

Villa I Is Complete!

Now is the time to book your visit!



Artist Rendition



Finished Villa I

Welcome to Punta Dakota!

The project goal was to create a fun, relaxing, family oriented luxury vacation spot. With the completion of Villa I we feel that we have established the luxury baseline required to fill these goals.

The Villa, with over 4700 square feet of indoor and outdoor living space, located in quiet Playa Coyote on the Pacific Coast of the Nicoya Peninsula provides the ultimate vacation destination.

Wide spacious verandas with custom made furniture and hammocks allow you to enjoy the gentle Pacific breezes and the steady afternoon mountain winds. There is a ½ bath of the ground floor veranda.



The Upper Veranda –The Perfect Place to Relax.



The Master Suite

The four luxury bedrooms are spacious with plenty of closet and drawer space. Each room has its own four cup coffee maker and the master suite includes a mini fridge and microwave. Each bedroom suite has its own ceiling fan and remote control air conditioning unit.

The bathrooms all have wide sink areas and are well lit. Rain shower heads, shaving benches

and beautiful tile work complete each bath.



Master Bath

The kitchen and dining area are warm and welcoming with comfortable custom made chairs, tables and bar stools. Equipped with every appliance, cooking vessel and utensil you can imagine, you will be able to create your own gourmet meals or have one of our staff chefs create typical Costa Rica style meals.



The Dining Area

There is a complete bar area along with wireless internet access, land line phones and fax.



The Kitchen Complete with Stainless Appliances and Dishwasher.

The large living areas have custom built furniture from Costa Rica sustainable teak. Comfortable couches, Flat screen televisions with Sky Satellite receivers let you catch up with world events or on lazy rainy evenings pop in your favorite DVD and enjoy some popcorn.

The downstairs room also has I-Pod hook up for your listening pleasure.



The downstairs living area.



TV and Entertainment Area

The Pool area is large and spacious and includes natural palm thatched cabanas, outdoor shower, bubbler and excellent lighting.



The pool has a safe kid zone and the infinity edge looks out over the west end of the property making it the perfect spot to watch the beautiful Pacific Sunsets.

There are still a few small things to be finished up. We want to welcome you to visit Punta Dakota and the Nicoya. You will want to return time and time again.

What is Punta Dakota?

Punta Dakota is a luxury Fractional Ownership project started on the Nicoya Peninsula by a group of four South Dakota Businessmen hoping to create a relaxing vacation atmosphere promoting mid-west family values.

Fraction ownership is like luxury homeownership at a fraction of the cost! Each fraction is one share in a South Dakota Corporation which in turn owns the lot and Villa at Punta Dakota.

One share or 1/13th Fraction is 28 full days in the Villa. One share is

\$110,000.00. This means that you OWN a share of this wonderful luxury home. Eventually we hope to build four more Villas so this is a unique opportunity. There will only be 49 shares for the entire community!

We are estimating that annual fees will be between \$1,800 - \$2,000 per year. This will include your corporate accounting fees, utilities and HOA dues.

So...I Have Questions!

We have borrowed the following questions from one of the leading Fractional Ownership Organizations in the world and have attempted to answer the questions.

The Top 25 Questions to Ask Before Buying Fractional Ownership Property

FractionalLife.com has compiled this list of 25 questions to ask your developer when considering the purchase of Fractional Ownership Property. This is NOT an endorsement by FractionalLife.com or its publishers. It is provided for your convenience.

Is the property offered a "deeded property"?

Yes – both the master property and the individual Villa lots are or will be deeded. Villa I will be finished and ready for occupancy January 15th 2010. It will be fully decorated March 15th. It will take approximately 30 days for the deed / title to be issued by the National Registry. The master property title number is available at this time.

What percentage of fraction is being offered?

One thirteenth fractions (1/13) are being offered. SDIG, the developer will hold four shares in each corporation initially to allow flexible scheduling. A 1/13th share grants each owner 28 full days of occupancy in the Villa.

Are the weeks fixed or flexible?

At this time they are fixed from Saturday to Saturday, however once a Villa is sold out (9 shares) the owners after the first year can / may decide to change this policy.

Is the building completed yet?

Yes, we have just completed the final decoration.. The pool area is complete. We will be finishing the outdoor restroom area shortly. The only major appliance to still be purchased and installed is a commercial ice maker. The refrigerator has an ice maker.

What percentages of units have been sold to date?

None. We are a brand new fractional development and we wanted to have the first Villa very close to being complete before we launched a full marketing campaign.

How many price increases has the development had over time?

None. Right now a 1/13th share is \$110,000.00 USD. We will not increase the prices on Villa 1. We anticipate Villa II shares to be approximately \$120 - \$125,000.00 USD do to rising material and labor costs. Villa II hopefully will begin in 2010.

Exactly what does ownership include?

Ownership means you own one or more shares in Villa 1 at this time with 28 days of access to the Villa per share. You have the ability to rent unused or unwanted time. The Villa is fully furnished. We have worked out

partnerships in the area for numerous activities. We also hope to have a discounted rental car program in place in April 2010. You have access to the entire grounds including the pool and cabana area and the fruit orchards.

May I see a printed list of the fees you charge?

Yes, at this time they are an estimate but the list and breakdown are available in the PPM. We anticipate annual fees to be between \$1,800.00 USD and \$2,000.00 USD per year. This includes all legal and accounting fees, property taxes, utilities, maid service, gardener, pool maintenance and property insurance.

If finance is required, how do you recommend I finance the purchase?

We would not suggest financing for you to participate in this project. The only practical way to purchase at Punta Dakota is with the cash on hand, a 401K investment or an equity loan on property you currently own.

How long has the company been operational?

SDIG, the developer has been in existence approximately 20 months. Feel the Breeze – the corporation that holds the master title has been in existence approximately 14 months. The business partners in SDIG however are all successful business persons from South Dakota with over 100 years combined successful business and property investment experience. They own a myriad of businesses, all providing valuable experience.

Do you mind providing the contact details of some customers who have purchased

fractional interests in your properties recently?

At this time we have no owners. However we would hope that anyone and everyone investing in Punta Dakota and for that matter have even visited the property and the surrounding area would gladly be a reference not only to the quality of the property and construction but for the experience you only have in beautiful Costa Rica.

Can I test the reservation process and visit the property with the club's portfolio before joining?

Absolutely! Our rental calendar is already on line at www.puntadakota.com . Under rentals it will take you to: <http://beta.availabilityonline.com/available.php?un=johnrCR> where you can view and make reservations to the calendar. Once you are an owner you will provided with a secure login and password where you can also use the calendar as well as submit requests for services, submit work orders or conduct general business with the other owners.

If I decide to purchase a fractional share in the property, can I change my mind, and if so by when?

You can change your mind and receive a full refund up and until you book and use your first time allotment. Once you have actually booked and stayed at the property (or rented it) you cannot sell your share for three years unless there is a hardship involved. These hardships are outlined in the PPM. There can be exception made as well, however the board of directors would have to approve the sale and the new owner would have to qualify under SEC rules.

What is the process if I wish to sell my fraction in the property at any time in the future?

Essentially if you wish to sell after three years or have a hardship such as the death of a spouse, loss of employment or a board approved hardship, essentially you must offer your share first to existing owners. Should they choose not to purchase your share you are allowed to sell it (at the determined market value) to anyone who qualifies under SEC rules. Remember, you are selling a share in a South Dakota LLC subject to SEC rules, which owns the Villa.

How does one book for popular holiday periods e.g. School holidays, and what booking system is in place eg.

First come, first served and is there any priority amongst owners?

Right now there are only restrictions in place for the Christmas Season and the Easter Holiday. (Time tables on are on the website) Other than that the picking order for booking goes in the order of purchase and will rotate annually after that.

What additional services does fractional ownership cover (e.g. Concierge, car rental, airport pickup / drop off) and are there any extra costs?

At this time the only additional fees are those outlined by the HOA agreement and covered above in question 8 above. There are NO additional services at this time. However as each corporation is finalized they (YOU) may choose to add additional services which would be shared by the group. For example there have been discussions about having golf carts and jet skis available to the

owners; however this would require additional resources.

Are there any additional fees or charges applicable in addition to the fractional property purchase?

There are no additional fees regarding the purchase. However we would expect and highly suggest that you have your legal and financial advisor review both the Suitability Questionnaire and the PPM should you have any questions. Our legal and accounting team would also welcome any questions you might have regarding these documents.

Does the company have plans to raise prices – if so, when and by what rate and what factors would influence such price increases in the future?

As far as the share purchase no – on Villa I. The only things we anticipate any price increases on are the HOA fees. Like everywhere else in world, Costa Rica does raise utility prices as well as occasional property tax increases.

Are the photos and floor plans available for the properties and are their any ownership rules – e.g. Pets and is smoking allowed?

Photos are on the web site and floor plans are available. The ownership rules fall into two forms. Because we have multiple dwellings with multiple owners the property (is) fall under what is called the Horizontal Condominium Laws of Costa Rica. A full set of these rules are available in the PPM and they are the same for every development in Costa Rica that meet the criteria outlined above. Once the Home Owners Association is formed they can add additional rules as long as they do not conflict with any current HCL laws on the books in Costa Rica.

We have set a preliminary set of rules for Villa 1. Currently there is no smoking allowed in the Villa itself, however you can smoke outdoors anywhere on the property, we just would like you to dispose of your butts. Pets are currently allowed.

Please keep in mind that the owners, once their board of directors are formed can vote on additional rules, amend rules or strike rules (Villa rules – not HOA rules) as they vote to deem fit.

How are the properties furnished (what sort of style or décor, fixtures and fittings, ect. ..)?

The Villa is completely furnished. The appliances are all new and state of the art stainless appliances. Each bedroom has mini-split air conditioning as well as ceiling fans. Many of the furniture items have been hand built out of sustainable, native, Costa Rica hardwood. There is security, satellite television, internet access (pending), land line phone and fax services. The kitchen is fully equipped for up to eight guests. The veranda's and pool area are equipped with outdoor furniture and BBQ's. We have tried to choose soothing interior colors, window coverings that provide both light and privacy and a native Costa Rica feel to all of the accents, tile, cabinetry and countertops through out the Villa.

What other amenities can I expect at the property – e.g. Access to vehicles, golf cart, and professional access (where applicable)?

Some of these have been outlined above. We hope to have access to rental cars (discounted of course) for our guests both at the airport and at the property. There have been discussions of



adding a golf cart to the Villa. The area is still fairly remote. There are golf courses (public) and of course we can arrange practically any activity you would wish to do during your stay. We already have access (you have to pay) to saltwater fishing, horseback riding, surf lessons, mountain hiking, waterfall tours and kayaking. We will continue to add activities as we move along and the area gets more developed.

What is the average amount of day a member currently uses for the plan I'm considering and can you rollover any unused days to the following year?

Since we are new we don't have a history. We are anticipating each owner using the property for at least two weeks or 14 days and we assume they will try to rent the remainder of their time to other owners or to rental customers.

Does the property complex partners with travel agencies, jet, and yacht services or have access to any other assets?

No we do not. We do however plan on joining a Fractional Ownership Share site that would allow owners to "swap" time with other Fractional Owners all over the world.

Who owns the properties at present and what happens if the property company fails?

Currently the master property is owned by SDIG. However it is completely paid for and debt free. The property holds all the permits for utilities, water and construction. Once Villa I is complete and the title is issued for the subdivided lot – then the "company" owns the individual Villa. As responsible owners and share holders in the corporation, it is up to the owners to ensure

their piece of paradise does not fail.

What do you believe are the strengths and weaknesses of the company and property available and why should I ultimately buy this one in comparison to the choices available?

Strengths

- Quiet Remote Region of Costa Rica
- Beautiful NEW Luxury Villa 4 bedroom / 4 ½ Bathrooms with Room Lock Offs
- Tropical Landscaping with over 400 Fruit Trees
- Infinity Edge Pool with Kiddy Area and Bubbler
- Over 15 Miles of Remote Beaches with Minutes by Walking or Driving
- Land is 100% Debt Free
- Developers With Over 100 Years Combined Successful Business Experience
- Family Oriented Vacation Experience
- Strong North American and Costa Rica Legal and Accounting Expertise
- Built in Corporate Safe Guards in Both the United States and Costa Rica
- First Fractional Ownership Development with Completed Villa, Pool and Infrastructure in Costa Rica (to our knowledge outside of the Four Seasons)

Weaknesses

- No Residential or Fractional Development Experience
- Remote Area Means Extra Travel Time
- Buyers must qualify in accordance with SEC

Rules for Security Purchases

are there any DEALS?

Currently we have some great incentives!

- 1) Schedule a trip to come visit! We will give you \$500.00 towards your airfare!!!! One per family. Your trip just needs to occur between now and May 31, 2010.
- 2) Decide you like Punta Dakota? If you sign your paper work on or before May 31, 2010 we will give you a \$2,500.00 discount making your share price only \$107,500.00 USD!
- 3) Have a friend that might be interested in Fractional Ownership? Refer them to us and if they purchase we will give you a \$1,000.00 USD referral fee!
- 4) Have a group of friends that may want to own their own luxury Villa at Punta Dakota. We will build it, furnish and decorate it according to your standards. Nine shares minimum at \$100,000.00 per share!
- 5) Have some friends that are looking for a luxury vacation rental? Refer them to us and get \$100.00 USD for each three days of rental income!

THOSE ARE SOME GREAT DEALS!

What can I Do in the area?

The Nicoya Peninsula is really a vacation wonderland. Playa Coyote is known for its natural unspoiled nature and beauty.

You can:

- Surf – Surfing Lessons
- Boogie Board
- Snorkel
- Dive
- Horseback Ride
- ATV
- Motorbike
- Run
- Swim
- Fresh Water Fish
- Salt Water Fish
- Pleasure Boating
- Kayak
- Bird Watch
- Hike
- Canopy Tours
- Volcano Tours
- Water Fall Tours
- Camping
- Spa Services
- Yoga Services

And just about any other activity you can think of! We can help arrange any activity you like.

Is there shopping in the area?

There are grocery stores in San Francisco – just five short km away! There is also a hardware store and small gift store. The main grocery also carries some gift items.

We suggest that you fly through the Liberia Airport (code LIR) and in Liberia as well as the beach town of Coco (22 km away from

the airport) there is a lot of tourist shopping and night clubs.

If you would like to stay a day or two in the Coco area we can also arrange a rental condominium!

How Do I contact you?

We hope that you have already discovered our web site:

www.puntadakota.com

There are contact forms on the web site, however you can contact our Minneapolis based sales office via e-mail or phone – just ask for John Richards!

Phone: 612-805-1777

E-mail: johnr@puntadakota.com

Want to talk to a partner!

Please contact John Richards and he will put you in contact with an available partner.

We would also be happy to put you in contact with our legal team, accountant or our builder if you would like!

We love Costa Rica! Don't be afraid to contact John Richards about any and all questions you may have regarding vacationing or owning property in Costa Rica. If I don't have the answer ... I will find it.

Misc Money Business!

Have you been to Costa Rica! We love to put your pictures in the quarterly newsletter.

Have story ideas! Let's hear them!

Looking for a resource or another type of property in Costa Rica. Let us know and we'll try to help you out.

Visit our links page! There are many helpful sites and Costa Rica resources listed.

We hope you have enjoyed the first issue and we look forward to hearing from you!

See us on the Web:

VBRO – Vacation Rentals:

<http://www.vrbo.com/281010>

The Fractional Guide:

<http://luxuryfractionalguide.com/enhanced/listing-punta-dakota.php>

Punta  Dakota

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