

A wide-angle photograph of a tropical beach. The foreground is dominated by shallow, rippling water reflecting the sky, with numerous dark, smooth rocks scattered throughout. The middle ground shows a wide, sandy beach leading to a dense line of lush green vegetation, including several tall palm trees. On the right side of the beach, a large, bleached piece of driftwood lies horizontally. The sky is filled with soft, white and grey clouds, suggesting an overcast or late afternoon setting. The overall mood is serene and natural.

# THE DOMINICAL PROJECT

A mixed-use development opportunity on 85 acres of hillside and Pacific beachfront in Dominical, Costa Rica

Offered by Osa Development, LLC



- **EXECUTIVE SUMMARY** **03**

---

Project Overview • Location and Development Sites • Strategy and Partnerships • Development Principles • Planning and Construction Timeline  
Project Categories
- **VALUE PROPOSITION** **11**

---

Low Land Costs in a Proven Tourism Market • Strong Returns from Operations • Existing Unmet Demand for Product and Services •  
Growing Investment in the Region • High Growth Forecast • Key Barriers to Entry for Meaningful Competition
- **COSTA RICA & SOUTHERN ZONE ADVANTAGES** **17**

---

An Established Market Leader • Global Visitors • Extended High Season • Centrally and Strategically Located • Existing Infrastructure and Services  
Abundant National Parks and Wildlife • World-Class Activities
- **LAND & PROJECT OPPORTUNITIES** **26**

---

PLAYA DOMINICAL - Overview, Master Plan, Phases and Opportunities  
DOMINICAL RIDGE - Overview, Master Plan, Phases and Opportunities
- **TEAM & PARTNERS** **33**

---

Dominical Development • Founder Bios • Costa Rica Partners • Development and Financial Advisors
- **CONTACT** **38**

---

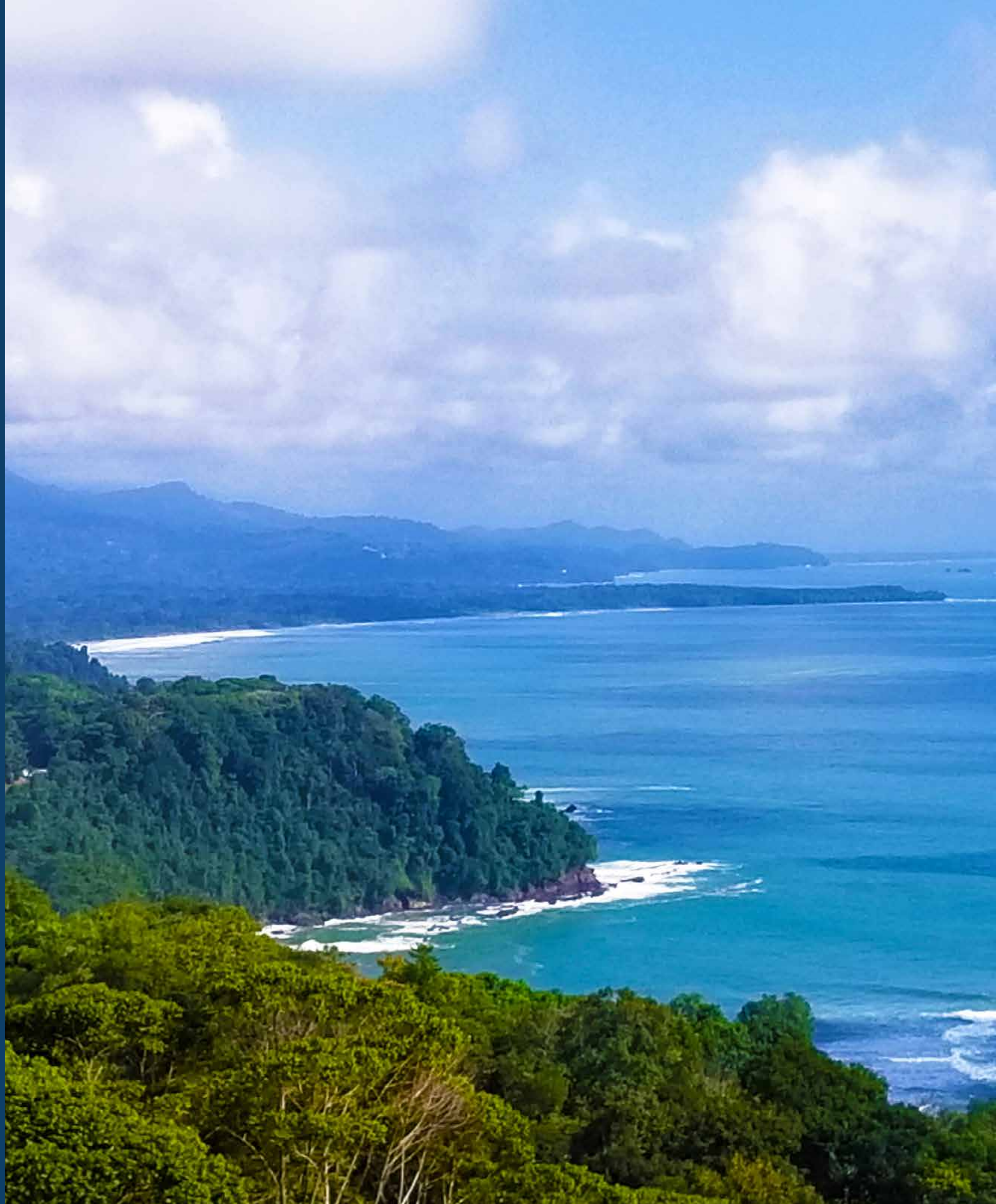


SECTION I:

---

# EXECUTIVE SUMMARY

The Dominical Project offers a unique opportunity to create a world-class tourism destination, a master-planned beachfront community, and a global model for sustainable development in one of the most spectacular, burgeoning and underserved regions of Costa Rica.





## PROJECT OVERVIEW

Comprised of 85 acres of prime beachfront and ocean-view property along Costa Rica's southern Pacific coast, the Dominical Project represents a strong hospitality and residential development opportunity to define the growth of an existing tourism market located squarely in the path of progress.

Situated only 30 minutes south of Manuel Antonio, Costa Rica's most visited tourist destination with over 1.5 million visitors every year, the Southern Zone's surf town of Dominical was virtually inaccessible from the massive influx of nearby visitors due to poor roads and minimal infrastructure.

Thanks to an ongoing multi-billion dollar government program allocated to upgrading areas for tourism and development, this pristine and bio-diverse region, which offers everything travelers and second-home buyers seek from their Costa Rica experience, has attracted a new and consistently growing influx of visitors.

Demand from regional and foreign markets is growing while top tier hotels, homes and services remain in limited supply. Seizing the opportunity to cater to this growing market, Osa Development launched a comprehensive strategy to activate the Southern Zone through the acquisition and thoughtful development of the region's most prime parcels.

The Dominical Project offers a chance to participate in the development of an emerging tourism market offering low land costs, strong operating margins, and pent-up demand for quality residential and hospitality experiences.





## LOCATION AND DEVELOPMENT SITES

The Dominical Project encompasses two significant and strategic development sites in the Southern Zone of Costa Rica, along the only stretch of coastline in the entire country where lush mountains come the closest to the Pacific.

Considered the authentic Costa Rica by locals, the Southern Zone welcomes visitors with wide, palm-tree lined beaches, great surf, dramatic rocky outcroppings along the coast, and mountainous stretches of teeming tropical rainforest. The area presents numerous tourism attractions that offer a compelling alternative to the country’s less lush and more developed Northern Zone. More than twelve national parks are easily accessible from The Dominical Project, including the Osa Peninsula, named “the most biologically-intense place on earth” by National Geographic.

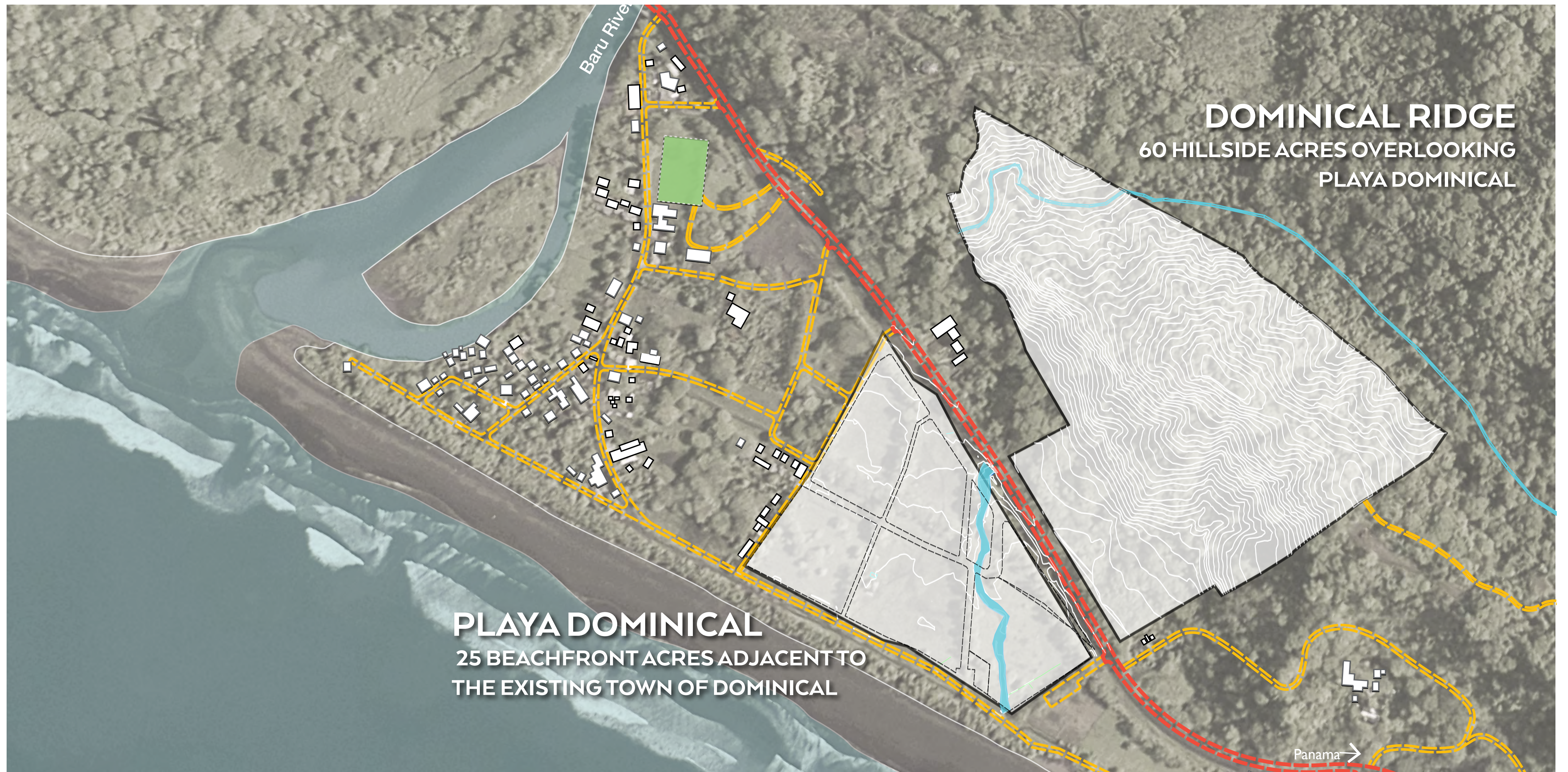
With the help of The Dominical Project, the Southern Zone and the town of Dominical have the potential to become one of the most desirable destinations in Costa Rica.

The following two development sites have been designed as master-planned communities:

**PLAYA DOMINICAL** is a 25-acre beachfront parcel adjacent to the existing surf town of Dominical, offering the only parcel sizable enough to master-plan a beach town amid a growing community along the entire southern coast.

**DOMINICAL RIDGE** is a 60-acre hillside parcel overlooking Playa Dominical, offering exclusive hotel and residential sites with broad ocean vistas and green valleys from its elevated ridges, and commercial and community-based options along its base.





**DOMINICAL RIDGE**  
60 HILLSIDE ACRES OVERLOOKING  
PLAYA DOMINICAL

**PLAYA DOMINICAL**  
25 BEACHFRONT ACRES ADJACENT TO  
THE EXISTING TOWN OF DOMINICAL

Panama →



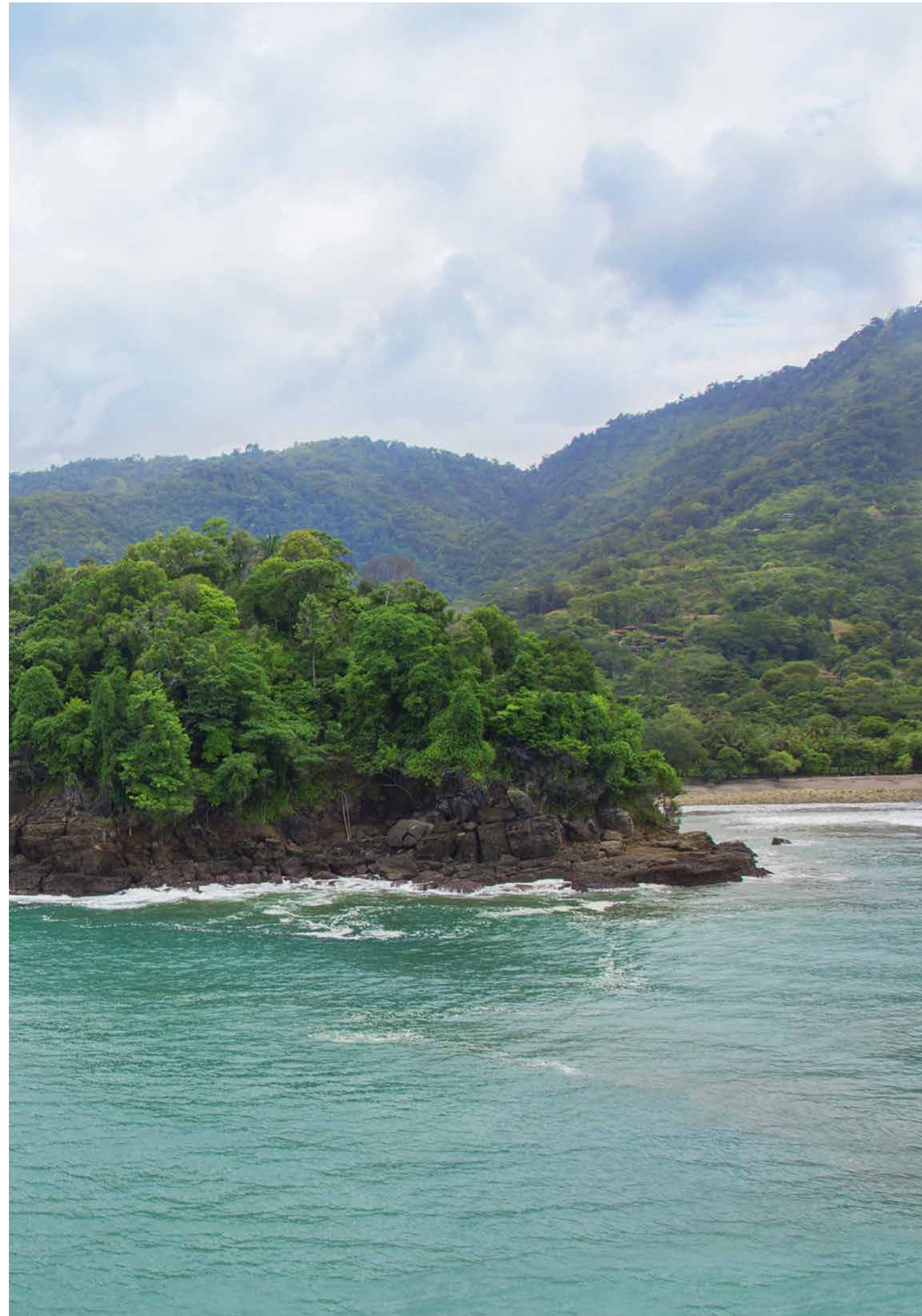
## STRATEGY AND GOALS

---

In order to establish Dominical and the Southern Zone as a highly desirable destination and globally recognized model for sustainable living, the Team has implemented a multi-phased strategy for activating the region, beginning with a carefully conceived beachfront town and anchor hotel that preserves the natural heritage and integrity of the area, while celebrating the local surf and music culture.

In these and all subsequent projects, the Team will employ regenerative development principles, whereby each project will be designed to make a positive impact on the community environmentally, socially and economically. These principles will include sustainable building practices, programming that fosters a sense of community between local residents and visitors, and business models that improve the economic status of the region.

The Dominical Project welcomes like-minded partners, co-developers and global hospitality leaders interested in strong investor returns while creating one of the world's leading destinations for experiential travel, and a global model for a thriving, sustainable beachfront community.





## PLANNING AND CONSTRUCTION TIMELINE

After years of on-the-ground market research and property acquisition, pre-development and master-planning began in May 2017. To-date, 100% of key entitlements have been approved, including beachfront concessions and master environmental permits.

Upon full commitment of funding and completed construction designs, development of the master-planned communities can happen simultaneously, resulting in a complete build-out of the project within 5 years.

The timing of the project is greatly benefitted by brand newly implemented government incentives for developers, including the elimination of both import taxes, as well as local sales taxes for construction equipment. Additionally, new laws have just been enacted to attract long-term visitors and full-time residents. Not only have visa stays been quadrupled to a full year to encourage digital nomads to live and work from Costa Rica, import taxes on personal goods and cars have been eliminated to encourage residency.

	HOTEL ROOMS	CONDO UNITS	COMMERCIAL SF	EQUITY INVESTMENT	DEBT FUNDED	TOTAL COST
<b>PLAYA DOMINICAL</b>						
PD Land Cost				\$19,000,000	\$19,000,000	<b>\$38,000,000</b>
PD Beachfront Hotel 1	120	36	10,500	\$42,593,110	\$42,593,110	<b>\$85,186,220</b>
PD Beachfront Hotel 2	150	26	10,500	\$62,808,636	\$62,808,636	<b>\$125,617,272</b>
PD Beachfront Restaurant			5,764	\$1,271,662	\$1,271,662	<b>\$2,543,325</b>
PD Beach Hotel 3	72	40		\$15,953,132	\$15,193,132	<b>\$31,906,264</b>
PD Live/Work Condos 1 to 4 + Commercial		128	60,600	\$40,515,814	\$40,515,814	<b>\$81,031,629</b>
PD Live/Work Condos 5 + Commercial		52	8,592	\$19,691,142	\$19,691,142	<b>\$39,383,885</b>
PD Live/Work Condos 6 + Commercial		60	8,460	\$20,873,172	\$20,873,172	<b>\$41,746,343</b>
PD Town Houses 8		34		\$23,517,897	\$23,517,897	<b>\$47,035,793</b>
PD Nature Museum & Discovery Center			73,124	\$13,148,122	\$13,148,122	<b>\$26,296,244</b>
<b>PD TOTAL</b>	<b>342</b>	<b>376</b>	<b>177,540</b>	<b>\$259,373,488</b>	<b>\$259,373,488</b>	<b>\$518,746,976</b>
<b>DOMINICAL RIDGE</b>						
DR Land Cost				\$6,000,000	\$6,000,000	<b>\$12,000,000</b>
DR Lodge & Residences	40	20		\$30,127,338	\$30,127,338	<b>\$60,254,677</b>
DR Treehouse Hotel & Osa Kitchen	70		11,840	\$19,049,214	\$19,049,214	<b>\$38,098,428</b>
DR Live/Work 7		72		\$24,292,486	\$24,292,486	<b>\$48,584,973</b>
DR Community Center			79,337	\$9,155,692	\$9,155,692	<b>\$18,311,384</b>
<b>DR TOTAL</b>	<b>110</b>	<b>92</b>	<b>91,177</b>	<b>\$88,624,731</b>	<b>\$88,624,731</b>	<b>\$177,249,463</b>
<b>TOTAL</b>	<b>452</b>	<b>498</b>	<b>268,731</b>	<b>\$347,998,219</b>	<b>\$347,998,219</b>	<b>\$695,996,439</b>



# REGENERATIVE DEVELOPMENT PRINCIPLES



BRING BEST SUSTAINABLE PRACTICES AND INNOVATIVE METHODS TO EVERY ASPECT OF THE PLAN



FACILITATE POSITIVE ECONOMIC, SOCIAL AND ENVIRONMENTAL IMPACT IN THE REGION

IMPLEMENT RESIDENTIAL LIVE/WORK PARADIGMS THAT APPEAL TO THE NEW GENERATION OF GLOBAL NOMADS



DESIGN HOSPITALITY OFFERINGS THAT ARE ENVIRONMENTALLY-CONSCIOUS WITHOUT SACRIFICING LUXURY



PRESERVE ANIMAL POPULATIONS AND ECOSYSTEMS



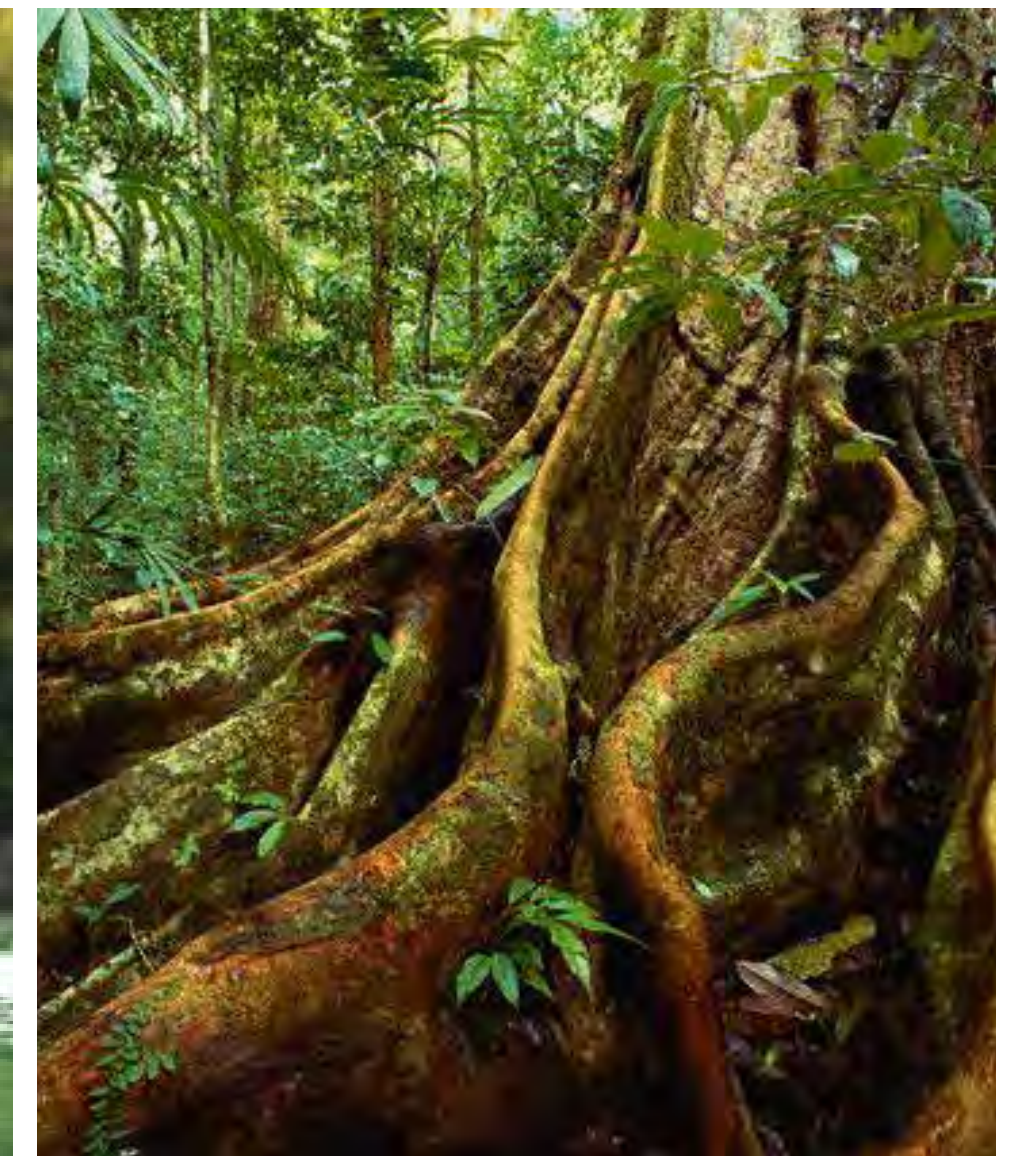
DELIVER STRONG FINANCIAL RETURNS FOR INVESTORS.



## PROJECT CATEGORIES

---

- 4- AND 5-STAR BOUTIQUE HOTELS
- LUXURY HOMES, BEACHFRONT VILLAS AND CONDOS
- RESIDENCE CLUB AND RESIDENT BEACH CLUB
- LIVE/WORK LOFT SPACES
- COMMERCIAL TOWN CENTER & MARKETPLACE
- MULTIPLE FOOD & BEVERAGE VENUES FROM LOCAL POP-UPS TO FINE DINING
- COMMUNITY EDUCATION CENTER & TRAINING PROGRAMS
- ARTS AND CULTURE RESIDENCIES, VENUES, AND FESTIVALS







SECTION II:

---

# VALUE PROPOSITION

Low land costs, high existing demand for product and services, strong operating margins, and positive market conditions make The Dominical Project highly attractive for investors, developers and operators.





## LOW LAND COSTS IN A PROVEN TOURISM MARKET

---

While land costs in Dominical have continued to rise with Costa Rica's record-setting tourism year-over-year, the land basis in The Dominical Project remains under 5% of the total budget cost, compared to 10-20% for average real estate projects. Additionally, land prices have begun to equalize with Manuel Antonio, the country's most visited destination 30 minutes north of Dominical, which started out with land costs 10x+ that of The Dominical Project.

Coupled with easy access via modern road and air infrastructure, the regional lure of numerous national parks, and the authentic culture in Dominical that attracts surfers, music festival goers, second home buyers and tourism from around the world, Dominical is ripe for investment.

## STRONG RETURNS FROM OPERATIONS

---

In addition to a highly desirable low land basis, returns from hospitality operations are benefitted by a lack of supply in an area that continues to be a strong draw for tourism. Hotel visitors currently pay average rates from \$200 - \$800 for hotel rooms that lack ocean views, swimming pools, spa amenities, or even 3-star service. Food and beverage, car rentals, and hotel rooms are higher costs compared to other areas, yet occupancy rates continue to reach 100% at peak season year after year, with strong 50% - 70% occupancy levels during low season.

This top-level revenue, coupled with relatively low wages, utilities, and cost of supplies, leads to strong operating margin potential. Costa Rica protects its labor force with wage standards, health care requirements, mandatory service charges on F&B, and a thirteenth month wage bonus. These benefits help ensure a stable employee base and are not financially onerous. Whether positioned at a \$200 ADR or a \$600 ADR, hotels of many price points offer strong profit potential even prior to stabilization.





## UNMET DEMAND FOR PRODUCT AND SERVICES

Previous lack of reliable access to the Southern Zone kept large developers and branded hotel operators away from the region. Recently improved highways and airports have driven rates of tourism and second-home investment in the area, yet supply of quality hotel rooms, homes, and amenities is severely lacking. The Dominical Project is poised to fill the market’s unmet demand for meaningful experiences and comfortable lodging in the Southern Zone.

Currently, the limited number of hotels that exist are “Mom and Pop” operations with 5-15 rooms, offering few, if any, amenities. Due to the limited supply, the low-end hotels are getting premium rates that match higher quality hotels in Costa Rica’s more established northern regions. Furthermore, the tour operators at nearby Manuel Antonio hotels, many of which are at capacity, offer few quality tourism amenities to service the existing, high-paying supply of travelers and second-home buyers.

- **MANUEL ANTONIO** Of the 65 hotels, there are four hotels that are 4-star and above, with approximately 200 rooms. Peak season rates range between \$350 - \$1,650 USD.
- **DOMINICAL** There are no hotels above 3.5 stars in Dominical.
- **UVITA** There are three hotels in the 4-star and above category, with a total of only 30 rooms. Peak season rates range between \$250-\$1,000, even though quality and service are below similarly priced hotels in Manuel Antonio.



## GROWING INVESTMENT IN THE REGION

Costa Rica's Southern Zone is directly in the country's path of progress, with significant national and foreign investment moving from San Jose and the more developed northern regions toward the south and the Osa Peninsula.

### INVESTMENT DRIVERS:

- 2.6B government infrastructure program
- Growing trends toward adventure travel and digital nomads
- Land costs a fraction of those in other global beach destinations
- New direct flights from Mexico, the UK, France, Germany and Canada, and added flights from more U.S. cities



### INVESTMENTS OF NOTE:

#### NATIONAL INVESTMENT.

With tourism leading Costa Rica's GDP, the government not only made a massive infrastructure investment toward the Southern Zone's growth (highways, hospitals, airport expansion, etc.) it continues to support its investment through partnerships and outreach. CINDE, which promotes foreign direct investment and Costa Rica's tourism board (the ICT) are primary drivers for the government in helping to promote awareness, tourism growth, and increased access to Costa Rica's Southern Zone.

#### COMMERCIAL INVESTMENT.

In 2021 the government of Costa Rica completed a major renovation to Quepos airport by expanding the runway to allow 80-person commercial airlines and private jets to land instead of the previous limitation to 16-person prop planes. A new terminal with 24-hour secure parking is also being planned.

In 2015, a U.S. entrepreneur completed the 55-acre, 97-slip, deep water Marina Paz Vela in Quepos to attract the growing number of yachtsmen and sports fisherman in the region. The marina is the largest of its kind south of San Diego and includes vibrant waterfront retail and dining. In the existing town of Dominical, new commercial ventures that appeal to global visitors and residents continue to enter the market, including projects from the owners of Traditional Medicinals, the Envision Festival, and Silk Soy Milk.

#### RESIDENTIAL DEVELOPMENT.

Axiom, a well-capitalized U.S. developer of high-quality homes and hospitality projects throughout the Americas, entered the existing residential market in Dominical in 2012. Its growing portfolio currently consists of several hundred acres of hillside land, with residential homes priced at \$3MM to \$5MM, and a larger residential community in pre-development of 100+ luxury homes.





## HIGH GROWTH POTENTIAL BASED ON COMPARABLE CONDITIONS IN GUANACASTE

Similar to the government's ongoing investment in the Southern Zone, Costa Rica invested heavily in roads, a new international airport, and other infrastructure in the northern province of Guanacaste leading up to 2002. As a result:

- Real estate foreign direct investment (FDI) in vacation homes and land increased, and renowned hotel chains including The Four Seasons, Andaz and JW Marriott entered the market.
- Additional foreign investment instigated the upgrade of the regional Liberia airport to allow for international arrivals.
- Over a five-year period, real estate sales increased more than 300%, FDI grew by a factor of 8x, and foreign-owned property values exceeded \$600MM.

Developments are moving along a similar track in the Southern Zone: Foreign investment has continued to grow, recognized hotel brands are looking at development opportunities, and airport expansion plans are already underway.

Indications point to confidence and strong growth in the Southern Zone.

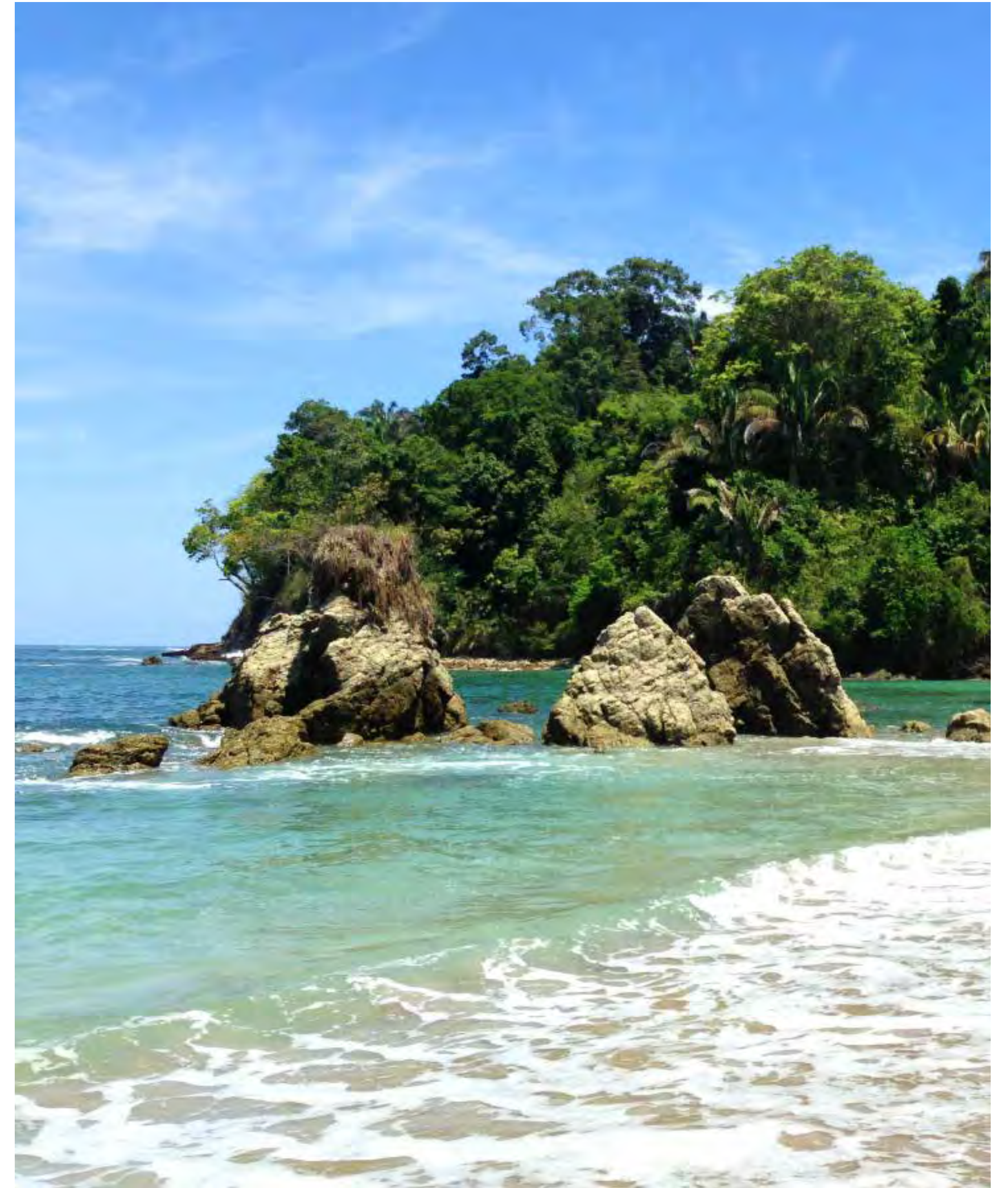


## KEY BARRIERS TO ENTRY FOR MEANINGFUL COMPETITION

Dominical's landscape of mountains-meet-the-sea topography not only makes it unique, it limits the availability of significant beachfront parcels for development. The Dominical Project includes the largest developable beachfront parcel on the southern coast, and prime, first-ridge, easily accessible hillsides with ocean views. Plus, given the need to build judiciously on the beachfront and sparsely throughout the hills, the topography deters high density, lower-end brands from entering the market.

By securing the largest available beachfront properties along the southern coast, along with the primary mountain overlooking Dominical, The Dominical Project has created an exclusive and extraordinary opportunity for high-end boutique hotels, adjoining residential with beachfront access, and a central town hub to support the community.

The Southern Zone's mountainous topography, lack of significant remaining beachfront parcels, and prior limited access, allow The Dominical Project's portfolio of properties **the ability to capture and define the premium hospitality market.**







SECTION III:

---

# COSTA RICA & SOUTHERN ZONE ADVANTAGES

Costa Rica continues to break tourism records as one of the world's top ecotourism and experiential travel destinations. And due to previous limited access, the pristine and ecologically-rich Southern Zone offers an abundance of what visitors seek from their Costa Rica experience. Now widely accessible, Costa Rica's Southern Zone is on the cusp of tremendous growth from both global travelers and developers alike.



## COSTA RICA: AN ESTABLISHED MARKET LEADER

Costa Rica continues to grow as one of the most celebrated and desired destinations in the world, not only for the experiences it offers global visitors, but for its economic and political stability, leading environmental practices, and the warmth and joy of its people.

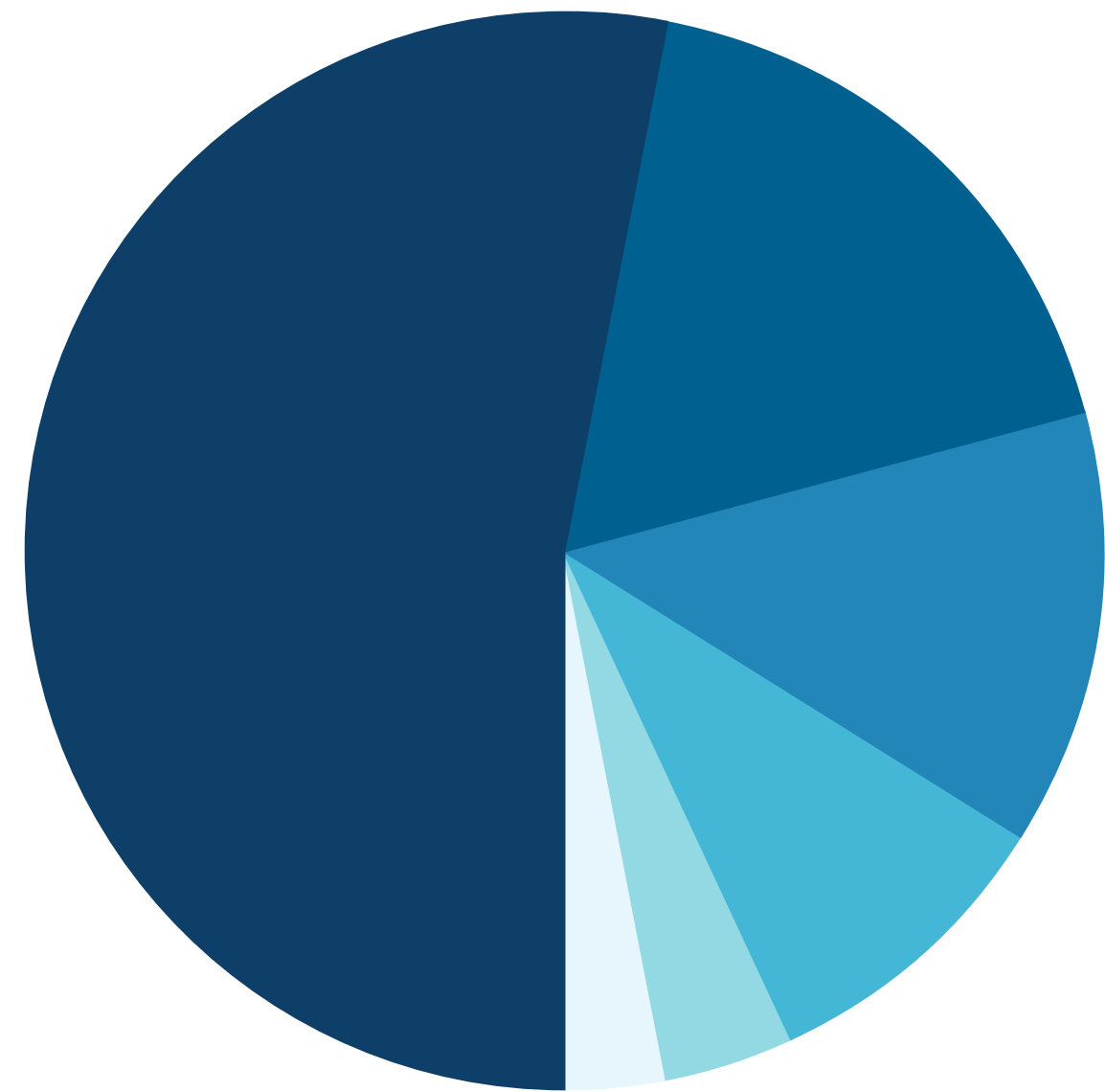
- Over 3.1M Visitors Annually
- Year Over Year Growth
- Most Visited Nation in Central America
- One of the top Greenest Countries in the world with a plan to become one of the first 100% carbon neutral countries in the world  
-EcoWatch

- # 1 In the Tourism Risk/Reward Index for the Americas  
-Among Central and South American countries and the Caribbean, BMI
- # 1 On the Happy Planet Index  
-New Economics Foundation
- # 1 Public Health System in Latin America  
-The United Nations
- # 1 Healthiest Country in Latin America  
-UN World Health Organization and World Bank
- # 1 Most Socially Progressive in Latin America  
-Social Progress Imperative
- # 1 Most Politically Stable Country in Latin America  
-The World Bank Study for Global Governance Indicators
- # 1 Safest Country in Latin America  
-FTI Consulting Security Index, Tied with Chile & Uruguay
- # 1 Country for a Comfortable Retirement  
-US News, WPP and Wharton



## GLOBAL VISITORS

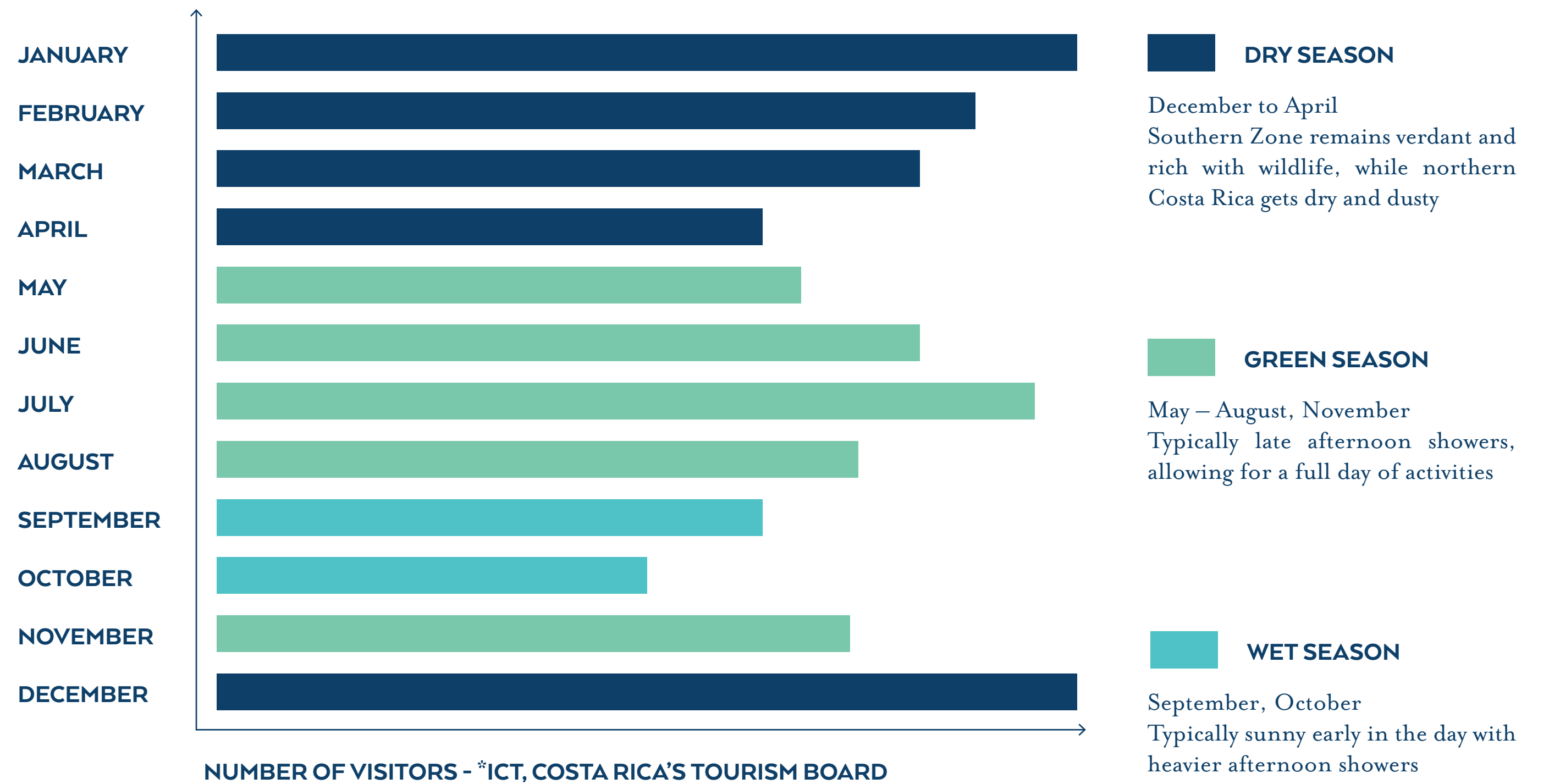
European travel has increased significantly with new British Airways and Air France direct flights from London, Munich and Paris. North American direct flights have also increased via new direct flights from United, Southwest, JetBlue and Air Canada.



## EXTENDED HIGH SEASON

Costa Rica's tropical location close to the equator keeps it warm and temperate year-round, making it especially appealing to Americans and Europeans on their holiday and summer vacations.

### MOST VISITED MONTHS:





## SOUTHERN ZONE ADVANTAGES



## DOMINICAL AND THE SOUTHERN ZONE: CENTRALLY AND STRATEGICALLY LOCATED

The Dominical Project is located in the rustic surf town of Dominical at the gateway to Costa Rica’s Southern Zone. Sitting along a unique stretch of coastline where the tropical mountains come the closest to the ocean, and adjacent to the country’s largest green belt of national parks, the region is strategically positioned to become one of the most visited destinations in Costa Rica.

Centrally-located 30 minutes south and west of two of the country’s largest towns, The Dominical Project has easy access of labor, supplies and equipment, and provisions from one of the most ecologically-rich valleys in the country.

Simple access to the area from SJO international airport is via a 20-minute regional flight or via the most modern highway in the country.

### EASY ACCESS FROM U.S. MARKETS

New York – SJO:	4.5 hours
Houston – SJO:	3.5 hours
Los Angeles – SJO:	5.5 hours

### PROXIMITY FROM SJO INTERNATIONAL

SJO to Quepos by Air:	25 minutes (approx. \$70 and numerous options daily)
Quepos Airport to Dominical by Car:	25 minutes (23 miles)
SJO to Dominical by Car:	2.5 hours (120 miles)

### THE AREA OFFERS ABUNDANT RESOURCES:

- **MANUEL ANTONIO/QUEPOS**, 30 minutes north, with a population of 32,000 and over 1.5 million visitors annually, provides access to established resort town activities and nightlife. This area also serves the Southern Zone with its new marina and new regional airport with frequent service to/from San Jose.
- **SAN ISIDRO**, 30 minutes east, is the 3rd largest city in Costa Rica with a population of 250,000 providing access to labor, supplies and heavy equipment. Access to year-round produce in the surrounding valley.
- **UVITA**, 15 minutes south, is the commercial center of Southern Zone, providing access to equipment and materials.



## EXISTING INFRASTRUCTURE & SERVICES

Costa Rica's investment in the Southern Zone not only opened the area to the huge annual influx of tourists, it also supplied the infrastructure and services needed to grow the region's attraction to residents and developers alike.



### PUBLIC UTILITIES

Water, electricity and all other public utilities run directly through Dominical, requiring only incremental upgrades for increased usage. Telephone, cellular and high-speed Internet service is also readily available.

### ACCESSIBLE HEALTHCARE

High quality healthcare is available to residents, non-residents and tourists. There are hospitals in Quepos, 30 minutes north, San Isidro, 30 minutes east, and Puerto Cortes, 40 minutes south. Hospital de Osa in Puerto Cortes opened in 2010, in part to meet the stringent requirements necessary for a planned new international airport.

### NEW ROADS

As recently as 2022, new highways and bridges cut travel time from San Jose to Dominical by nearly half. The Próspero Fernández Expressway expedites travel from the capital to the coast, while the Costañera Highway provides coastal access from Manuel Antonio to Dominical and beyond, as well as easy access to each project site. A new highway from San Jose is projected to begin construction in 2019 which will reduce the time to the Dominical area by an additional 30 minutes.

### MULTIPLE AIRPORTS

There are currently two international airports in Costa Rica, and a third is under consideration in an area 45 minutes south of Dominical. Regional airports 30 minutes away in both Quepos and Palmar Sur provide quick access to Dominical. An expansion of the Quepos airport is completed, allowing larger planes, greater capacity, and some international flights.



## ABUNDANT NATIONAL PARKS & WILDLIFE

In a country where 25% of land is set aside as protected areas, the Southern Zone has the largest green belt, accounting for over 50% of all Costa Rica's protected land. Thanks to The Dominical Project's central location, twelve of the country's parks and reserves, and the varied eco-systems within them, are accessible for day excursions.



- **MARINO BALLENA NATIONAL PARK** • 15 MINUTES BY CAR  
Land and marine park, home to Central America's largest coral reef. Migration and nesting area for humpback whales. Popular for swimming, snorkeling. Costa Ricas's fourth most visited park.
- **TERRABA SIERPE NATIONAL WETLANDS** • 30 MINUTES BY CAR  
Home to Costa Rica's largest mangrove system. Kayaking and extensive wildlife viewing.
- **MANUEL ANTONIO NATIONAL PARK** • 40 MINUTES BY CAR  
Most visited park in Costa Rica. Popular for hiking and swimming. Wildlife viewing includes sloths and monkeys.
- **ISLA DEL CAÑO** • 45 MINUTES BY BOAT  
A small island and marine biological reserve, popular for snorkeling, diving, and whale and dolphin watching.
- **LOS QUETZALES NATIONAL PARK** • 1 HOUR BY CAR  
A cloud forest containing 3 types of rainforests and 14 different ecosystems. Popular for viewing the exotic and elusive quetzal bird.



## NATIONAL PARKS, CONTINUED

---

- **CHIRRIPO NATIONAL PARK** • 1 HOUR, 15 MINUTES BY CAR

The tallest peak in Costa Rica and the second highest in all of Central America at 12,532 feet. A UNESCO Biosphere Reserve and World Heritage Site.
- **PIEDRAS BLANCAS NATIONAL PARK**  
1 HOUR, 15 MINUTES BY CAR

Contains rugged mountains and tropical forests. View waterfalls, swim beautiful beaches or snorkel coral reefs.
- **TAPANTI NATIONAL PARK** • 1 HOUR, 30 MINUTES BY CAR

A dense rainforest with hiking trails and swimming holes. Contains the white-faced capuchin monkey, ocelot, and over 400 species of birds.
- **DURIKA COMMUNITY AND BIOLOGICAL RESERVE**  
2 HOURS, 20 MINUTES BY CAR

A private foundation operates the reserve as an educational, sustainable community. Contains Costa Rica's largest unexplored virgin forest.
- **CORCOVADO NATIONAL PARK** • 2 HOURS, 45 MINUTES BY CAR

Costa Rica's largest and most bio-diverse park. Contains the endangered squirrel monkey, countless macaws, and 10% of the mammals found in the Americas.
- **PUNTA RIO CLARO WILDLIFE REFUGE** • 2 HOURS, 45 MINUTES BY CAR

Primary tropical rainforest and pristine beaches, similar to Corcovado. Created to preserve Scarlet Macaws, Squirrel monkeys, Howler Monkeys, Jaguars and more.
- **LA AMISTAD INTERNATIONAL PARK** • 3 HOURS BY CAR

Shared with Panama as one of the first attempts to manage a park between two nations. Diverse environments and species. Contains glacial lakes.
- **ISLA DEL COCO** • OVERNIGHT BY BOAT

Dominical is also the jumping off point for this Galapagos-style World Heritage Site, popular to divers for its large marine species.



## WORLD-CLASS ACTIVITIES

---

Costa Rica's Southern Zone is blessed with a wealth of spectacular outdoor activities, ecological sites, and varied cultural experiences. In addition to white water rafting, zip lining, waterfall rappelling and more, unique activities to the area include:

### Surf One Of The Top 3 Beaches

Dominical is one of Costa Rica's top beaches and surfing destinations. Highly regarded Matapalo and Pavones, are also located in the Southern Zone.

### Sport Fish Off The #1 Coast

Costa Rica's Southern Zone is the top sport fishing location in Central America, and consistently one of the Top 10 in the world, with 3.5% of all marine species.

### Scuba Dive A Top 10 Site

The Southern Zone is the jumping off point for Isla del Coco, a World Heritage Site and one of the Top 10 dive sites in the world.

### Snorkel The Largest Coral Reef

Marino Ballena marine park is home to the largest and best-developed coral reef on the Pacific coast of Central America.

### Hike The Tallest Peak

Mount Chirripo, the tallest peak in Costa Rica and second tallest in Central America, is one of the many hiking excursions available from Dominical.



### View Rare & Endangered Species

From scarlet macaws to squirrel monkeys to three-toed sloths, Costa Rica's Southern Zone is home to many exotic species and 5 percent of the world's bio-diversity.

### Attend An International Festival

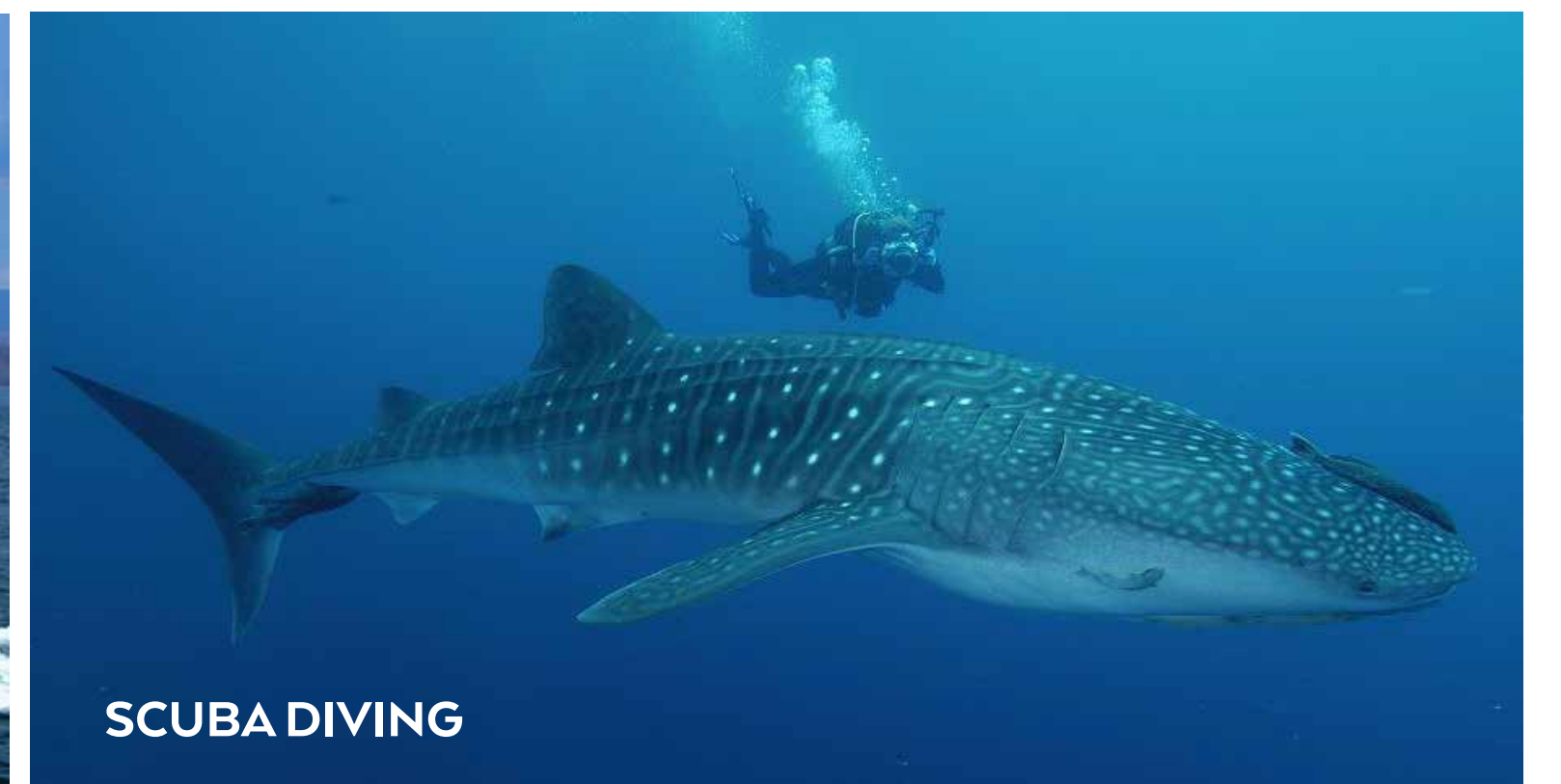
In addition to local festivals and fairs, Dominical is home to Envision, an annual global music festival that inspires connection to nature through the arts.

### Explore An Archaeological Wonder

A UNESCO World Heritage Site, the petrospheres at Palmar Sur date back to 800 A.D. and are some of the finest pre-Columbian stone sculptures.



SOUTHERN ZONE ADVANTAGES





SECTION IV:

# LAND & PROJECT OPPORTUNITIES

The Dominical Project's 85 acres with master-planned communities offers numerous opportunities for investment, and for the development of hospitality, residential and commercial projects. We welcome like-minded co-developers, partners and investors interested in creating one of the most globally-recognized destinations in an area on the cusp of explosive growth.







## PLAYA DOMINICAL

Playa Dominical's 25 oceanfront acres offer a unique opportunity to master plan a beach town amid a vibrant, growing community. Situated at the gateway to the Costa Ballena, between a lush mountain range and the Pacific Ocean, the parcel is made up of mostly cleared, flat pastureland with 1,200 feet of direct ocean frontage. At the northern end of Playa Dominical is the existing town, a rustic but renowned surf destination whose beach life, open-air restaurants and annual music festival attract families and travelers seeking an authentic Costa Rican experience. Directly in front of Playa Dominical is one of the top surf breaks in the country.

Playa Dominical is made up of about one third of the town's existing acreage. The beachfront is within a Maritime Zone planned for hospitality, residential and commercial uses. The remaining land is fee simple, with no specific restrictions on use.

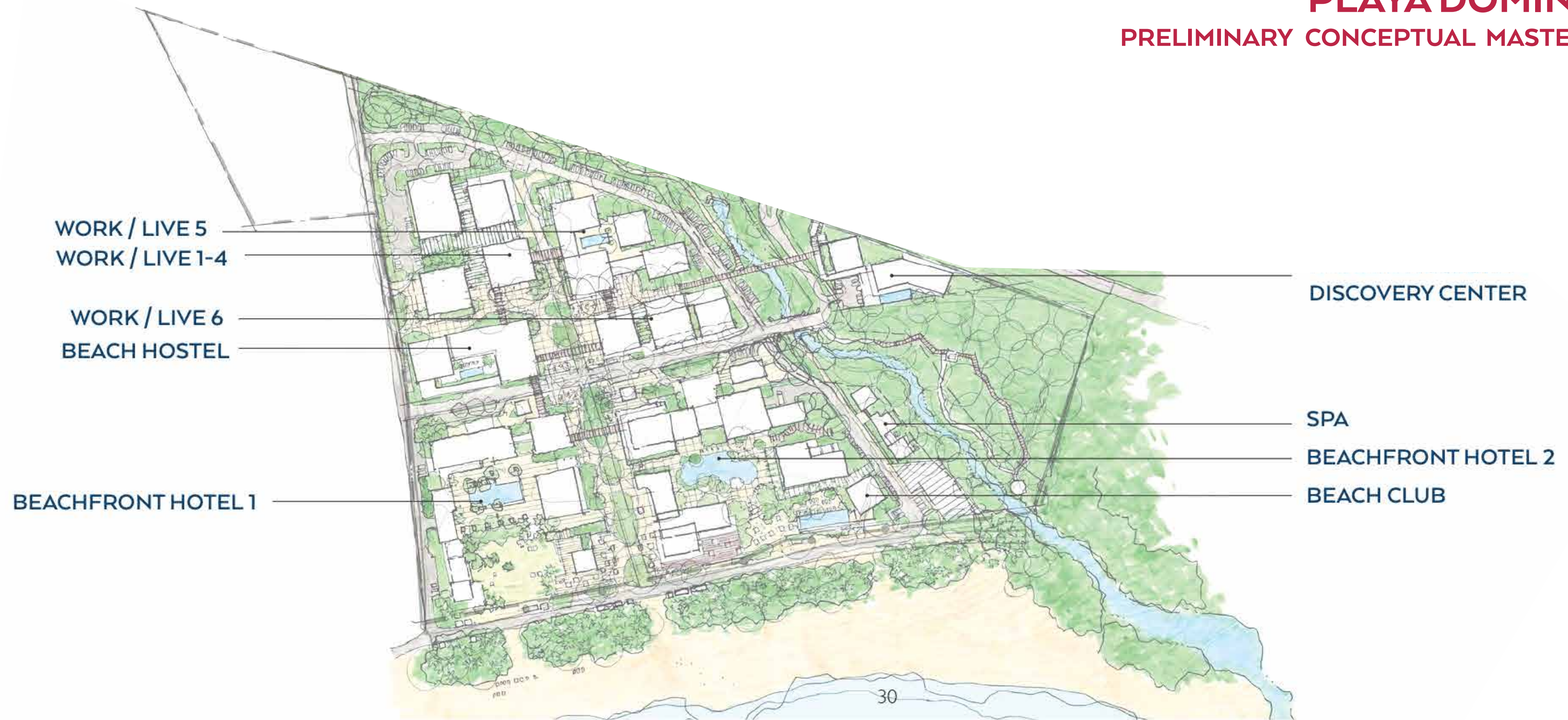
The master plan for Playa Dominical includes three boutique hotels of different classes on the beachfront; a "village" plan build-out with F&B, retail, co-working and gallery space; surf, yoga, spa and service offerings; and a mix of residential offerings priced from \$250,000 to \$2.7MM.

Playa Dominical is intended to be a higher-density community than more traditional resorts that promote single-family home programs. Dominical and the Southern Zone are in need of a true town center, and the Team will ensure that the plan begins with the first beachfront hotel featuring a large public green space that can be used for concerts, private events, impromptu gatherings around fire pits and ping pong tables, and outdoor movie screenings.

The master plan guidelines will maintain a four-story height limit and will adhere to regenerative design principles that embrace new urbanism ideals and open-space conservation planning.



# PLAYA DOMINICAL PRELIMINARY CONCEPTUAL MASTER PLAN







**PLAYA DOMINICAL:  
BRANDED BOUTIQUE HOTEL**

The Team’s initial focus will be the development of three branded beachfront hotels that create a strong sense of destination for Dominical. These anchor hotels will appeal to global professionals of all ages, as well as surfers and adventure travelers. The properties will have a number of restaurants, beach cafe’s, retail shops, outdoor areas for private events and community gatherings, and a vibrant pool scene. The hotels and their ample amenities will reside directly in front of the Dominical Surf Break.

**PLAYA DOMINICAL:  
HOSPITALITY, RESIDENTIAL, & RETAIL**

Once the anchor destination for Playa Dominical and the new town center has been launched with the first boutique hotel, the Team will begin the buildout of the elements of a livable year-round community built on a strong tourism base.

First- and second-home residential units will be built above ground-floor retail and gallery/co-working spaces. Pedestrian- only streets with benches and kiosks will connect the beachfront hotels with the mixed-use areas and public, open spaces. With a mix of uses that are well planned around cohesive but unique design sensibilities and site layouts, the Team seeks to encourage a diverse mix of visitors and residents. Some of these uses will be a food market for local chefs and artisans to sell dishes in “pop-ups,” a brewery, a hostel, cafes & bakeries, art galleries, and local artisan/ home furnishings shops with condominiums above.

The development plan will center on higher density yet human-scale architecture, mixed with wide open spaces, soaring first-growth trees, and elevated walkways connecting buildings through the tree canopies.

One of the plots will be reforested and turned into an accessible bio-diverse habitat. It will have a nature center, educational walks, tented rest areas, and animal-viewing platforms in the trees.

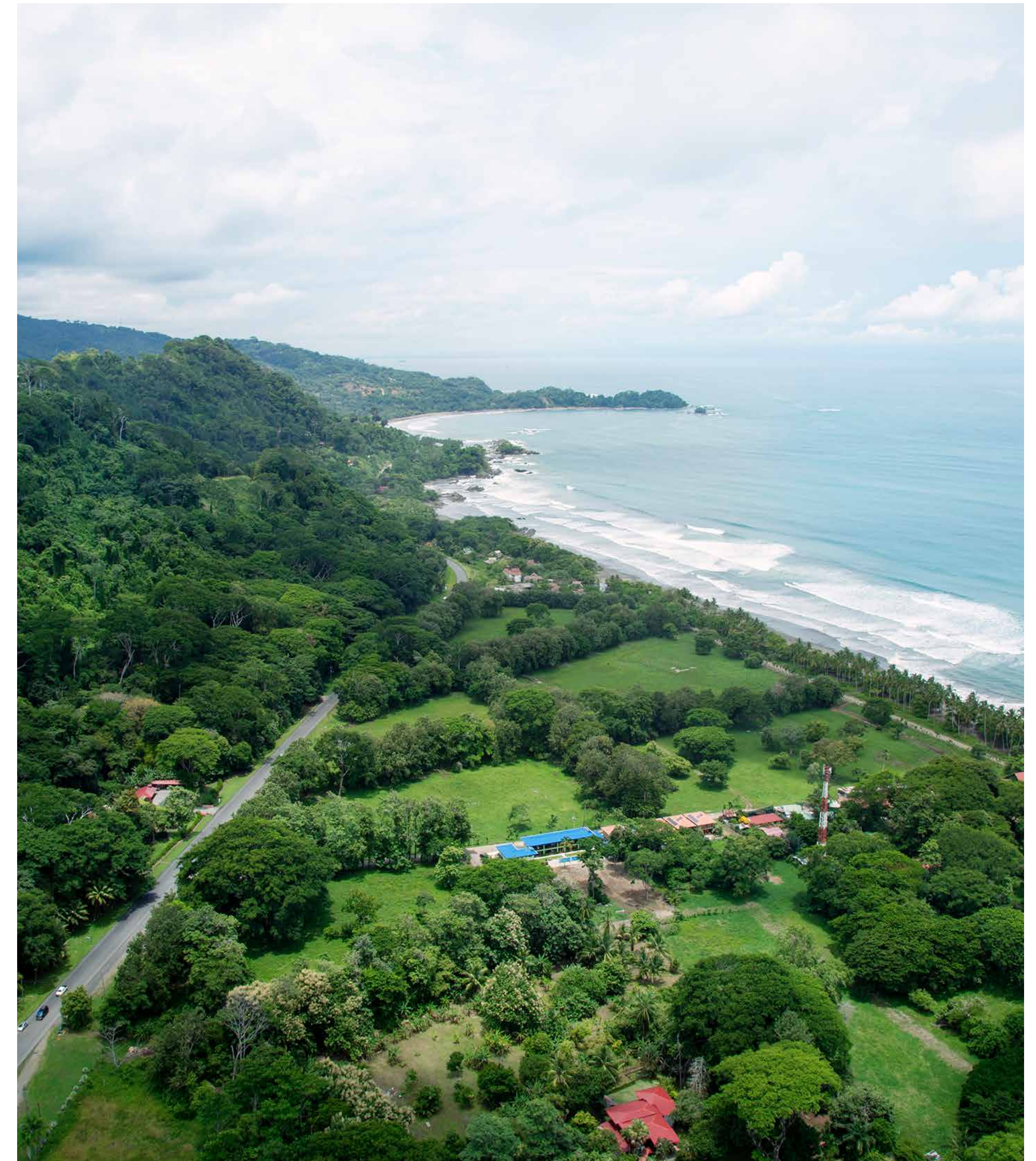


## DOMINICAL RIDGE

---

Comprised of 60 lush acres overlooking the Pacific Ocean on one side, rolling mountains of primary rainforest on the other, and 360-degree views from its peak, Dominical Ridge is a unique property in both its location and beauty. Perched above Playa Dominical, the property rises from the main road to a 600-foot high ridge. Because it's part of a mountain range that sits closer to the sea than any other range in Costa Rica, Dominical Ridge's private plateaus also have uncommonly convenient access to the beach, town, and roads leading to the area's abundant activities and national parks.

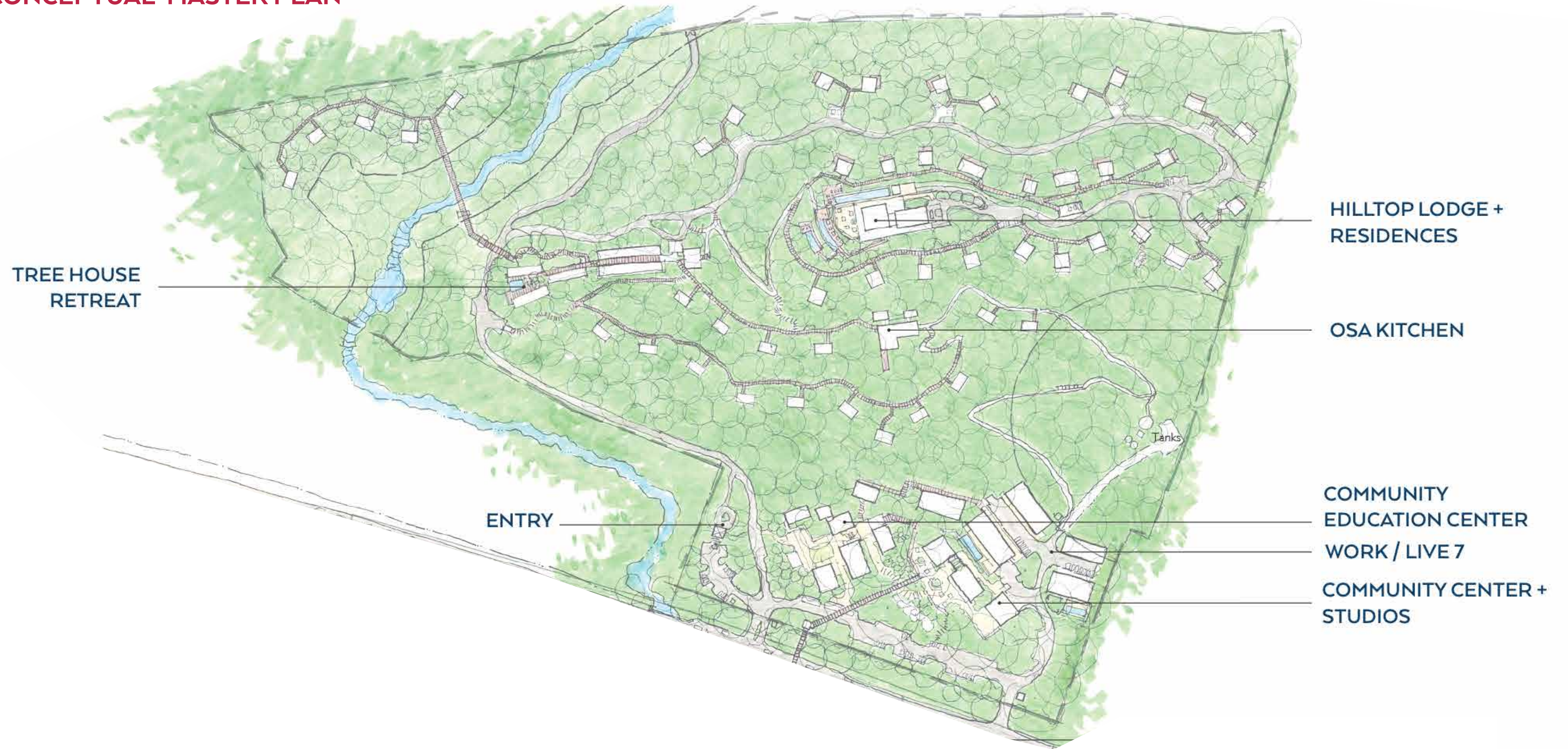
Along the base of the property is a 7.5-acre site with 1,000 feet of road frontage, in easy walking distance to town and Playa Dominical. The 30 acres of developable land along the middle and upper ridgelines are optimum for hotel and residential development that would be positioned as a sanctuary in the midst of town, quieter than the beachfront area below.





# DOMINICAL RIDGE

## PRELIMINARY CONCEPTUAL MASTER PLAN





### DOMINICAL RIDGE: HILLTOP LODGE & RESIDENCES

Along the ridge, a high-end lodge and residence club with 40-60 rooms will be an ideal offering for experiential travelers seeking luxurious amenities and educational/communal programming. The property will have access to a beach club on Playa Dominical, and an architecturally significant clubhouse with event space and swimming pools that look onto the mountain valleys and the Pacific Ocean. Approximately 20 – 30 residences will accompany the hotel and clubhouse, serving as a private “luxury tree house” retreat and investment for individual owners.

Conceived as a modern resort with a refined, rustic aesthetic, the resort will incorporate local building materials, including rich tropical woods and stone along with striking elements of steel and glass. Perched 600 feet above the ocean in earshot of crashing waves, the resort will be breezy, relaxing, private, and, when needed, temperature controlled. The experience will be targeted to international travelers who expect a high level of comfort with their adventures. Private tours will be made available to guests, whether by a fleet of SUV’s to the Osa Peninsula, or a fleet of guided kayaks to the Ballena Marine National Park — much in the way African safari operations are curated. While a relaxing day at the pool or a private weekend event on the property is always an option, guests at the eco-resort will likely be drawn to the extensive and very high-quality excursions that the resort will offer.

### DOMINICAL RIDGE: RESIDENTIAL, COMMERCIAL & EDUCATIONAL

At complete buildout, the parcel will feature the eco-resort with adjoining tree house residences; the clubhouse with spa, F&B venues, and event space; and a road-fronting commercial and educational center. The educational center will offer training programs for hospitality work and building trades, culinary and arts education, and artists in residences. Moderately-sized apartments and condominiums will provide long-term housing for local professionals and visiting educators.







SECTION V:

---

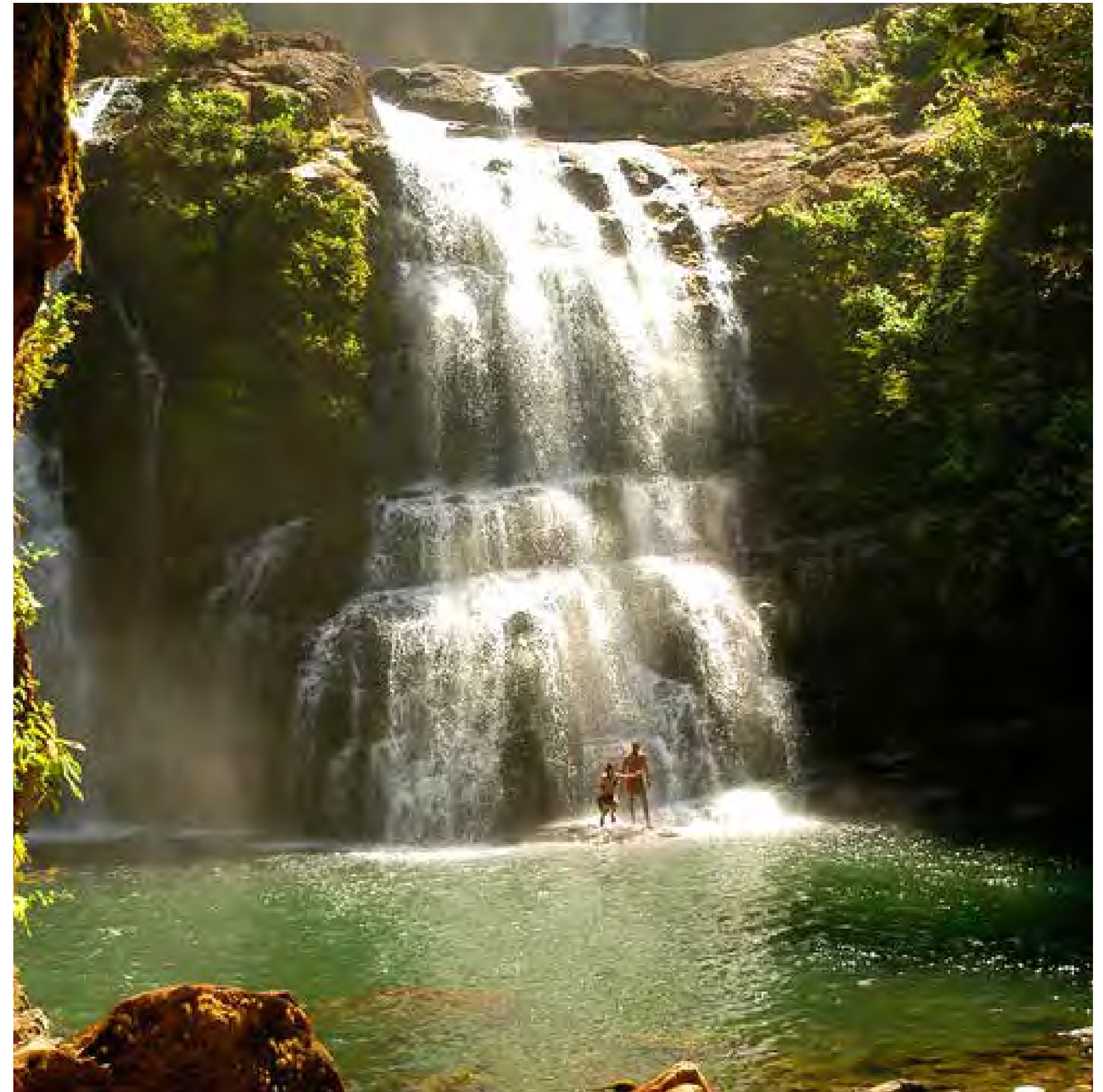
# TEAM & PARTNERS



## OSA DEVELOPMENT LLC

Osa Development LLC is a regenerative development platform established to transform local communities economically, environmentally and socially. The company is a partnership between its founders and leaders in the fields of regeneration planning, development, hospitality, land conservation and technology. The founders have a combined 50 years of high-end residential and hospitality development experience in the US and Latin America, as well as significant operating, finance, and management expertise gained during the course of building, managing and selling two companies in the tech/design sector.

Osa Development's mission is to bring positive change to the world and the local communities in which we operate.





## MANAGEMENT DOMINICAL DEVELOPMENT

### TREVOR YODER

FOUNDER AND MANAGING MEMBER, DOMINICAL DEVELOPMENT LLC  
CHIEF EXECUTIVE OFFICER, THE DOMINICAL PROJECT

Trevor is the Founder and Managing Member of Osa Development LLC and will serve as the Chief Executive Officer for The Dominical Project. Dominical Development LLC was established to create innovative mixed-use communities that produce a positive economic, social and environmental impact. The company plans to develop and manage sustainable residential and commercial real estate projects in Central America, with the current focus being The Dominical Project, a high-end, mixed-use beachfront community in the town of Dominical, Costa Rica. Prior to launching his current venture, Trevor was a co-founder of Barns Crossing, a luxury-home development company in East Hampton, New York, where he managed all aspects of the design and development process. Prior to entering real estate, Trevor was a marketing executive, serving as President of Carbon Service Capital, a management consulting company in New York which he co-founded and grew to 80 employees. Prior, Trevor served as Chief Operating Officer and Chief Financial Officer of Blue Marble Advanced Communications Group, an Internet Marketing and Development Company that serviced more than a dozen Fortune 500 brands. During his three-year tenure, he helped grow the company to 120 employees and \$20MM in revenue. He holds a J.D. from the University of Oregon School of Law and started his career practicing as an attorney in New York City's Public Defender's Office. He is a licensed New York attorney and real estate broker.

### MAURICE CHARTIER

FOUNDER & CHAIRMAN, GRUPO CONSUTUR  
EXECUTIVE DIRECTOR DEVELOPMENT (COO & CFO), THE DOMINICAL PROJECT

Maurice is the Founder and Chairman of GRUPO CONSUTUR, and along with his company comprised of a strong group of professionals is working with DOMINICAL DEVELOPMENT LLC as Executive Director Development (COO & CFO) to lead the in-country development team for The Dominical Project. With more than 25 years of experience in the hotel industry and a background in both hotel development and operations in Costa Rica, Maurice brings invaluable

expertise and knowledge regarding large scale development and operations to the project. Maurice started his hospitality career in 1996 as the Assistant Controller for the Costa Rica Marriott Hotel in San Jose and was part of the team which opened the hotel at that time. Two years later, he was promoted to Director of Finance for Los Sueños Marriott Ocean & Golf Resort in Costa Rica and was instrumental in the development and operation of that project from its inception. Later Maurice moved on to become the General Manager of the Pacific Cruising Company where he was actively involved in all functional areas of the business including financial, operational and marketing of the two cruises under a marketing alliance with Cruise West and Lindblad-Expeditions-National Geographic. Over the years, Maurice has developed strong commercial relationships with key players in the hospitality industry in Costa Rica, including the best hotel chains, top design consultants, proven general contractors as well as local and regional banks. Maurice has served as a board member of the Costa Rica Hotel Chamber Association (CCH), and is currently a member of the Guanacaste Dry Forest Conservation Fund. Maurice has his MBA from Universidad de Costa Rica specializing in Finance.

### JAVIER GONZALEZ

MANAGING DIRECTOR, GRUPO CONSUTUR  
MANAGING DIRECTOR DEVELOPMENT, THE DOMINICAL PROJECT

Javier is the Managing Director of GRUPO CONSUTUR and along with his duties managing the company, he will serve as Managing Director Development for DOMINICAL DEVELOPMENT LLC leading the in-country development team for The Dominical Project. With more than 16 years of experience in the Project Management and Operations industry and a background in both Engineering and Project Management in Central America and New Zealand, Javier brings national and international expertise in large scale operations and management of projects. Javier started his engineering career at Intel where he holds three different roles from first line supervisor to process engineering team leader with responsibilities across the 4 shifts and 24/7 operations. Later Javier moved on to become the operations manager of the Pacific Cruising Company where he was involved in all hospitality, logistics and engineering of the two cruises under a marketing alliance with Cruise West and Lindblad-Expeditions-National Geographic. During the last 8 years Javier worked in Oceania as Head of Operations for General Cable, overseeing all New Zealand and Australia. Over the years, Javier has developed strong leadership and operations skills. Javier has his Master Degree from Instituto Tecnológico de Costa Rica specializing in Project Management.



## COSTA RICA TEAM

### PROJECT MANAGEMENT AND ENGINEERING

RUBÉN SALAS, FOUNDER AND PRESIDENT, GCI INGENIERÍA

Rubén founded this top Costa Rican engineering firm with over 40 major mixed-use projects throughout the country. With degrees from the University of Texas at Austin (PhD, Leed AP, PMP) and over 20 years of experience in the field, he brings his extensive experience in construction and engineering to oversee all aspects of the business.

CARLOS BRENES, VP PROJECT MANAGEMENT, GCI INGENIERÍA

Certified as Master Project Manager, Carlos oversees project management at GCI, leading multidisciplinary teams through every aspect of the design, construction and implementation process. His many years of experience on large-scale projects includes feasibility studies, permitting, contract bidding, construction and implementation.

### MASTER-PLANNING, ARCHITECTURE AND LANDSCAPE DESIGN

MATTHEW FLYNN, DESIGN DIRECTOR & PARTNER, VIDA DESIGN STUDIO

Matthew draws on 12 years of experience in master-planning, management and the implementation of projects spanning four continents and a dozen countries. He was a partner at 4ONORTH and Managing Director of their expansion into Central America, following five years with EDSA in Beijing and Fort Lauderdale.

ANA MARIA PINTO, DESIGN DIRECTOR & PARTNER, VIDA DESIGN STUDIO

Ana oversees project research and analysis for VIDA, and helps guide the landscape design team toward defined and solutions. Her international experience includes working with EDSA as a landscape architect for projects in Latin America, following internships in Thailand, Dominican Republic and Miami.

### CONCESSIONS SPECIALIST

LIGIA FLORES, MANAGING DIRECTOR & FOUNDER, CTA

For 16 years Ligia has been a Maritime Zone concessions specialist and expeditor of entitlements in Costa Rica. She is responsible for a majority of these concession approvals throughout the country, and she and her staff have extensive relationships throughout municipal and government permitting agencies.

### ENVIRONMENTAL CONSULTING AND MASTER-PLANNING

ALFREDO BERMUDEZ, PRESIDENT, DEPPAT

With more than 30 years of experience in land-use planning, architecture and environmental planning, Alfredo specializes in Costa Rica zoning and oversees the proposal and approval process for physical and environmental planning projects.

### CORPORATE, REAL ESTATE & HOSPITALITY LAW

SERGIO SOLERA, MANAGING PARTNER, FACIO & CANAS

Sergio has been a member of the Costa Rican Bar Association since 2002, specializing in cross-border corporate transactions, tax and real estate law. He has a Masters in Corporate Law from NYU, and a Masters in Tax Consulting from Universidad para la Cooperación Internacional.



## DEVELOPMENT ADVISOR

### DEVELOPMENT ADVISORS

#### CONSTRUCTION MANAGEMENT & DEVELOPMENT - NEVADA, LLC

Construction Management & Development, Inc. (CM&D) is a 28 year old development and project management firm with offices in New York, Florida, Honolulu, Las Vegas, Central America, and India. CM&D offers a unique blend of development and project management services to clients throughout the United States and the world with the primary goal of managing the risk and protecting the capital behind real estate development internationally. Serving as an extension of ownership, CM&D directs all activities associated with pre-development, design, entitlements and construction phases of a project. Past projects include hotel resorts, high-rise residential and office buildings, mixed-use developments (retail/commercial), town centers, residential subdivisions and master planned communities.

CM&D has managed, lead and supported over \$25 billion worth of development projects during the past 28 years. 65% of CM&D's representative projects have been hotel developments, that include the Ritz Carlton Half Moon Bay, Sofitel New York, Sheraton Downtown Seattle, Hilton Hawaiian Village, Marriott Grand Chateau, and hundreds more. Projects that CM&D is currently leading or has completed include the Courtyard Marriott Waikiki, Embassy Suites Manhattan, Courtyard Marriott Downtown Manhattan, and The Rise – Costa Rica.





## THANK YOU

For additional information, please contact us at:

—

NEW YORK / COSTA RICA

Trevor Yoder

[trevor@osadevelopment.com](mailto:trevor@osadevelopment.com)

+1(917) 754-9482 – US Mobile

+(506) 8403-1719 – Costa Rica Mobile