

NICOYA PROJECT

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Why Costa Rica?

Costa Rica is a country on the way up, and a great place to live and a great place in which to do business.

There is No Income Tax for Non Wage Earners, and No Income Tax on Dividend Income and No Capital Gains Tax.

The Costa Rican Banking System operates on the SWIFT system, so that funds invested, that are transferred from European and other Countries are not in any way involved with the U.S. banking system.

Anyone who is retired can obtain a legitimate residence simply by having their retirement checks deposited into a Costa Rican Bank, or by purchasing a qualifying property in Costa Rica.

Why Nicoya?

The Nicoya peninsula, (formerly part of Nicaragua), unlike the mainland, is completely free of both Volcanic and the related Volcanic Earthquake activity, and in addition has some of the nicest Pacific Ocean Beaches in the whole world. The moderate climate is ideal for year round living, and the available natural resources provide an abundant supply of fresh water along with a 12 month growing season.

Although the location is a little remote, the recent addition of a modern airport in Liberia (*pronounced leeberia*) has guaranteed improved access, and that, along with the addition of a modern highway from San Jose that was completed last year, have made the peninsula far more accessible that it was several years ago.

The area is ripe for development and current real estate prices represent an incredible value as compared with similar opportunities in most other World Class locations. It is less than three hours from Miami to San Jose, and only a little bit longer from Atlanta to Liberia.

Property Taxes, Utilities, and Insurance costs are less than 10% of those in other similar locations, and the overall cost of living (with the exception of vehicle purchase) is far below that of other vacation / retirement spots.

In addition, real estate prices are currently at an all time low, and there are hundreds of fantastic opportunities with nowhere to go but up, in value.

In consideration of the above information along with the current Political Climate in the U.S., and the fact that no matter who gets elected, or whatever they promise, it is almost guaranteed that both Income and Capital Gains Taxes will increase significantly during the next several years.

Therefore, we have formed a Costa Rican Company, Green Acres In Paradise, S.A. for the expressed purpose of purchasing three unique properties in three different towns on the Nikoya Peninsula, each with its own special characteristics and each guaranteed to appreciate dramatically in value in the immediate future.

We are inviting 25 investors, all over 65, who will be able to benefit from the appreciation in the value of the properties as well as the tax savings possible that a Costa Rican Residence will bring.

For a one-time fee of \$ 1,200.00 along with the agreement to have your Social Security Check deposited into a Costa Rican Bank, a Costa Rican residence will be granted along with the proper credentials necessary to open a Costa Rican Bank Account.

The Costa Rican Banking System is completely safe, and provides full electronic banking privileges, Visa/MC Compatible Debit Cards, CDs, and all of the other banking features offered by their U.S. counterparts.

The pages that follow will give the details of the three properties and what will be required of each investor in order to make this project a success.

The balance of this report is divided into three sections:

- 1. A brief description of the geographical locations.**
- 2. A complete description of the three properties involved in the project.**
- 3. A description of the Offering and some Conclusions.**

Section 1.

The Nicoya Peninsula:



The Properties are located in:

Hojanch, Nosara, and Tamarindo, and the next pages describe each of these three locations.



Hojancha: One of the 11 cantons of the province of Guanacaste, Hojancha is a small place that did not even have electricity until 1972. The major city in the canton is also Hojancha, which means "wide leaf" and was named after a tree with large leaves that can be found throughout the area.

The canton of Hojancha was awarded the Eco-Blue Flag as a result of its cleanliness and it is the only canton in Guanacaste to have received the honor.

The city of Hojancha was initially inhabited by the Chorotega Indigenous tribe, who occupied the Nicoya Peninsula during the pre-Columbian era. The tribe's reach extended all the way to the Lake of Nicaragua during the time period.

The city itself is the 1st district in the canton and boasts a total area of 79.61 square kilometers as well as an estimated population of 5431 as of 2010. The capital city of the canton, Hojancha sits at an average altitude of 350 meters above sea level.

Located just over 300 kilometers from Costa Rica's capital city of San Jose, Hojancha's most important agricultural resources include rice, corn, beans, honey and fruit. The area is well-drained by the various nearby rivers including the Oro, Nosara and Blanco, and the average temperature of the city is approximately 26 or 27 degrees Celsius.



Nosara: One of Costa Rica's best kept secrets, Playa Nosara, is a hidden paradise lying 55 kilometers southwest of Nicoya and 266 kilometers west of the capital, San Jose in Guanacaste on the Nicoya Peninsula. Accessed through the road to Samara, Playa Nosara along with Playa Guiones, Playa Pelada and Playa Ostional, make up the Ostional Wildlife Refuge, where every year hundreds of thousands of Olive Ridley sea turtles come here to lay their eggs. Playa Nosara lies on the delta where the Rio Nosara and the Rio Montana converge. Extending north from Punta Nosara, this beautiful black sand beach offers visitors a fantastic variety of flora and fauna and is

backed by a mangrove swamp. The sunsets here are incredible as this beach offers tourists' spectacular vistas to enjoy. In the neighboring tropical forest, a large variety of animals and birds can be seen, making this beach one of Costa Rica's most diverse ecological environments.



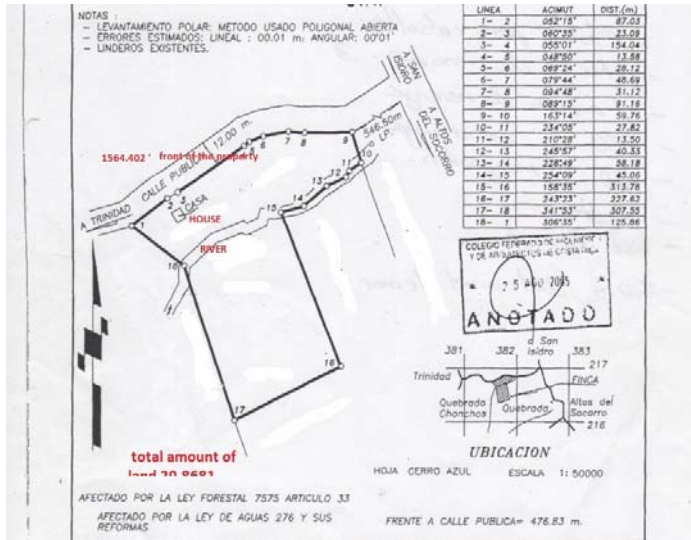
Tamarindo: With its pristine beaches, crystal clear blue waters, superb natural surroundings, and near perfect weather, it is no wonder that Tamarindo is among the most popular vacation destinations in Costa Rica. A former fishing village in the northern regions of Guanacaste province on the North Pacific Coast, Tamarindo is the area's most well developed tourist town with plenty of accommodations to suit every pocket. With much to enjoy & even more to do, this multi-cultural community is the ideal place to have some fun in the sun!

The beaches here are first-rate, and the entire town has a relaxed laidback feel to it, making it a fabulous place for anyone looking to have a good time. With the surfing and windsurfing conditions here near perfect for the experienced as well as novice surfers, Tamarindo Costa Rica is probably the most accessible beach town on the country's entire northern Pacific Coast. Besides surfing, swimming, snorkeling, sailing, kayaking, jet skiing, boogie boarding, horseback riding and scuba diving, visit the nearby wildlife refuge of Diria, as well as the Marino Las Baulas National Park, where leatherback turtles come every summer to nest and breed.

Section 2.

The Properties

Hojoncha:



Hojancha – Guanacasta, Costa Rica:

The property with the house measures 29.8681 acres is available for \$600,000.00 The adjacent property measures 29.6526 acre, the asking price for that property is \$150,000.00

The first property has:

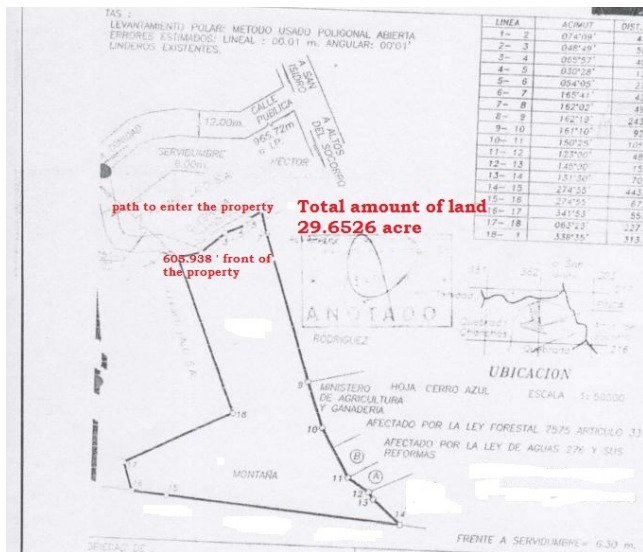
The main house and a guest house have electricity, and a well, and they are located 700m above sea level. The main house is made of wood and cement, has 3 bedrooms, 2 baths, living room, kitchen, storage room, laundry, garage for 2 cars, a balcony, a pool, a clay oven, and is fully furnished.

The guest house is made of wood with 2 floors. Each floor has 1 bedroom, a cooking area, bathroom and balcony, both furnished, and in total the property has 5 bedrooms and 4 bathrooms

Also Included are:

An old house that is used as a workshop, a Round barn with chicken and peacocks, a cage of 3.706 acres for e 2 deer, Natural pools with tilapia, 1000 orange trees, 250 Passion Fruit trees, 120 Mangosteen trees, 100 Banana plants (mixed), Lemon and other types of fresh lemon trees, Guanabana trees, Mamon trees, tangerine trees, avocado trees, bread fruit trees, Zapote trees, Anona trees, water apple trees, carambola trees, Grapefruit trees, Ceresa trees, Peach tree, Cuave trees, and Coconut palms.

The cost of both properties including all of the inventory and animals is: 750,000.00 USD.





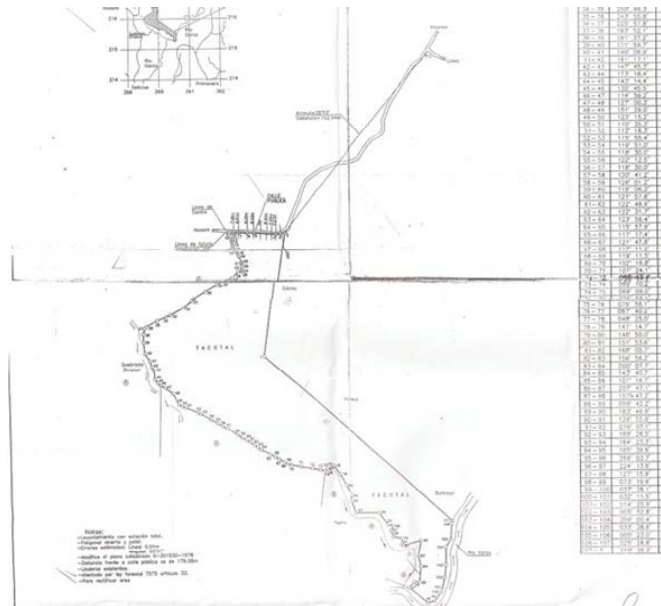


Nosara:

Property Characteristics

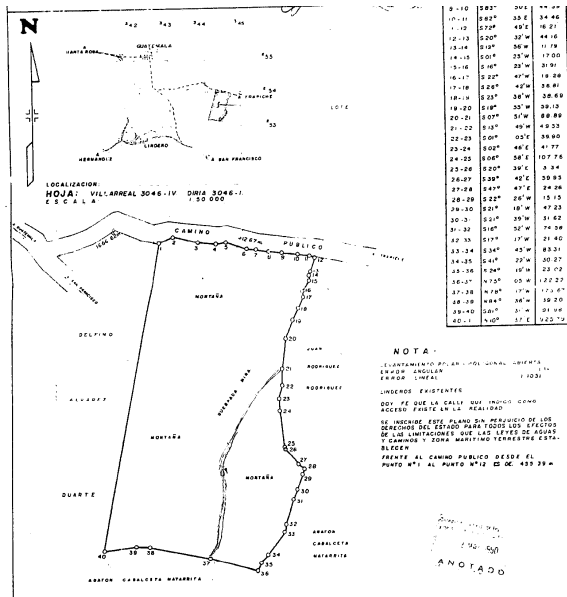
- **Cultivated Land:** of pastures, located 6km from Nosara, (Pacific Coast), Nicoya, Guanacaste, Costa Rica.
- **Mesures:** 30 hectares.
(300000 square meter) or (75.4939 acres)
- **Total Price:** \$600,000.00 USD.
(\$2 per square meter) or (\$2 per 10.76 square ft.)
- **Services:** Electricity & Water

Survey Plan





Tamarindo:



Property #1

Measures 103.342 Acres - \$836,429.00

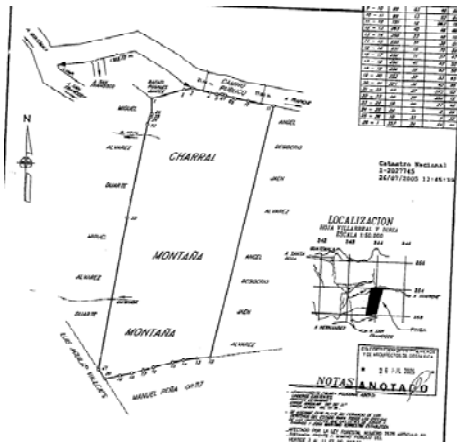
Property #2

Measures 103.112 Acres - \$834,573.00

Total Land = 206.454 Acres.

Total price \$1,671,002.00 USD

\$ 2.00 per square meter.



Section 3.

The Offering:

This project is being offered to 25 investors, and each investor will share equally in the ownership of all three properties. Each investor will receive two shares for a total investment of \$ 150,000.00 USD.

A deposit of \$ 25,000.00 will be required to reserve each block of two shares and the remaining balance can be financed in increments of \$ 12,500.00, payable in 10 monthly installments, until the total investment has been fulfilled. There will be a finance charge of 1.5% per month applied to the remaining unpaid balance.

A total of \$ 3,750,000.00 will be raised and allocated as follows:

Property Acquisition:	\$ 3,100,002.00 (including closing costs)
Building of Additional Dwellings:	500,000.00
Reserve for Contingencies:	150,000.00
Additional Costs:	3,500.00 (annual maintenance & taxes)

Property Utilization:

Hojoncha:

This property will remain as an active Farm, and will also serve as living facilities for Visiting Shareholders, and their Guests.

Although there will be a small amount of income from Farming activities, it will most likely be offset by the costs associated with the shareholder visits.

Nosara:

This property will contain the additional dwellings and those dwellings will be built on the land immediately adjacent to the main road. The balance of this property will remain as Nature Preserve and will remain undeveloped, with the exception of the building of several Nature Trails. There will be some income from admission fees charged for the Trails, and this is expected to cover most of the expenses associated with this property.

Tamarindo:

This property will remain totally undeveloped and is included in the project strictly for investment purposes. Tamarindo is already a successful vacation destination, and there are already quite a few Major Hotels and Country Clubs operating in that location.

It is expected that the Tamarindo Property should easily return the entire investment to each Shareholder in ten years or less, as this vacation location is close to a Major Airport, and is already heavily developed.

Conclusion:

As natural lands are rapidly disappearing from the Planet, this represents an excellent opportunity to benefit from the ownership of some of the finest unspoiled land still remaining in such close proximity to the U.S., in a country that has always been U.S. Friendly, and additionally extremely rich in Natural Resources.

Additionally, the Potential Tax Savings generated from having a Costa Rican Residence and proper Costa Rican Banking Credentials will more than pay for the initial investment in only a few short years.

This is an exclusive project that is being limited to only 25 Investors, and if for example, you were to compare it to a Time Share investment in a similar venue, you will find that you will receive far greater use of the property, without the annoyance of being only a two week a year owner. Additionally in 8- 10 years when the Tamarindo Property is sold, it will easily be worth more than the \$ 3,750,000.00 that is being spent for all three properties.

Thank you for taking the time to read this hopefully informative report.