

Assets Contributed to Phase II
Hacienda San Joaquin 5-Star Retirement Community
Vilcabamba, Ecuador

ALL TAXES PAID AND CURRENT

FINANCIAL STATEMENT: WHOLESAL ASSET VALUE: \$8,550,000.00USD

- \$2,600,000 – 32,000 square foot, world-class, 5-star community and lifestyle center. The facility is approximately 60% complete at 6,000 foot elevation with incredible views over the valley, river, and Andes Mountains. The center will include indoor and outdoor dining, a lounge, a business center, a wellness spa and fitness center, an art room (for painting, pottery, classes, etc.), a ballroom/social event room which will also be used for conferences and educational events for residents (anti-aging and wellness programs, etc.), resort pool facilities overlooking the entire valley and mountain range, a general store; a nurse's office/small clinic, a concierge desk, and VIP guest suites for pre build stays for tenants coming to experience Hacienda San Joaquin and guests of residents. (6 acres +/-)
- \$1,200,000 finished equestrian center. (Professional Grade: 40 Custom Stalls, with feeders and water to each, tack room for each stall. Café, Store, Community Gathering area, Training Arena, etc. The finest equestrian facility in the country. (3 acres +/-)
- \$550,000 finished office building / sales center and carpentry workshop. Both assets are convertible to private residences, after completion of Phase II. One home is 3500 square feet with one bedroom apartment, and the other is 2200 square feet, and is riverfront. (.50 acres)
- \$3,200,000.00 in mountain and valley view estate lots with streets rough graded in and buried utilities in. Just below the main community center, down the hillside with stunning vistas. (31 acres +/-)
- \$1,000,000 in additional development land for dramatic vista, 6,000-7,000 foot elevation, hillside building sites for 8 high density condominium buildings for Phase II Retirement Community. (22 acres +/-)

**\$8,550,000 in 'As Is' Asset Value: (62 acres of land +/-)
and all structures included.**

\$2,600,000 - 32,000 Square Foot 5-Star Community and Lifestyle Center at 'Roughed In' Phase – 60% Complete



\$1,200,000 Finished Equestrian Center, with Kitchen, Meeting Room, Café and Bar



\$550,000 Finished Office Building / Sales Office



\$3,200,000 in Mountain View Estate Lots, with Streets Rough Graded in and Utilities for First 100 Villas



\$1,000,000 in Additional Land for Hilltop and Hillside Sites for High Density Luxury Condominiums

