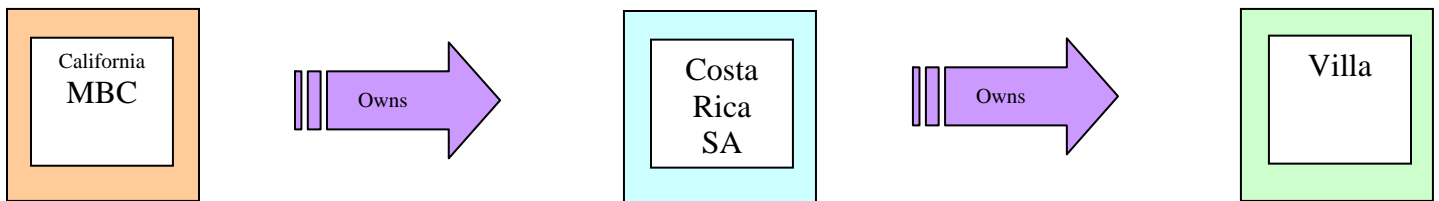




Punta Dakota Fractional Ownership Structure

The property is located on a little over five acres and the plan is for six luxury Villas to be constructed on the site. The pool and recreational common areas are fully landscaped and provide a beautiful tropical setting for vacationing owners.

Each Villa is owned by a corporation that is a legal entity in the State of California (MBC – Mutual Benefit Corporation). The MBC in turn owns a Costa Rica corporation that holds title to the Villa. There are 31 shares in each California MBC. Owning a share or multiple shares in the MBC allows 10 days per share of access per year in the Villa. Thus each share owns a 1/31 fraction of the Villa. The project developer partners are retaining 4 shares so they too can enjoy the property and the Villa. This will also allow very flexible scheduling for the remaining 27 owners throughout the year.



This structure, created by our legal team provides the utmost security for your investment. We chose this form of ownership to provide security to you the owner as well as security for the Corporation that holds the common areas. It will also provide tax benefits in many countries (including Costa Rica) for the owners. (Please note – we are not tax accountants and each country and state will vary).

Why Fractional Ownership?

Fractional ownership offers the buyer the opportunity to own, by deed or title and be responsible for the amount of time they would like to spend at their second or third home. The details of maintaining the property are all taken care of by the property management company, allowing the owner free to enjoy their vacation to the fullest.

Statistics show that most second and third-home owners use the property approximately 10 to 17 days per year and in Costa Rica most home or condominium owners use their property approximately 30 days per year. The owner is still responsible for the worry, taxes, security, maintenance and management for the property year round. With fractional ownership many of these worries are already taken care of by the corporation and the property management staff. Added benefits are:

- An appreciable real estate investment
- A fraction of the cost of a luxury home
- Superior location and first class amenities
- No maintenance hassles
- Possible rental income for unused time
- Corporate tax incentives (depending upon your chosen structure purchase)

For more information contact: 1-855-932-5682 / 1-855-9DAKOTA (toll-free) or johnr@puntadakota.com or visit www.puntadakota.com