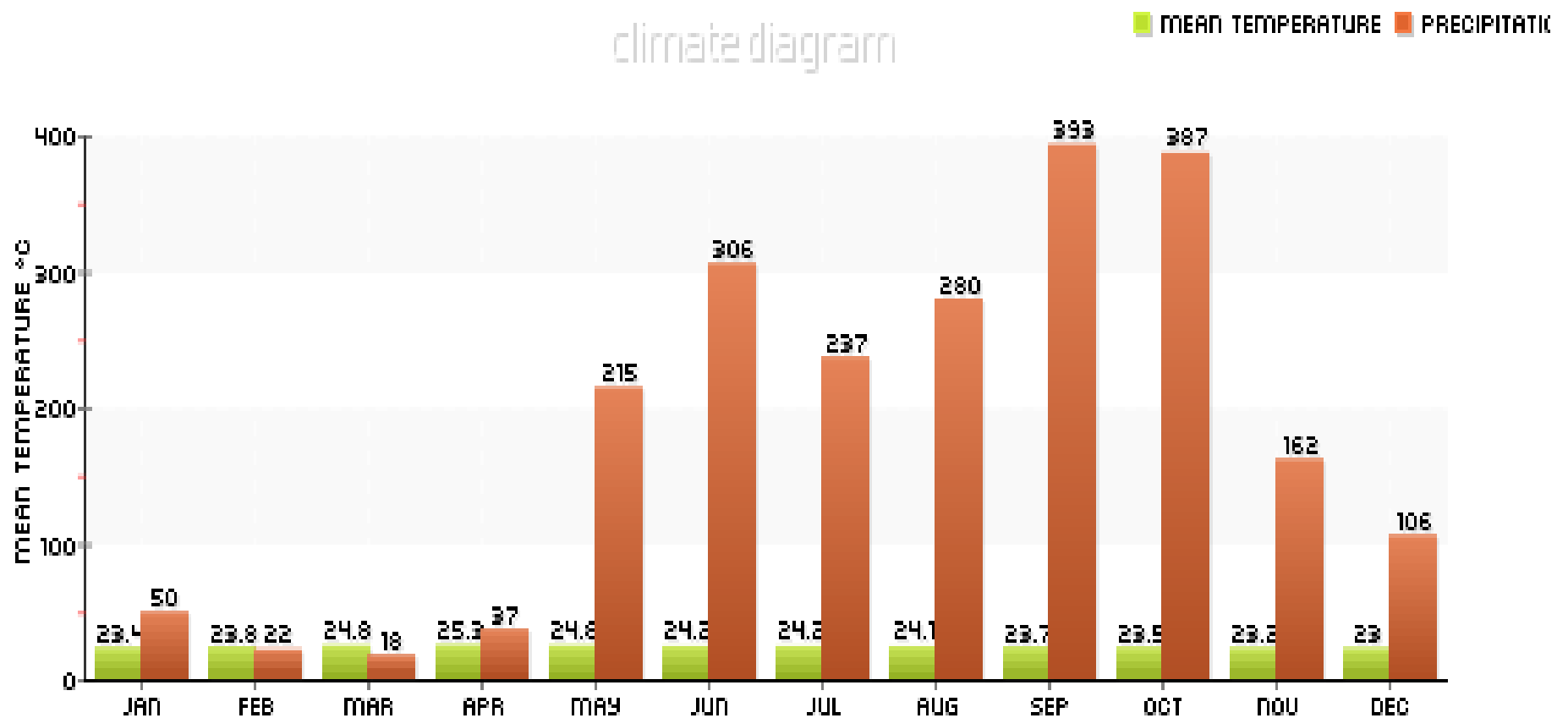
- We enjoy one of the most temperate climates in Costa Rica

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Climate and Precipitation

- We enjoy one of the most temperate climates in Costa Rica



What is Independent Living?

Independent living, . In the context of eldercare, independent living is seen as a step in the continuum of care, with assisted living being the next step.

The Center for Disease Control defines aging in place as "the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level."

Purposeful aging in place has grown in popularity and celebrated by the National Aging in Place Week and the National Aging in Place Council that promotes the positive outcomes of older adults having a choice in their care and living arrangements.

Ailanto Independent Living

Independent Living at Ailanto lives up to the true definition of Independent Living with few added services not found in most of the Independent Living Communities

Due to our vast amenities and location we can offer the most relaxed and most beautiful setting for “the” perfect community

- Thermal Waters,**
- Tropical Forests,**
- Entertainment,**
- Arts And Crafts**
- Natural Spa**
- Flora And Fauna**
- Beautiful Affordable Homes**
- Medical Services**
- 24 Hour Care**
- Event Center**

What Services Do We Offer

- Wellness Training**
- A menu of fitness classes**
- Massage and Spa Services**
- Personal Care Services**
- Cooking and Nutrition**
- Disease Management**
- Anti-Aging**
- Yoga/Meditation**
- Cosmetic Treatments**
- Dental Services**
- Alternative Medicine**

INDEPENDENT LIVING RESIDENTIAL COMMUNITY

\$1,500 per month

- **Imagine living in our beautiful Independent Living Residential Community nested in the most beautiful Costa Rican countryside, yet near the beaches, shopping and many activities.**
- **Fish for Tilapia or Catfish in our lake, walk our Botanical Garden, use the spa services or just simply bathe in the thermal waters, hike our trails, get a healthy massage, practice yoga or just go to the gym.**
- **Learn Latin Dancing, eat in the Churrasqueria (only grilled meats, nothing fried), jump in our aquatic exercise pool, we have the life and all for \$1,500 per month.**
- **Live in your own 1 bedroom 1 bath detached home where you can even entertain your visitors.**
- **Purchase your home for \$50,000 or you may for an extra \$500 per month just rent the home from us .**

INDEPENDENT LIVING RESIDENTIAL COMMUNITY

For \$1,500 per month (guaranteed for 2 Years) you get:

³⁵₁₇ **Three meals a day (based on your dietary needs)**

³⁵₁₇ **Bathing**

³⁵₁₇ **Shopping**

³⁵₁₇ **Dressing**

³⁵₁₇ **Laundry**

³⁵₁₇ **Housekeeping**

³⁵₁₇ **Assistance with medications**

³⁵₁₇ **Medical Clinic On Site (small charge per visit)**

³⁵₁₇ **Free Monthly Check up (Doctor Only, all other charges apply)**

³⁵₁₇ **Entertainment Director**

³⁵₁₇ **Gardening**

³⁵₁₇ **24/7 Security**

³⁵₁₇ **Guarded and Gated Community**

³⁵₁₇ **Internet Monitoring from anywhere in the World**

All of our amenities

Emergencies?

In case of Emergencies, you can count on our On-Site Medical Staff and our fully Emergency equipped Clinic

- We have a Nurse On-Site and a Doctor On-Call, as we grow we will also grow the staff accordingly**
- There are 2 Private and 2 Public Clinics within 5 miles of our location**
- There are several Clinics plus a Public one in Bagaces at 15 Miles from us**
- Liberia, located 30 miles from us counts with a General Hospital, Cima Private Hospital, and several private clinics**
- The Ambulance services are located a few minutes from us**

Why Ailanto?

- **Ailanto means tree of life.... Ailanto Mountain Reserve is an experience that can impact the quality of your life, from the moment you arrive to long after you return home. Ailanto is a place to learn, relax, enjoy yourself and explore your potential for a happier, healthier, less stressful rest of your life.**
- **Ailanto is located in the ideal environment for an active living, body, soul repairs and enhancement of your very being. We are in a Paradise, peaceful, quiet yet close to the beaches, the rain forest canopy, and the Eco activities that seem to be the magnet to the world. At Ailanto, it's easy to stay active, keep in touch with nature and smile a lot.**
- **Ailanto Lake is the home of many birds, turtles and other animals, we have it stocked with Tilapia and Catfish, feel free to fish your next meal and BBQ in our nearby wood pits**
- **Move in to your home and we take care of it all. We want you to enjoy your golden years and we have the staff to make sure that it happens.**
- **Our Entertainment Director and the assistants will make sure that your days are active and fun. By the way, you may be asked to teach English, your native tongue or work with the Indigenous people in making art or simply teaching your skills to others.**

Remain active... live longer

Live in our peaceful environment and enjoy your Golden Years

- Pick your home from several models and let us begin to be your Life and Health partner
- Our homes are 1 bed 1 bath homes but if you wish, for an additional cost, can choose a 2, 3 or 4 bedroom home.
- Or we can build a custom home for you

Home Models



The Lago Model, 480 SF One Bedroom, One Bath home

\$50,000

Lago Floor Plan



Home Models



The Toledo Model 480 SF 1 bed 1 bath

\$50,000

Toledo Floor Plan



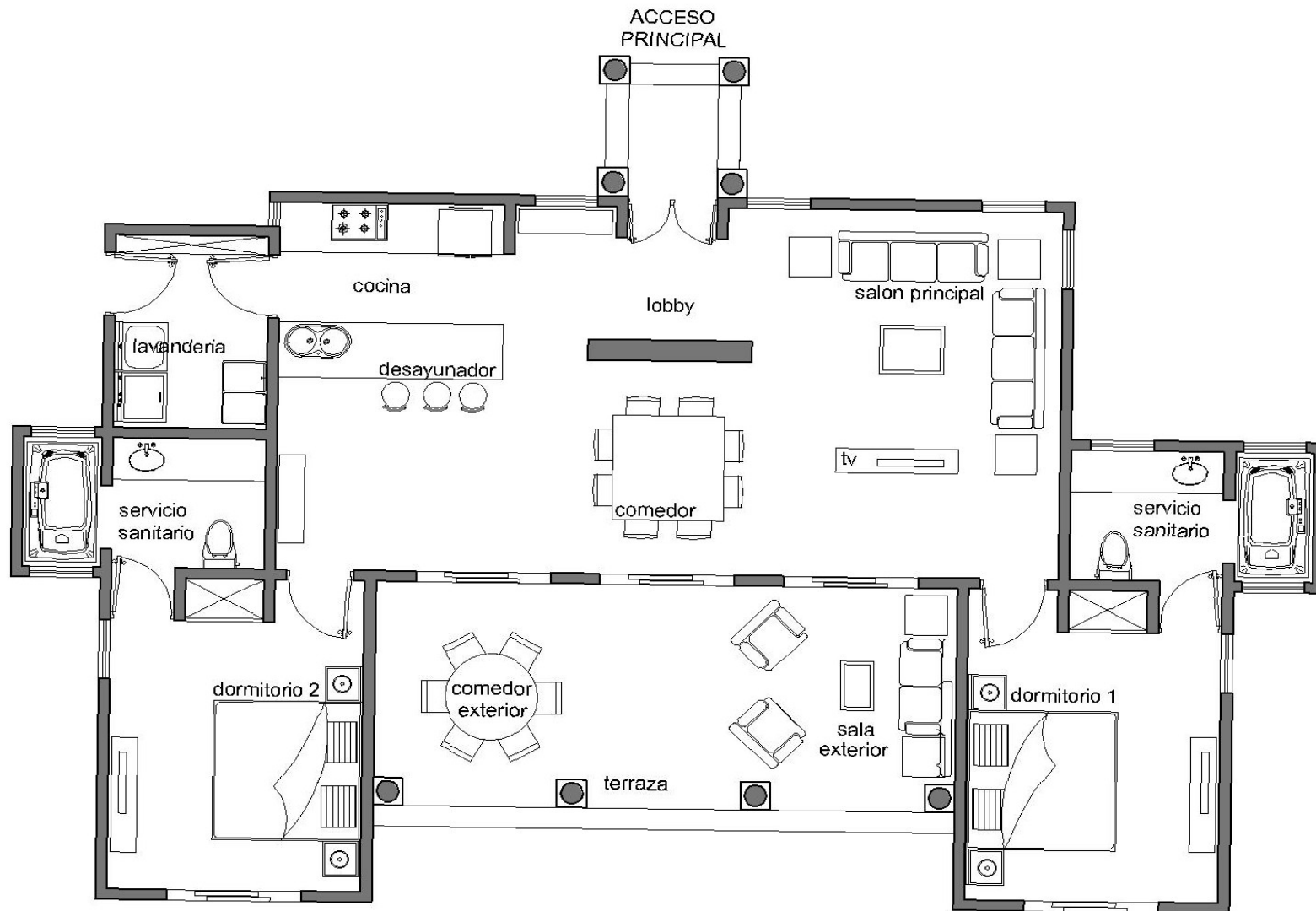
Home Models



The Cielo Duplex Model 750 SF

\$75,000

Cielo Duplex Floor Plan



CASA 2 DORMITORIOS
NIVEL UNICO

08/04/13

AILANTO AMENITIES

For the Priviledged



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AILANTO NATURAL SPA

- ❖ Amazing Aroma Therapies in our Temazcales
- ❖ Therapeutic thermal waters from our Warm Springs
- ❖ Yoga and Meditation in our Giant trees
- ❖ Bikram Yoga in the Inca Inti Sun Temple
- ❖ Cleansing Fire dances in our outdoor Fire Temple
- ❖ Massages in the middle of the Rain Forest
- ❖ Rejuvenation Programs



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08/04/13

AILANTO NATURAL WATER PONDS

- ❖ We have 6 Stone Ponds filled with warm water
- ❖ We are planning on 18
- ❖ For every 5 homes we have a pool
- ❖ Beautiful and private locations



08/04/15 AILANTO EVENT CENTER

- ❖ Sweet 15 Parties
- ❖ Weddings
- ❖ Churrasqueria
- ❖ Wood Fired Pizzería
- ❖ Wood Grills
- ❖ Birthdays
- ❖ Receptions
- ❖ Open Air Movies
- ❖ Relax Zone



08/04/13

AILANTO

GATED AND SELF-SUSTAINED GREEN COMMUNITY

- ❖ Organic gardens that produce vegetables for the needs of the community
- ❖ Choice of Solar, Aeolic or Geo-Thermal electric power
- ❖ The HOA fees include water and trash pick up
- ❖ We use gravel on the roads using our own materials
- ❖ We have primary and secondary forests,
- ❖ Safety is our concern, we are gated and guarded 24/7



A Picture is worth 1,000 Words







The Baby Boomers-Our Target Market

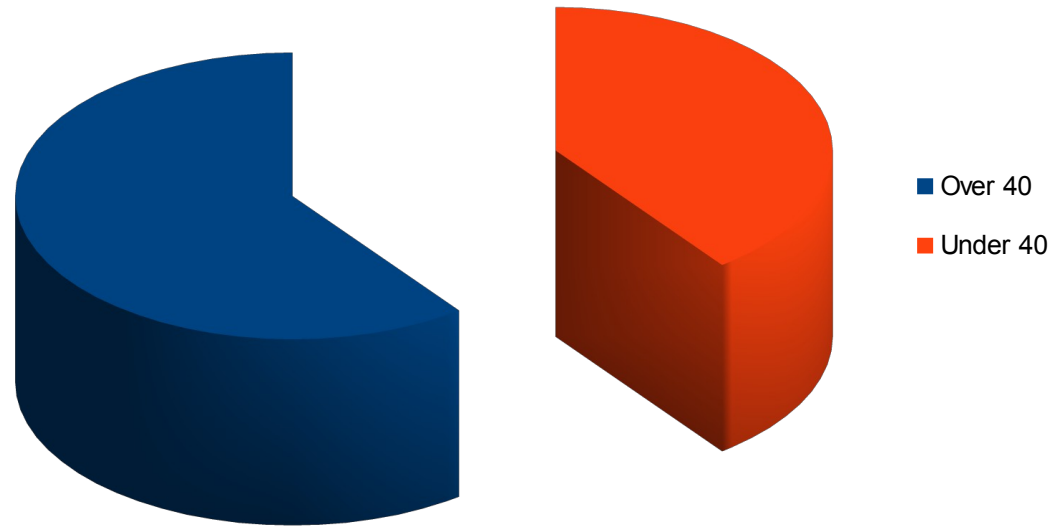
There's no denying the impact, even from a mere demographic standpoint, that the baby boomer generation has had (and is continuing to have!) on the United States. Their size and influence, and the subsequent focus the media has placed on them throughout their lives, have made them the nucleus of our cultural center, ultimately driving — and in their later years shaping — the societal norms that other generations follow.

Baby boomers are one of the largest generational cohorts the United States has ever seen. While the first boomers will turn 64 in 2010, the last of this 78-million-strong cohort will not reach that age until the year 2028. With birth years spanning 18 years (1946 to 1964), the baby boomers will be an important consumer group for many years to come.

All Countries Including Costa Rica are influenced by the Boomers

The Baby Boomers-Our Target Market

Born Between 1946 and 1964



According to data from the U.S. Census Bureau, people over the age of 40 now account for more than 60 percent of all adults, numbering 138 million. That is compared to just 91 million adults under

The Baby Boomers-Our Target Market

- **Let's get down to what really matters. In 2005, Baby Boomers possessed three-quarters of the nation's financial assets and an estimated \$1 trillion in *annual* disposable income.**
-
- **Despite the Financial Crisis, Boomers still control more wealth than their younger counterparts.**
-
- **Not only our target is the US Boomer market but also the European and Latin American Markets**

Retiring Overseas-Record Numbers Of Americans are Doing it

- More Americans than ever are retiring overseas than ever before simply because many don't have enough money to maintain their standard of living when they stop work.
- The major concern that Americans have about retiring overseas is that they will be a long way from their loved ones or feel alone, but this need not be the case.
- For example, a destination such as Costa Rica is just a three hour direct flight from the US.
- More importantly, as there is such a large American community already established people feel at home and have an infrastructure catering for Americans so there are lots of familiar shops and entertainment.
- When retiring to Costa Rica it will seem more like moving between States than to a Foreign destination.

SS Benefits up 32% to Overseas Americans

No one knows how many American retirees now reside overseas.

They aren't counted by the U.S. census, and many operate under the radar on renewable tourist visas. But according to the Social Security Administration, the number of retired Americans receiving benefits overseas has soared 32 percent since 2002, a figure experts say is gaining steam.

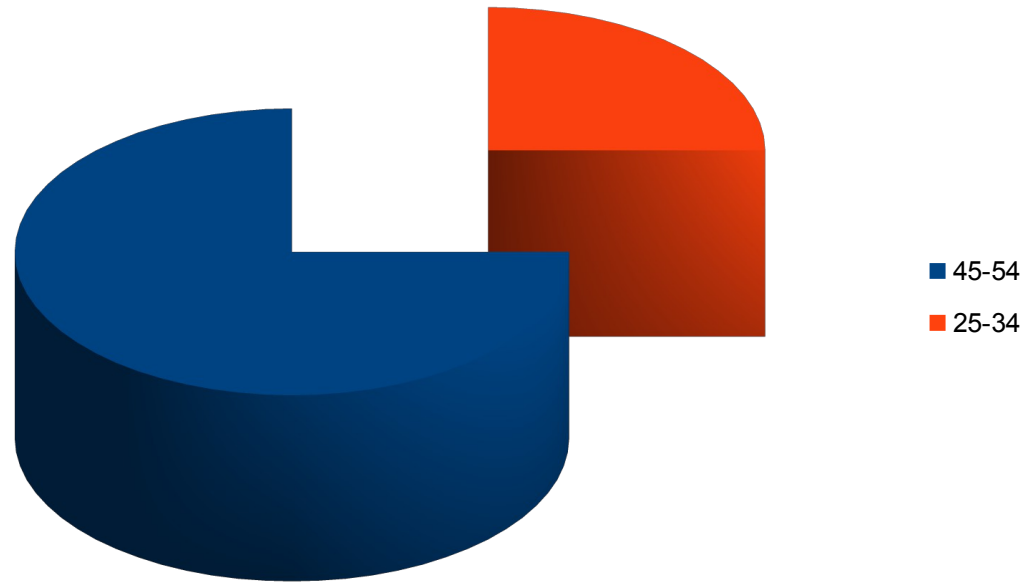
"The actual numbers are tough to quantify," says Demetrios Papademetriou, CEO of the nonprofit think tank Migration Policy Institute. "But it's a phenomenon that can only grow larger."

Demographics of the US Elder Care Market

- According to the U.S. Census Bureau, the number of individuals in the US between the ages of 65 and 84 will increase by 38.8 percent between 2010 and 2020, while the population over age 85 will increase by 18.7 %.¹⁸ This aging of the population will create a large area of unmet demand
- There are currently large discrepancies in the demographic makeup of retirement communities. As of 2006, retirement communities were 69% female and only 31% male.
- The highest concentration Elder Living Facilities is in the Southeast portion of the U.S., which houses 23% of all facilities in the nation. The trend of retirees moving to the Sunbelt region of the U.S. is expected to spur further growth for this industry in this region.
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- One can extrapolate that the Elder US population will consider Costa Rica as an extension of the Sunbelt, just CHEAPER

The Baby Boomers-Our Target Market

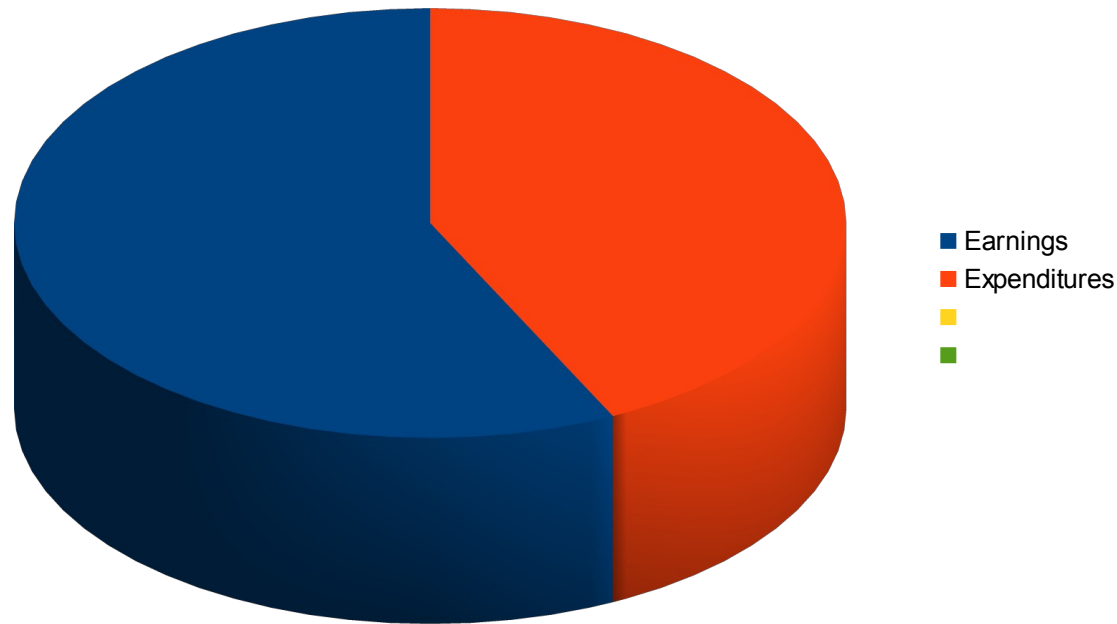
Home Ownership



According to the Bureau of Labor Statistics, 75 percent of adults age 45 to 54 owned their own homes in 2006 (compared to only 50 percent of 25 to 34 year olds. And while housing values may have decreased in recent years, home ownership still provides for a greater overall net worth.

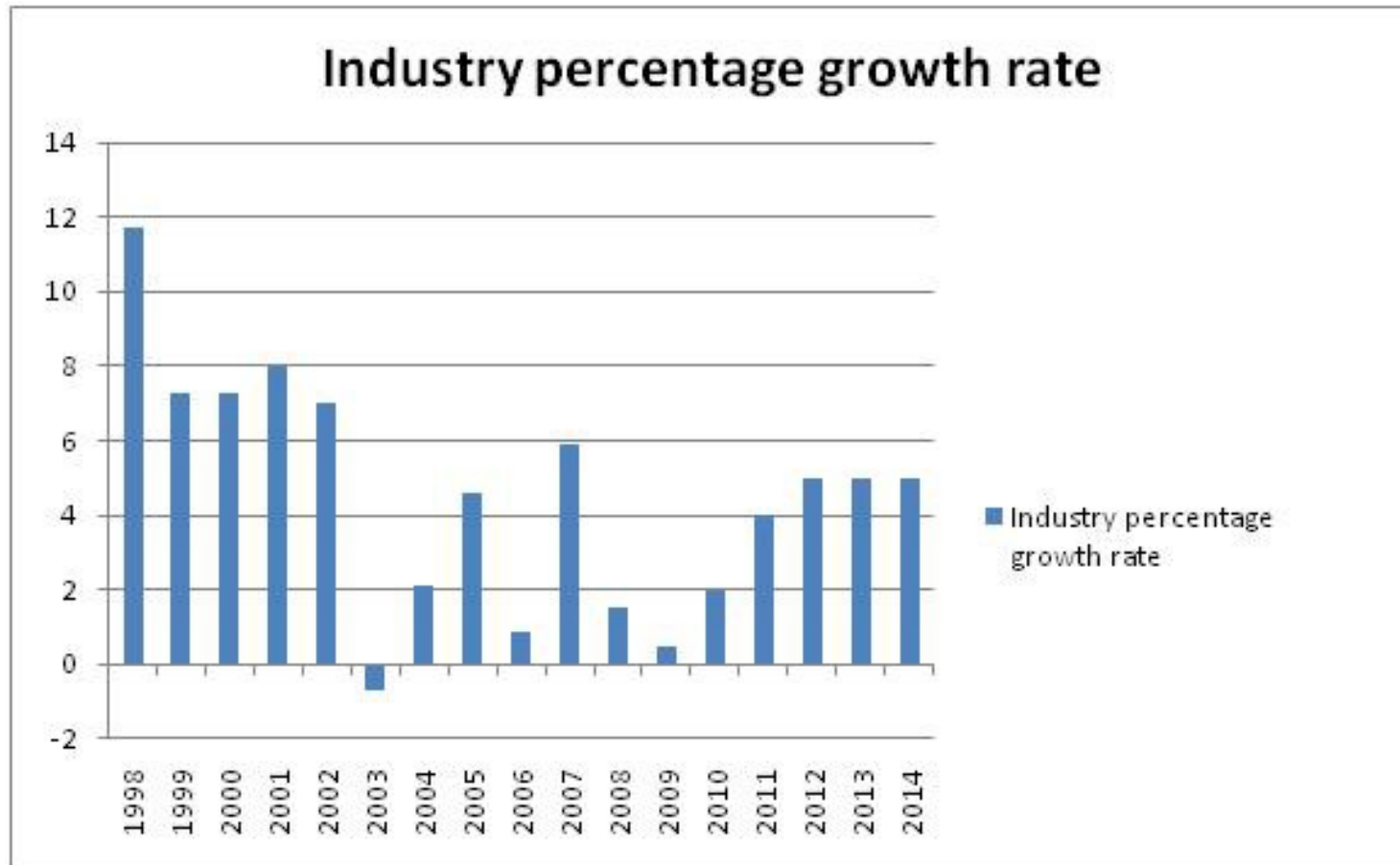
The Baby Boomers-Our Target Market

Earnings v Expenditures



The Bureau of Labor Statistics 2006

The Growth in Elder Care



The Marketing Plan

Sales through Brokers and Agents

To achieve this step, we will establish network of Brokers around the world, provide them with a plethora of electronic and print media, brochures, fliers, CD's and all supporting materials.

Trade Shows and Seminars

Our intent is to make a presence at all major shows in the USA and Canada, our two primary markets but of course we will also work with the local Costa Rican marketers and the Government.

Promotions and Bulk Sales

We will offer promotions to assist our sales group to sell our development. Our Fly and Buy Program encourages potential buyers and their agents to visit our site.

We will offer the most exciting Development Participation Program in the industry, where Realtors and investors actually share the profits of the development for their involvement in the sales

The Marketing Plan (Cont.)

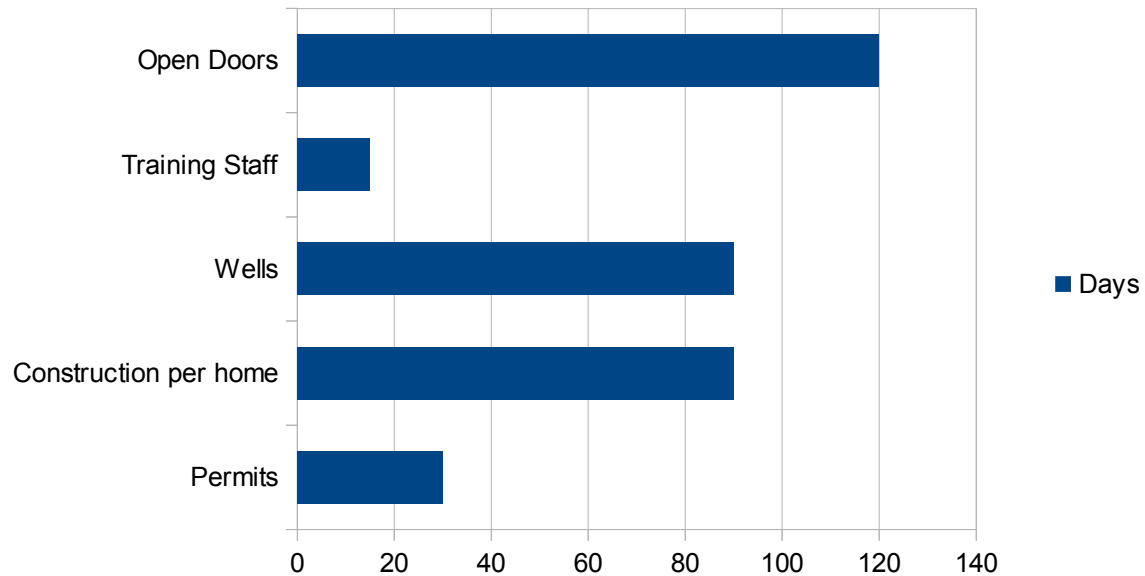
Contact the Senior Living Associations

- American Association of Homes and Services for the Aging –
<http://www.aahsa.org/>
- American Association of Retirement Communities –
<http://www.the-aarc.org/>
- American Seniors Housing Association –
<http://www.seniorshousing.org/>
- The Consumer Consortium on Assisted Living (CCAL) –
<http://www.ccal.org/index.htm>
- Center for Excellence in Assisted Living –
<http://www.theceal.org/>

The Permitting Process

- We have received Setena Approval for the Ailanto Project
- We need only apply for Construction Permits as to build homes
- We will also pursue at least 4 water concessions to drill wells for thermal and drinking water

The Construction Time Line



The Disclosures

- Those who wish to Invest must be aware that this is a NEW Venture and that it has NO Operating History.
- This investment is a JOINT VENTURE and as such you will be involved in all the aspects of the Venture
- This portion of the Venture ONLY involves the building and the sale of 50 Duplex homes for the INDEPENDENT LIVING Community
- It includes the building and ownership of the Club House and the Operating Company

How to Invest

- Sign the JV agreement
- Write a check, deposit or wire the funds to the Company's account in the USA
- That simple

Follow Up

- You will receive, at least monthly, a status report with pictures as to the progress of the project
- You will receive the Accountant-prepared Financial Statements of the Venture
- At your sole expense you may request an audited statement
- The Books of the Company are open for your inspection anytime during Business hours

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