

LUXURY LIFESTYLE LIVING



FRIENDS AND FAMILY

DOWNTOWN JACÓ BEACH



YOUR
INVESTMENT
IN
JACO BEACH



WELCOME

TO BEAUTIFUL JACO BEACH

Immerse yourself in a paradise where luxury meets breathtaking natural beauty. Our themed resort offers spacious elegantly designed condos with the largest lifestyle pool in the Jaco Valley and an exclusive branded adult-only hotel.

The Development ownership group are international experienced developers in the US, Mexico, Costa Rica, Caribbean. Two of the team members have over fifty years combined experience in hotel resort development, including a large resort development in Punta Cana in the Dominican Republic, a resort design in San Marteen, Antigua, multiple locations in Peru, the Philippines, India, and Panama.

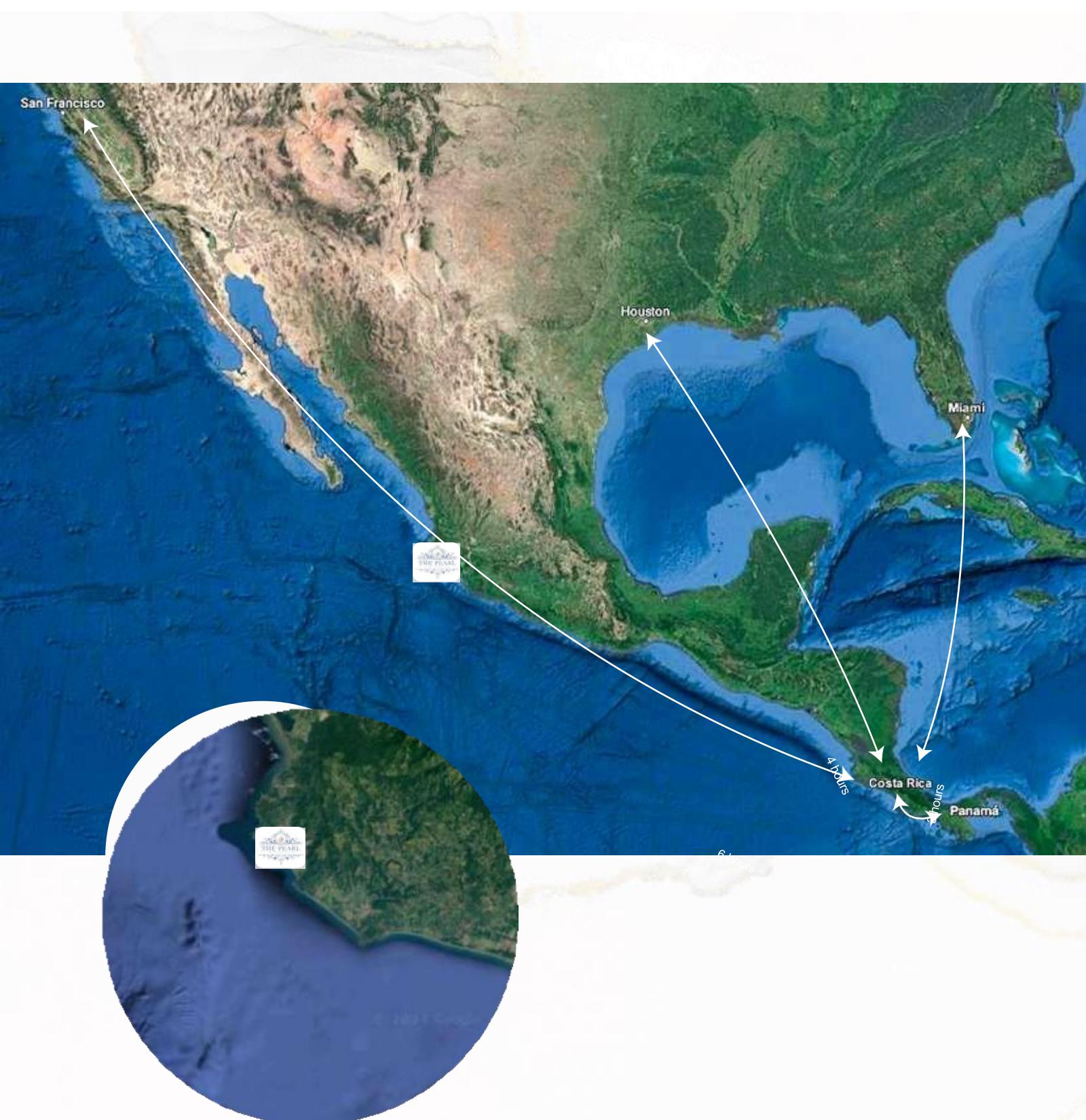
Added to the development team is QIC Construction, whose has participated in the project since its conception.

The delivery of the project is scheduled in Q4 2025.

EXPERIENCE UNMATCHED AMENITIES:

- Exclusive Pool side resort living with cabanas, beach club, pool side dining and the world famous “Fast Eddies” themed bar.
- The “Cool Pool” an exclusive adult pool area with full services to give you that feel of your own private relaxation oasis.
- Immaculate manicured gardens.
- Gated community with 24hr security, private gym, Spa|Salon, Barbershop and 24hr Executive Concierge service.
- Scheduled in 2026 a four-star-branded lifestyle hotel will be part of phase two of this great development.





LOCATION

JACO BEACH, COSTA RICA

Jacó Beach offers tangible benefits that make it a prime destination. Located just 1.5 hours (approximately 85 kilometers) from San José and Juan Santamaría International Airport, Jacó provides quick and easy access to a stunning coastal escape. Visitors enjoy over 4 kilometers of sandy beach, ideal for surfing and relaxation. The area boasts an impressive 75% sunny days year-round, ensuring plenty of opportunities to bask in the tropical climate.

Additionally, Jacó is within a 30-minute drive of Carara National Park where you can experience Costa Rica's rich biodiversity firsthand, or 40 minutes to Manuel Antonio National Park where you can find the most beautiful beaches. It is also a 10 minute drive to the famous Los Sueños Marina Resort.

Whether you want to enjoy a peaceful day under the sun or explore the region's rich biodiversity, Jacó provides the ideal balance of nature and comfort, making it a unique place to revitalize both body and soul.



BUILDING 1

Exclusive elevator access to your condo.

All our Condos have garden and mountain views, with many having beautiful views of the Pacific Ocean.

FLOOR PLAN

The twelve condos in this building have beautiful Garden and mountain views. All Condos are approximately 184 square meters (2000 square feet) with 3 bedroom and 2 ½ bathrooms.

They feature a modern spacious living area, a trendy interior design, and are beautifully appointed throughout. The fully equipped kitchen features high- end cabinetry, custom banquette marble countertops, and high-quality appliances.



The naturally lit condo features high ceilings and unrestricted views of the gardens and mountains that form the panorama of the Jaco valley. With only two condos per floor, you have the privacy of a lobby on each floor.

There are two penthouse condos in this building. The penthouses feature the same floor plan as the other condos as well as an amazing 100 square meter (1000 Square foot) roof top private terrace with splash pool, BBQ, wine cooler, beer cooler and sun area.



BUILDING 2

Exclusive VIP elevator access directly inside the condo.



After a day of enjoying the resort or area activities, our après activities include a rooftop spa and sunset rooftop lounge bar.

FLOOR PLAN

The twenty-four condos in this building have beautiful Garden and mountain views. From floor six all condos have the addition of ocean views.

With only two condos per floor, you have the privacy of a lobby on each floor. Also featured is VIP private elevator access directly inside the condo with card security in the main lobby.

These Condos are approximately 200 square meters (2200 square feet) with 3 bedrooms and 2 ½ bathrooms. They feature a modern spacious living area, a trendy interior design, and are beautifully appointed throughout. The fully equipped kitchen features modern cabinetry, custom banquette marble countertops, and high-quality appliances.





PENTHOUSE

OCEAN AND MOUNTAIN VIEW

Our Ocean view penthouse at the Jaco Pearl, perfectly positioned on the 12th and 13th floors of the main tower is an architectural masterpiece. Condo 12 1A, has over 4000sqft (380 m²), of beautifully well-designed interior space with spacious ocean view balconies overlooking the entire beach of Jaco.

Enjoy some of the most spectacular sunsets in the world, along with breathtaking views of the mountains, city center and the beautiful Pacific Ocean. The naturally lit condo features high ceilings and 360 view to enjoy the incredible panorama of the Jaco valley.

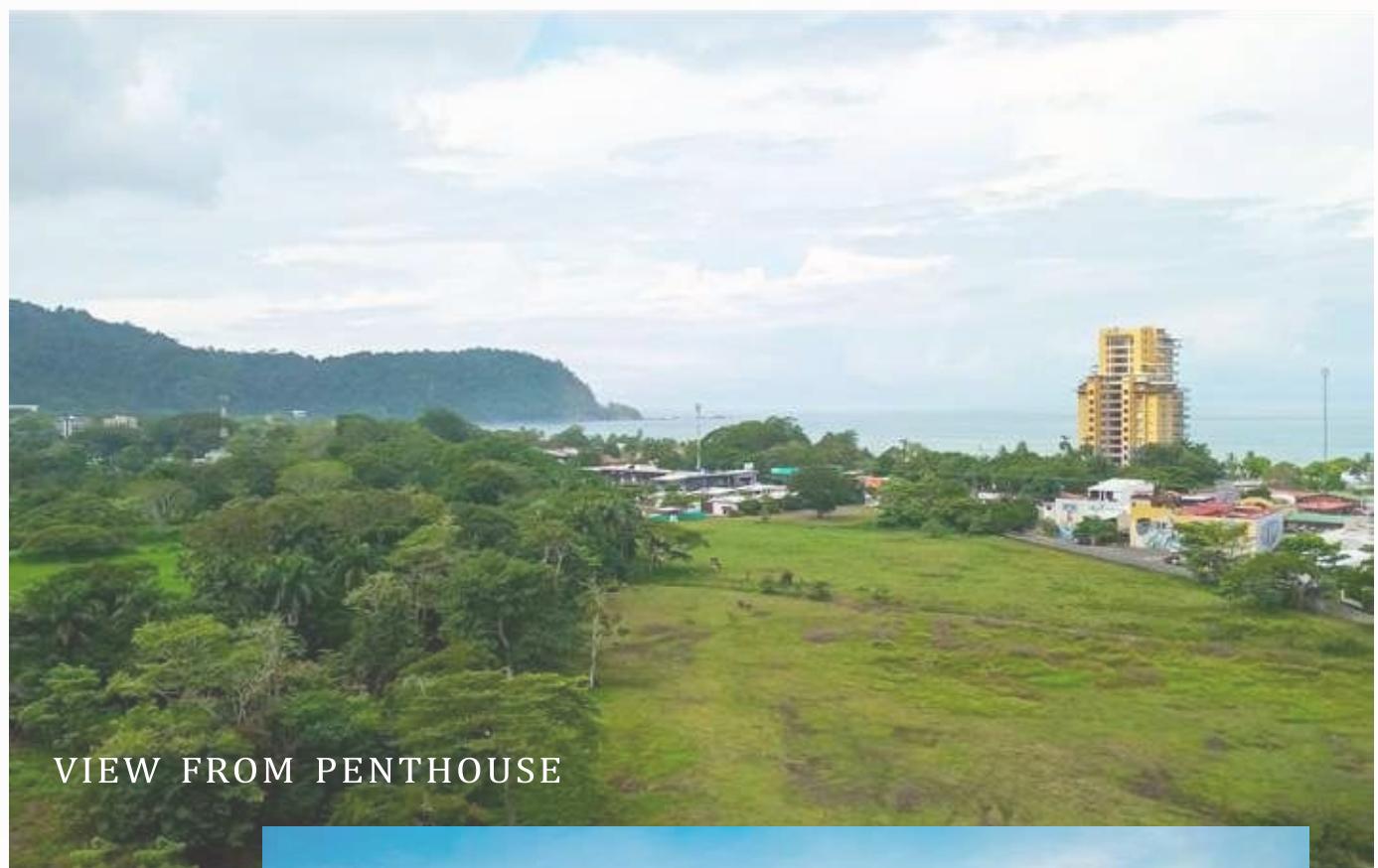
The Penthouses have a breathtaking internal atrium space connecting the main floor and second floor bedrooms. Also featured is private VIP elevator access directly inside the condo with card security in the main lobby. oversized master suite is perfectly positioned to enjoy the panoramic ocean views from its balcony. It features a huge walk-in closet and a gorgeous custom-designed bathroom. second spacious master bedroom offers its own private bathroom and balcony with gorgeous views to the ocean and city centre. The remaining guest bedrooms also feature stunning views and full amenities.



12TH FLOOR - 1ST STORY OF THE PENTHOUSE



13TH FLOOR - 2ND STORY OF THE PENTHOUSE



VIEW FROM PENTHOUSE



MOUNTAIN VIEW PENTHOUSE



SOUTH OCEAN VIEW



NORTH OCEAN SUNSET VIEW





YOUR LIFE'S BEST INVESTMENT

Scheduled delivery Q4 2025

The purchase of your new property will be stress free with an initial \$5000 deposit paid upon signing, 5% due within 30 days, 20% after 3months then 15% once the Condo is 75% complete (scheduled in month 6). The Balance of the payment is due upon transfer of the condo to the owner. Financing is available with pre-qualification in our participating banks.

Looking at the Penthouse as an investment opportunity? There is an incredibly high demand in Jaco for renting large condos to groups. The average daily rental rates range between \$1000 to \$2000 USD.

Over the past few years, we have seen the Jaco market maintain an average occupancy of over 70% and a net rental return of over 30%.

	Building 1	Building 1	Building 2	Building 2	Building 2
	Floors 1-5	Penthouse	Floors 1-5	Floors 6-11	Penthouse
Under air (sq ft)	1990	1990	2152	2152	3875
Balacony (sq Ft)	120	1200	360	360	700
Total (Sq ft)	2110	3190	2512	2512	4575
Bedrooms	3	3	3	3	5
Bathrooms	2.5	2.5	2.5	2.5	5
Views	G / M	O / G / M	G / M	O / G / M	O / G / M
Condo Pricing	\$495,000 to \$512,000	\$673,000 to \$759,000	\$553,000	\$573,000 to \$751,000	\$1,490,000 to \$1,699,000

Views: G: Garden / O: Ocean / M: Mountain

POINTS OF SIGNIFICANT IMPORTANCE

For those wishing to retire in Costa Rica, you can qualify for Costa Rica Residency. With your purchase, you can apply for Costa Rica Residency.

In general, the cost of living is much lower compared to many other countries, especially in terms of housing, food, and transportation. This means that you'll be able to stretch your budget further and enjoy a more affordable lifestyle.

Second, it has a strong healthcare system with private and public options. The country also has one of the highest living standards, clean water, reliable electricity, and a robust infrastructure. Third, it is known for its beautiful natural landscapes and eco-tourism opportunities. There is always something new to explore and appreciate, from the stunning beaches to the lush rainforests.

Finally, becoming a resident allows you to immerse yourself in the culture and way of life fully. The locals are friendly and welcoming, and many ex-pat communities can help you transition.

Two new laws were recently approved to promote incentives to obtain your residency in Costa Rica, modify the pre-existing immigration law, and get a Costa Rica residency under particular conditions. Because of the interest of many people to come to live in Costa Rica, 6 new tax incentives and reduction of requirements were created for 3 categories of residents and thus promote foreign investment.

TEMPORARY RESIDENCY AND PERMANENT RESIDENCY

Several types of residency status for foreigners are available in Costa Rica, including temporary and permanent residency. Temporary residency allows individuals to live in the country for a specific period, while permanent residence will enable individuals to live in Costa Rica indefinitely.

INVESTMENT RESIDENCY OPPORTUNITY.

The tax advantages of Law 9996, which was created to ease the requirements to become Costa Rica, giving a series of tax advantages for 10 years for those who want to be residents.

COSTA RICA LEGAL, ACCOUNTING AND BANKING.

The legal aspects of setting up a corporation, opening bank accounts and applying for residency are quite strait forward and inexpensive with qualified Representatives in Costa Rica.

Tax advisors are also available to establish Trust structures and international tax strategies

For more details and advisory services on Legal, Residency Application, Tax, Accounting and Banking requirements visit our website. www.jaclearlcr.com

THE PURA VIDA LIFE

Are you considering a move to a tropical paradise?

Look no further than Costa Rica, a small country in Central America known for its lush forests, stunning beaches, and laid-back way of life. Here, you'll find a culture centered around the phrase "Pura Vida," which means "pure life" in Spanish and expresses appreciation for the simple things in life.

But the Pura Vida lifestyle isn't just about the great outdoors. Locals or Ticos are known for their laid-back attitude and appreciation for the simple things in life. Here, you'll find a strong sense of community and a focus on family and friends. This country is also safe and stable, with a strong democracy and a low crime rate.

Your investment into the Jaco Pearl project, you can apply for Costa Rican Residency.

You can qualify for the national health system that provides comprehensive coverage, no matter your pre-existing conditions and at a very affordable rate. **Excellent private care is also available** at less cost than the U.S.

✓ **It is one of the healthiest places you can live.** In a 2022 report on world health, Costa Rica ranks as the healthiest country in Central America. You will find plenty of sunshine, far less processed foods, and the national health system emphasizes preventive care.

✓ **It may be the most eco-conscious country on the planet.** If clean air and water, fresh healthy locally sourced food are important to you, this is your country. Costa Rica generates 99% of its energy from renewable source, and the government has pledged to soon eliminate all fossil fuels.

✓ **It is safe and politically stable.** Costa Rica is one of the safest countries in all Latin America. The army was abolished in 1948. You do not have to worry about local political skirmishes or international conflicts. Costa Rica is all about neutrality...that is why it is called the "Switzerland of Central America."

✓ **Costa Ricans are well educated and happy.** Instead of spending money on military might, Costa Rica invests 8 % of its GDP on education. (Comparatively, says the World Bank, the U.S. devotes less than 5 %.) It is no wonder that year after year, Costa Rica consistently ranks as one of the happiest countries in the world.

- **Costa Rica is one of the longest running Latin America Democracies.**
- **Costa Rica is considered the "Switzerland of Central America.**
- **The population of costa Rica is friendly and educated, many of which speak English.**
- **One of the world's 5 "Blue Zones" where residents live longer, healthier lives.**
- **99% of Costa Rica's energy is generated from renewable sources.**
- **Forward thinking government with an emphasis on education, healthcare, and conservation**

EXCLUSIVE RENTAL PROGRAM

The staff of The Pearl Resort will oversee all aspects of your property, from management, maintenance, security, and rental of your home.

This will also include paying all necessary expenses associated to the program. Just watch the money added to your remotely accessible account every month! An outline of the Management program will be available to all owners.

The Jaco region real estate market is seeing annual market valuation increases of approximately 10% to 15%. To add to this, current development projects in the Jaco area are “sold out” resulting in a substantial shortage of inventory available in this region. Current sales in the Jaco market for condos range from \$3000 to \$6000 per square meter.

MESSAGE FROM THE OWNERS

We are very proud to be able to present this lifestyle project that will help further develop the overall Central Pacific Region of Costa Rica.

Phase one with the condos, resort pool, restaurant/bar, Rooftop VIP lounge and spa will be delivered Q4 2025. The four-star branded lifestyle hotel is projected to be delivered Q4 2026.

Come join us on this journey and investment and make this your next home!



Condo Sales.		Description.					
Building 1			Size	Size	Balconies	Sales price	cost per m2
			M2	Sf	Sf		
Building 1	Condo 1A	Garden and mountain views	185	1979.50	128.4	\$495,045	\$2,675.92
Building 1	Condo 1B	Garden and mountain views	185	1979.50	128.4	\$495,045	\$2,675.92
Building 1	Condo 2A	Garden and mountain views	185	1979.50	128.4	\$512,145	\$2,768.35
Building 1	Condo 2B	Garden and mountain views	185	1979.50	128.4	\$512,145	\$2,768.35
Building 1	Condo 3A	Garden and mountain views	185	1979.50	128.4	\$512,145	\$2,768.35
Building 1	Condo 3B	Garden and mountain views	185	1979.50	128.4	\$512,145	\$2,768.35
Building 1	Condo 4A	Garden and mountain views	185	1979.50	128.4	\$512,145	\$2,768.35
Building 1	Condo 4B	Garden and mountain views	185	1979.50	128.4	\$512,145	\$2,768.35
Building 1	Condo 5A	Garden and mountain views	185	1979.50	128.4	\$512,145	\$2,768.35
Building 1	Condo 5B	Garden and mountain views	185	1979.50	128.4	\$512,145	\$2,768.35
Building 1	Penthouse 1A	Garden mountain and ocean views	185	1979.50	1284	\$673,645	\$3,641.32
Building 1	Penthouse 1B	Garden mountain and ocean views	185	1979.50	1284	\$759,145	\$4,103.49
<hr/>							
Building 2							
Building 2	Condo 1A	Garden and mountain views	200	2140.00	385.2	\$553,185	\$2,765.93
Building 2	Condo 1B	Garden and mountain views	200	2140.00	385.2	\$553,185	\$2,765.93
Building 2	Condo 2A	Garden and mountain views	200	2140.00	385.2	\$553,185	\$2,765.93
Building 2	Condo 2B	Garden and mountain views	200	2140.00	385.2	\$553,185	\$2,765.93
Negotiating	Condo 3A	Garden and mountain views	200	2140.00	385.2	\$553,185	\$2,765.93
Negotiating	Condo 3B	Garden and mountain views	200	2140.00	385.2	\$553,185	\$2,765.93
Building 2	Condo 4A	Garden and mountain views	200	2140.00	385.2	\$553,185	\$2,765.93
Building 2	Condo 4B	Garden and mountain views	200	2140.00	385.2	\$553,185	\$2,765.93
Negotiating	Condo 5A	Garden mountain and ocean views	200	2140.00	385.2	\$553,185	\$2,765.93
Building 2	Condo 5B	Garden mountain and ocean views	200	2140.00	385.2	\$553,185	\$2,765.93
Reserved	Condo 6A	Garden mountain and ocean views	200	2140.00	385.2	\$572,850	\$2,765.93
Reserved	Condo 6B	Garden mountain and ocean views	200	2140.00	385.2	\$597,645	\$2,864.25
Building 2	Condo 7A	Garden mountain and ocean views	200	2140.00	385.2	\$597,645	\$2,988.23
Building 2	Condo 7B	Garden mountain and ocean views	200	2140.00	385.2	\$597,645	\$2,988.23
Building 2	Condo 8A	Garden mountain and ocean views	200	2140.00	385.2	\$597,645	\$2,988.23
Building 2	Condo 8B	Garden mountain and ocean views	200	2140.00	385.2	\$597,645	\$2,988.23
Building 2	Condo 9A	Garden mountain and ocean views	200	2140.00	385.2	\$597,645	\$2,988.23
Building 2	Condo 9B	Garden mountain and ocean views	200	2140.00	385.2	\$597,645	\$2,988.23
Building 2	Condo 10A	Garden mountain and ocean views	200	2140.00	385.2	\$597,645	\$2,988.23
Building 2	Condo 10B	Garden mountain and ocean views	200	2140.00	385.2	\$619,875	\$3,099.38
Building 2	Condo 11A	Garden mountain and ocean views	200	2140.00	385.2	\$619,875	\$3,099.38
Building 2	Condo 11B	Garden mountain and ocean views	200	2140.00	385.2	\$665,950	\$3,329.75
Building 2	Penthouse 1 A left	Garden mountain and ocean views	400	4280.00	749	\$751,450	\$3,757.25
Reserved	Penthouse 1 B right	Garden mountain and ocean views	400	4280.00	749	\$1,490,000	\$3,725.00
						\$1,699,000	

Prices and availability are subject to change



The Pearl Resort Condo Investment Benefit Overview

Investment in your Jaco Pearl Lifestyle home.

As an investment, the Pearl management group will manage all aspects of your condominium, including sales, marketing, and the exclusive rental program.

You will be buying in a development where the cost per square meter is lower than the current new development pricing in the Jaco regional market.

Your Return on Investment is strong.

The current high-end rental areas are experiencing a year-round occupancy of over 70%. Current high-end rentals are between \$200 to \$250 per bedroom, with very few amenities. The Pearl will offer the best amenities in the area, allowing for higher rental rates.

The ROI on your investment is extremely competitive.

Average rental rates are between \$150 to \$250 per room per night, with 70% received by the owner, which is a 16% ROI before carrying costs; after estimated carrying costs the owner can expect a net ROI between 10% to 14% on their initial investment.

With the units already at 60% complete, your cost to purchase per square meter is 20% to 30% lower than the current market cost in the Jaco area.

In addition to the ROI from the rental program, overall property values are increasing on an annual basis between 10% to 15%. With this purchase 20-30% below current market pricing per square meter, your investment could see significant gains in the coming years.

Carrying cost if not rented

The carry cost for the condominium if not in the rental program will be the monthly HOA fees, renters' insurance (not mandatory), electricity and maintenance fees.

The Pearl Return on Investment

	Building 1	Building 1	Building 2	Building 2	Building 2
	Floors 1-5	Penthouse	Floors 1-5	Floors 6-11	Penthouse
Under air (sq ft)	1990	1990	2152	2152	3875
Balacony (sq Ft)	120	1200	360	360	700
Total (Sq ft)	2110	3190	2512	2512	4575
Bedrooms	3	3	3	3	5
Bathrooms	2,5	2,5	2,5	2,5	5
Views	Gardens/ mountain	Ocean/Gardens/ mountain	Gardens/ mountain	Ocean/Garden/ mountain	Ocean/Gardens/ mountain
Condo Pricing	\$495,000 \$512,000	to 759,000	\$673,000, \$553 000	\$573,000 \$751,000	to \$1,490,000 \$1,699,000
Cost per M2	\$2 675,92	\$2 494,98	\$2 765,93	\$2 988,23	\$3 822,75
Projected monthly HOA Fees	\$4,00	\$665,00	\$665,00	\$695,00	\$1 300,00
AvgDaily Rental Rate	\$450	\$750	\$450	\$600	\$1 700,00
Avg daily Rental rate					
Max annual income	\$164 250	\$273 750	\$164 250	\$219 000	\$620 500,00
Annual Projected Occupancy	70%	\$114 975	\$191 625	\$114 975	\$153 300
Projected Gross ROI		23,23%	19,91%	14,55%	21,38%
					20,41%
Owner Revenues share	70%	\$80 482,50	\$134 137,50	\$80 482,50	\$107 310
Management fees	30%	\$34 492,50	\$57 487,50	\$34 492,50	\$45 990
Owner expected net revs after carrying cost		\$57 487,50	\$95 812,50	\$57 487,50	\$63 875,00
Net Annual ROI		11,61%	14,22%	10,39%	12,75%
					14,58%
Potential appreciation of the Property		\$50 000	\$70 000	\$55 000	\$70 000
					\$150 000
Potential compounded ROI		21,50%	23,69%	20,45%	20,60%
					24,48%

FINANCIAL DISCLAIMER

The financial figures discussed in this document are projections and are provided for informational purposes only. These projections represent forward-looking statements and are based on current expectations, estimates, and projections about the industry and markets in which we operate, as well as management's beliefs and assumptions.

Please be advised that actual results could differ materially from those anticipated in these projections. Factors that could cause such differences include, but are not limited to, economic conditions, changes in the competitive environment, fluctuations in costs, changes in consumer preferences, and regulatory actions.

This document does not constitute an offer to sell or a solicitation of an offer to buy any securities. We do not undertake any obligation to update any forward-looking statements to reflect events or circumstances after the date of this document, except as required by law.

All projections and forecasts contained herein are expressly qualified by the foregoing, and other risks and uncertainties described from time to time in the company's filings with appropriate regulatory authorities. We accept no liability for any loss arising from any use of these projections or reliance on the information contained herein.



The Pearl FAQ

What is included?

- Mirrors.
- Built in closets.
- Bathroom vanities/cabinets and mirror/sinks and faucets.
- Kitchen cabinets/ marble countertops.
- Kitchen Appliances
- Washer/dryer
- Individual room A/C
- Furniture packages available. Upon Request.
- Secured elevator access to the individual condominium units

Payment Timeline

\$5000 deposit to reserve.

Month one 5%.

Month 3 20%

Month 6 15%.

Balance of 60% due at closing.

Projected delivery

Fourth Quarter 2025.

Amenities

Luxury Resort pool Private
poolside cabanas
Poolside restaurant and bar.
Roof-top sunset lounge.
Roof-top Spa
Concierge Service.
Gym Membership.
Adult Living Community.

Views. Building 1.

All have garden and Mountain View's/ Ocean views from the Penthouse units.

Building 2.

Floors one to four have garden and mountain views.

Floors five through 11 have garden, mountain, and ocean views.

Floor Twelve/Thirteen, Penthouse have garden mountain and ocean views.

Unit option.**BUILDING ONE**

All condos 185 square meters and are 3 bedrooms and 2.5 bathrooms.

Sixth floor Penthouse has a private 100 square meter rooftop patio, With dip pool and Lounge Area.

BUILDING TWO

All condos are 200 square meters and have 3 bedrooms and 2.5 bathrooms.

The Penthouses are 400 square meters with the flexibility of up to 5 bedrooms and five bathrooms.

Guest policy

Open with Registration

Parking

Two spaces per condo.

Storage**Pet Policy**

Pet friendly.

Generator

Generators. On full site

Early payment discount.

Early discount payment may be available.

Commission

TBD.

Financing

Financing is available for qualified buyers.

Developer bio

The ownership group are experienced developers in the US, Mexico, Costa Rica, Caribbean. Two of the team members have over fifty years combined experience in hotel resort development, including a large resort development in Punta Cana in the Dominican Republic, a resort design in San Marteen, Antigua, multiple locations in Peru, the Philippines, India, and Panama.

Materials being used.

TBD. The design package is being developed with a local interior design company.

EV chargers?

There will be EV charging stations.

Water meter?

Water will be included in the HOA assessment.

Reservation process

To purchase a condo, simply sign a reservation agreement and make a fully refundable \$5,000 deposit to the escrow account.

YOUR NEW LIFE



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