



Villa Paraiso Montezuma, Costa Rica Executive Summary

Since 2013, Lifestyle Asset Group has been the pioneer of a smart and sensible ownership model where a small group of like-minded investors own, debt free, a luxury second home with each investor only paying their share of the purchase and ownership costs.

It is truly an investment model that is changing vacation home ownership for the better.

The features of the second home partnership model are:

- A Single Purpose Entity (SPE) Limited Liability Company (LLC) is created to purchase the property
- A limited number of investors are admitted to the LLC
- Investors' capital contributions are 100% secured by the property which is acquired in an all-cash transaction. No debt is permitted within the LLC.
- Ownership costs and personal usage are shared based on the number of weeks acquired.
- Investors have voting rights within the LLC.
- Zero-hassle ownership and five-star personal travel and concierge services.
- Defined exit strategy in 8 years with no resale obstacles. At the end of the LLC term, the property is sold at the highest possible value, all initial capital contributions for the acquisition are returned in full and net appreciation is shared by the investors based upon their ownership level.

Some things to clarify:

- Every week is assigned a dollar value and a % of equity ownership. If you buy the peak weeks, you will invest more but you will also have more equity in the home
- When the home is sold in 8 years, you will first get your original capital contribution returned, plus your share of any appreciation based on your % of the equity in the home
- If you rent one of your weeks, those rental proceeds are yours and are not pooled. The annual fees will continue to be shared among all partners based on how many LLC units they buy. We will not weigh the annual fees by the time of year.

Costa Rica Weekly Equity Options

<u>Month</u>	<u>Price/week</u>	<u>% of Equity in Property</u>
January	\$134,000	2.42%
February	\$134,000	2.42%
March	\$144,000	2.60%
April	\$134,000	2.42%
May	\$119,000	2.15%
June	\$104,000	1.88%
July	\$50,000	.90%
August	\$50,000	.90%
September	\$38,000	.69%
October	\$38,000	.69%
November	\$119,000	2.15%
December	\$134,000	2.42%

Holidays

Thanksgiving Week	\$180,000	3.25%
Christmas Week	\$268,000	4.83%
New Year's Week	\$268,000	4.83%

Investment Examples:

- **5 weeks per year:** Christmas week, 2 weeks in January, 2 weeks in April: \$804,000, 14.51% equity
- **4 weeks per year:** One week in March, 2 weeks in May, one week in July: \$432,000, 7.8% equity
- **2 weeks per year:** Thanksgiving week, one week in March: \$324,000, 5.85% equity