

Costa Rica is the Paradise of Ecotourism and it's in high demand destination. Ecotourism is extremely popular for tourists that visit the national parks and protected areas in Costa Rica. Costa Rica was a pioneer in establishing ecotourism and is recognized as one of the few international destinations with real ecological options.

The Eden Park property is a private forest reserve located on mountains and valleys of Lajas which is 2 km from the town of Bijagual, and 12 Km from Jaco Beach and shopping centers, overlooking the Pacific Ocean, The property consists of 400 acres of primary forest and about 300 acres of reforested area with teak and other species of trees. It has an abundance of creeks, waterfalls, wild life, prime forest, and flora and fauna with endless trails for tourists to visit. These qualities make the property ideal for ecotourism.

The annual tourism industry income for Costa Rica is about US \$2 billion. Costa Rica is the destination most visited in Central America. The country consists of 46% Canadians, 16% Americans, and 16% Europeans.

Directions to teak trees farm and Eden Park location

There are two entrances, one from the entrance of Villa Lapa Hotel which is about 12 km and another entrance from Jaco right across Maxi Pali which is about 12 km.

Eden Park Resort is 15 minutes to the main highway 27 and the beaches; Jaco Beach, Herradura Marina, Punta Leona, other beaches and supermarkets. Its 2 hours drive to the main airport and 2.5 hours from the capital San Jose and 1 hour from the future airport in Orotina. There is already a community of North Americans living near the Eden Park property. The location is ideal for visitors and for retired people. Building lots will also be available for sale and construction services.

The plan for ecotourism resort business involves building various sizes of cabin and bungalows units for tourists, the maintenance of the reforested areas and offer guided tours.

The plan also includes a club house and a greenhouse for growing organic vegetables for the residents.

Hundreds of tourists travel by the property every day with quadricycles, most of them staying in hotels nearby and paying about \$170 per day. They pay an extra \$80 to rent the quads to travel to visit our area. It would make more sense for some tourists who are interested in ecotourism to stay at our resort for \$80 per day, with the additional benefit of a shuttle bus service to the beaches nearby offered at a fraction of the cost of renting quads. Our rates for accommodation are about half of the hotel rates. Our resort has the added benefit of a cooler climate during the day and no need of air condition during the night. Long term rental for the cabins is also considered at a lower monthly rate.

These are the ideal conditions that justify establishing the ecotourism resort and land developments for future residential community. There is a high demand for accommodations in this area. Eden Park location is also attractive for the Costarican tourists.

Eden Park also consists of about 300 acres of land that was reforested 25 years ago with teak and other species of trees. We are now in the process of harvesting them. The construction project is totally ecological, we only use wood product from tree farming and the trees re-grow again, no chemicals are used to control vegetation growth. We also use biodiesel for the equipments. The mature trees will be used to build various sizes of cabins and bungalows that will be available for the ecotourism business and private residences. Once the teak trees are harvested, new shoots start to grow again and it only takes about 10 years for the trees to grow to maturity in the next growth cycle.

Please note that those who contribute for the teak maintenance will receive the revenues from the resort rental sales as a guarantee. If the net sales generated from the teak trees are higher than the resort revenues and the land guarantee, the investors receive the higher amount.. The future harvested teak trees may be sold as lumber, boards, or be used to build additional prefabricated cabins for rental, and house for sale and for future private construction.

The investors will receive a percentage share of the net profits in proportion to the amount invested for 10 years but sales are not expected until one year from completion of units. Please see the chart with the allocation of revenues.

## **Guarantee**

The amount invested plus 5% annual interest is guaranteed with the following conditions:

A) For the amount invested receives the net sales of the teak trees, or;  
B&C) Sales from the Eco tourism.

A) D) If the teak sales and net rental income does not generate sufficient profit to cover the guaranteed amount, the investors shall receive the amount invested plus 5% annual interest credit for a plot of land or the proceeds from the sales of land. .

For example, an investment of \$20, 000 towards the teak farming business, at 5% annual interest will accumulate to a guarantee of \$30, 000 in ten years.

For each \$500 invested, the investor receives one day free accommodation, up to a maximum of 20 days per year. The investors have the right to the 20 free days for their own use or rent to friends and family. Special discounts also may apply condition on availability.

The projected revenues are based on \$80 per day and 180 days occupancy rate, total annual is \$14,400 per year sales. Investment of U.S. \$ 20,000 received 20% per year on the projected rental revenues of \$14,400 or \$2880. Long term rental is also considered at lesser monthly revenues.