



JACÓ BEACH
COSTA RICA

A large, winding swimming pool at a resort during sunset. The pool is surrounded by numerous lounge chairs and white patio umbrellas. Many people are seen relaxing by the pool. Tall palm trees line the background, and the warm, golden light of the setting sun is reflected in the water.

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, the most significant lifestyle pool in the Jaco Valley, and an exclusive branded adult-only hotel.

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

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

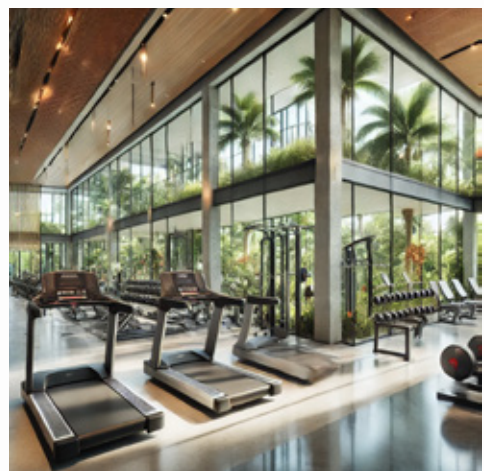
The project is scheduled to be delivered in Q4 2025.

EXPERIENCE UNMATCHED AMENITIES

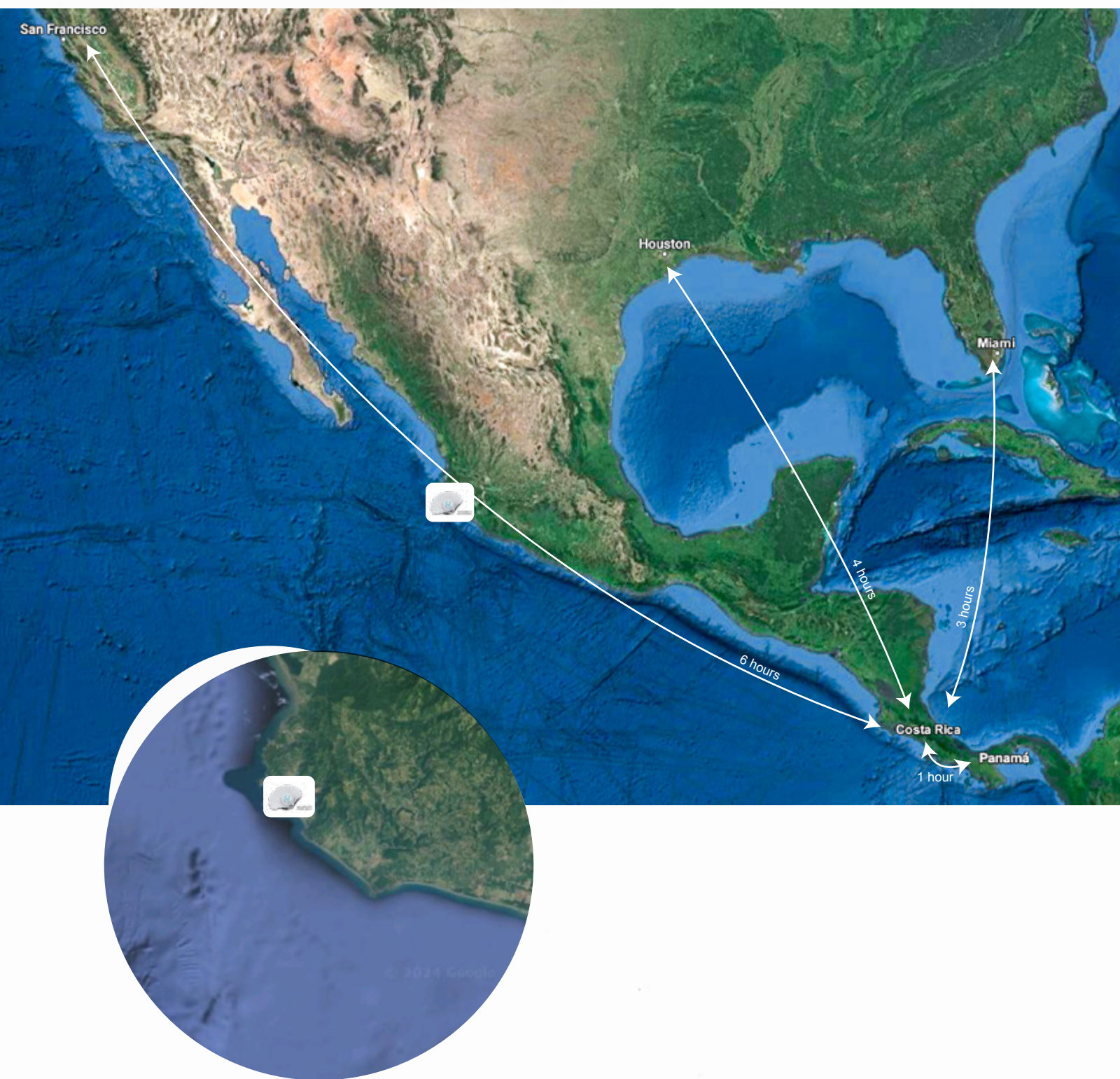
Exclusive Poolside resort living with cabanas, beach club, poolside dining, and the world-famous “Fast Eddies” themed bar.

- The “Cool Pool” is an exclusive adult pool area with complete services that will give you the feel of your private relaxation oasis.
- Immaculately manicured gardens.
- Gated community with 24hr security,
- Private gym
- Spa | Salon
- Barbershop
- 24hr Executive Concierge service.

Scheduled in 2026, a four-star-branded lifestyle hotel will be part of phase two of this significant 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. It is also 40 minutes from 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.

TOWER 1

EXCLUSIVE ELEVATOR ACCESS
TO YOUR CONDO.



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

FLOOR PLAN

The twelve condos in this building have beautiful Gardens and mountain views. They are all approximately 190 square meters (2043 square feet) and have three bedrooms and two and a half bathrooms.

They feature a modern, spacious living area, trendy interior design, and beautiful decoration 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 and an amazing 100-square-meter (1000-square-foot) rooftop private terrace with a splash pool, BBQ, wine cooler, beer cooler, and sun area.



TOWER 2

EXCLUSIVE VIP ELEVATOR ACCESS IS
AVAILABLE DIRECTLY INSIDE THE CONDO

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

FLOOR PLAN

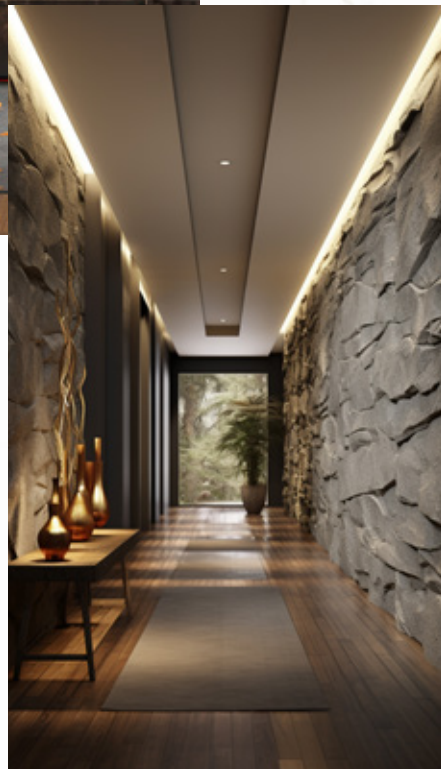
The twenty-four condos in this building have beautiful Gardens and mountain views. From floor six, all condos have ocean views.

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 213 square meters (2279 square feet) with three bedrooms and 2 ½ bathrooms. They are beautifully designed throughout, featuring a modern, spacious living area and trendy interior design.

The fully equipped kitchen features modern cabinetry, custom banquette marble countertops and high-quality appliances.





PENTHOUSE

OCEAN AND MOUNTAIN VIEW

Our ocean-view penthouses at PRL, perfectly positioned on the 12th and 13th floors of the Building two, is an architectural masterpiece. The Penthouses have over 4675 sqft (437 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 views to enjoy the incredible panorama of the Jaco Valley..



12TH FLOOR - 1ST STORY OF THE PENTHOUSE



13TH FLOOR - 2ND STORY OF THE PENTHOUSE

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. The oversized main 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. The second spacious primary bedroom offers a private bathroom and balcony with beautiful ocean and city center views. The remaining guest bedrooms also feature stunning views and full amenities.



OCEAN VIEW FROM PENTHOUSE



MOUNTAIN VIEW PENTHOUSE

ROOFTOP VIEW



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 3 months, 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.

Are you looking at the Penthouse as an investment opportunity? Jaco has an incredibly high demand for renting large condos to groups.The average daily rental rate ranges between \$1000 and \$2000.

Over the past few years, the Jaco market has maintained 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)	1690.60	1690.60	1754.80	1797.60	3787.80
Balacony (sq Ft)	128.40	1519.40	481.50	481.50	888.10
Total (Sq ft)	2,043.70	3,210.00	2,236.30	2,279.10	4,675.90
Bedrooms	3	3	3	3	Up to 6
Bathrooms	2.5	2.5	2.5	2.5	Up to 6
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

Those wishing to retire in Costa Rica can qualify for Costa Rica Residency. With your purchase, you can apply for Costa Rica Residency. The cost of living is much lower than in many other countries, especially regarding 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 robust healthcare system with private and public options. The country also has one of the highest living standards: clean water, reliable electricity, and a strong 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 fully immerse yourself in the culture and way of life. The locals are friendly and welcoming; 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 many people's interest in living in Costa Rica, six new tax incentives and requirements reductions were created for three 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 for becoming a CR resident were 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 straightforward 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.jacopearlcr.com



THE *PURA* *VIDA* LIFE

Are you considering moving 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. With your investment in the Jaco Pearl project, you can apply for a Costa Rican residency.

You can qualify for the national health system, which 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 in 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 and 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, water, and fresh, healthy, locally sourced food are essential to you, Costa Rica is your country. Costa Rica generates 99% of its energy from renewable sources, and the government has pledged to eliminate all fossil fuels soon.



✓ It is safe and politically stable. Costa Rica is one of the safest countries in 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 *Facts*

- 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 PRL Resort will oversee all aspects of your property, from management to maintenance, security, and home rental. This will also include paying all necessary expenses associated with the program. Watch the money add 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%. Additionally, current development projects in the Jaco area are “sold out,” resulting in a substantial inventory shortage 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, which includes the condos, resort pool, restaurant/bar, Rooftop VIP lounge, and spa, will be delivered in Q4 2025. The four-star branded lifestyle hotel is projected to be delivered in Q4 2026.

Join us on this journey and investment, and make this your next home!

CONDO SALES

BUILDING 1

Building	Unit	View	Area m ²	Area sf	Sale Price \$	m ² price \$
I	Ia	G M	191.00	2,043.70	445,540.50	2,333.00
I	Ib	G M	191.00	2,043.70	445,540.50	2,333.00
I	2a	G M	191.00	2,043.70	460,930.50	2,413.00
I	2b	G M	191.00	2,043.70	460,930.50	2,413.00
I	3a	G M	191.00	2,043.70	460,930.50	2,413.00
I	3b	G M	191.00	2,043.70	460,930.50	2,413.00
I	4a	G M	191.00	2,043.70	460,930.50	2,413.00
I	4b	G M	191.00	2,043.70	460,930.50	2,413.00
I	5a	G M	191.00	2,043.70	460,930.50	2,413.00
I	5b	G M	191.00	2,043.70	460,930.50	2,413.00
I	PH Ia	G M O	300.00	3,210.00	673,645.00	2,245.48
I	PH Ib	G M O	300.00	3,210.00	759,145.00	2,530.48

BUILDING 2

Building	Unit	View	Area m ²	Area sf	Sale Price \$	m ² price \$
2	Ia	G M	209.00	2,236.30	497,866.50	2,382.00
2	Ib	G M	209.00	2,236.30	497,866.50	2,382.00
2	2a	G M	213.00	2,279.10	497,866.50	2,337.00
2	2b	G M	213.00	2,279.10	497,866.50	2,337.00
2	3a	G M	213.00	2,279.10	497,866.50	2,337.00
2	3b	G M	213.00	2,279.10	497,866.50	2,337.00
2	4a	G M	213.00	2,279.10	497,866.50	2,337.00
2	4b	G M	213.00	2,279.10	497,866.50	2,337.00
2	5a	G M O	213.00	2,279.10	497,866.50	2,337.00
2	5b	G M O	213.00	2,279.10	497,866.50	2,337.00
2	6a	G M O	213.00	2,279.10	515,565.00	2,420.00
2	6b	G M O	213.00	2,279.10	537,880.50	2,525.00
2	7a	G M O	213.00	2,279.10	537,880.50	2,525.00
2	7b	G M O	213.00	2,279.10	537,880.50	2,525.00
2	8a	G M O	213.00	2,279.10	537,880.50	2,525.00
2	8b	G M O	213.00	2,279.10	537,880.50	2,525.00
2	9a	G M O	213.00	2,279.10	537,880.50	2,525.00
2	9b	G M O	213.00	2,279.10	537,880.50	2,525.00
2	10a	G M O	213.00	2,279.10	557,887.50	2,619.00
2	10b	G M O	213.00	2,279.10	557,887.50	2,619.00
2	11a	G M O	213.00	2,279.10	599,355.00	2,814.00
2	11b	G M O	213.00	2,279.10	676,305.00	3,175.00
2	PH 1A LEFT	G M O	437.00	4,675.90	1,490,000.00	3,409.61
2	PH 1B RIGHT	G M O	437.00	4,675.90	1,699,000.00	3,887.87

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

Sold Pending

PRL RESORT

CONDO INVESTMENT BENEFIT OVERVIEW

Investment in your Jaco Pearl Lifestyle home.

As an investment, PRL 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. PRL 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.

PRL FAQ

What is included?

- Mirrors.
- Built-in closets.
- Bathroom vanities/cabinets and mirrors/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 a garden and Mountain Views/ Ocean views from the Penthouse units.

Building 2

Floors one to four have garden and mountain views.

Floors five through 11 have gardens, mountains, and ocean views.

On floors Twelve/Thirteen, the Penthouse has a garden, mountain, and ocean views.

Unit option.

BUILDING ONE

All condos are 185 square meters and have three bedrooms and 2.5 bathrooms.

The sixth-floor Penthouse has a private 100-square-meter rooftop patio with a dip pool and Lounge Area.

BUILDING TWO

All condos are 200 square meters and have three 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 is comprised of experienced developers in the US, Mexico, Costa Rica, and the Caribbean. Two team members have over fifty years combined experience in hotel resort development, including a large resort development in Punta Cana, Dominican Republic, a resort design in San Marteen, Antigua, and 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.

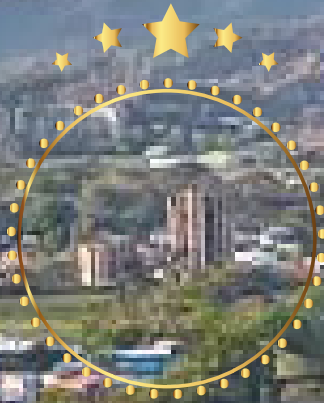
Reservation Process

Topurchaseacondo,you must sign a reservation agreement and deposit a fully refundable \$5,000 into the escrow account.

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.

YOUR NEW LIFE



JACÓ BEACH
COSTA RICA



COLDWELL BANKER
CENTRAL PACIFIC PROPERTIES

TS WATER
LUXURY REAL ESTATE

www.thepearlcr.com
(506) 8331-1811 | tina@tswater.ca