La Meridiana Tamarindo

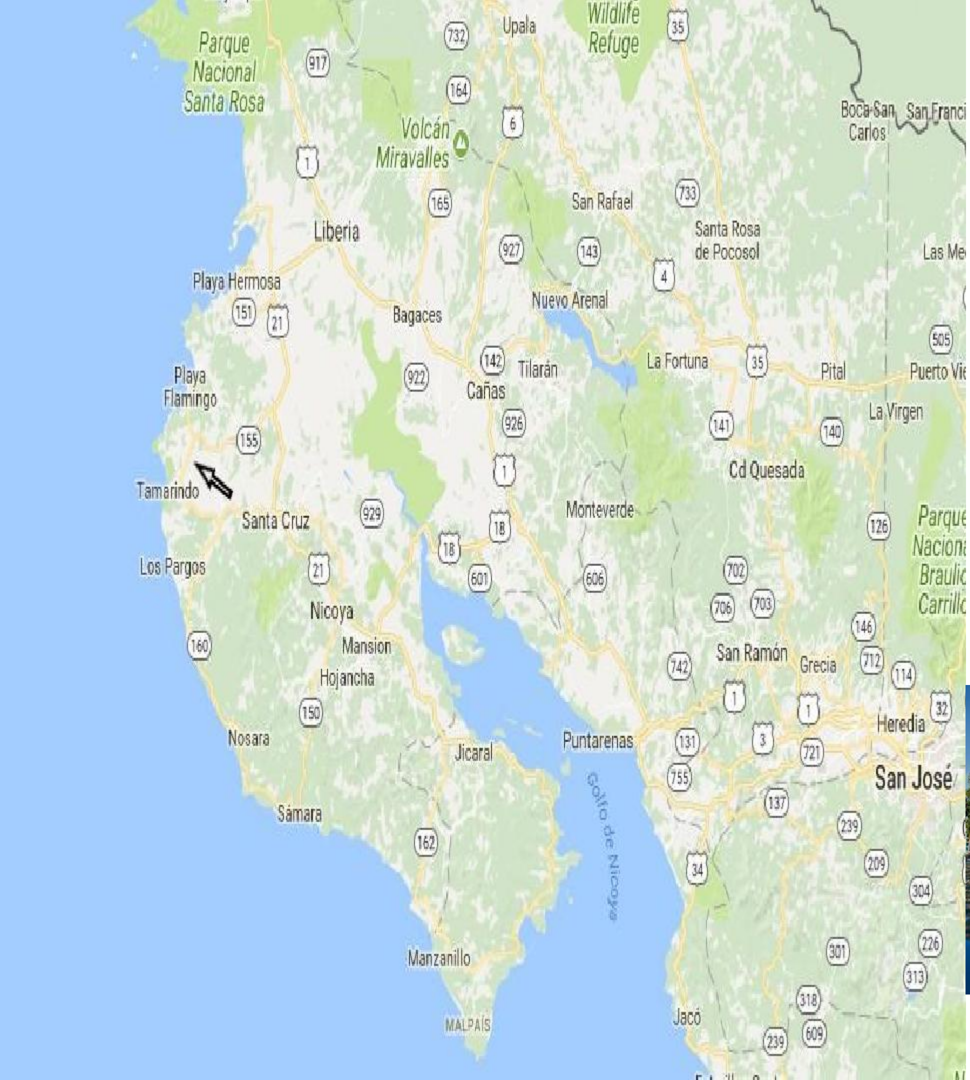
Costa Rica

Costa Rica is located in Central America, bordering with Nicaragua in the north and Panama in the south.

Costa Rica is only a 2 hour flight from Miami and a 5 hour flight from New York.

Costa Rica has stretches of beautiful tropical beaches on both the east and west coastlines.

Costa Rica is known for its high tourist demand across the world, a wonderful place for tourists to escape the cold and enjoy the warm tropical weather, beautiful scenery and fascinating nature.



Project Location

La Meridiana is located in Guanacaste province, on route number 155, only a few minutes away from the popular tourist town Tamarindo with its beautiful tropical beaches, attractions, and local shops:

- 10 minutes from Tamarindo
- 8 minutes from Brazilito & Flamingo beachs
- 2 minutes from Huacas
- 45 minutes away from Liberia international airport
- Minutes away from the top private schools
- Supermarket across the road

Location and Services

La Meridiana is situated in a tranquil environment, dotted with palm trees and tropical vegetation, green mountainous views spread out along the horizon, with swimming pools, recreational areas and lawns and leisure areas impeccably groomed, providing the ultimate luxury and comfort.

The Guanacaste district in which La Meridiana is located at is an evolving tourist destination that draws a crowd of residents from around the world, especially the United States and Canada. The atmosphere in the area is young and vibrant.

A short distance from the compound are:
3 highly acclaimed multilingual schools, shopping centers, restaurants and super-Markets, as well as a wide variety of beautiful beaches and entertainment venues for the benefit of residents and tourists.

Technical info

J&J Real Estate CR Inmobiliaria

Construction plans approved:

52 luxury apartments

30 Houses

120 parking space

2 big pools

Public areas

Total land of 25,000 Sqm

<u>Already Built and Rented:</u>

24 luxury apartments finish and furnished:

4 units – 1 bedroom apartments

12 units – 2 bedroom apartments

8 units - 3 bedroom apartments.

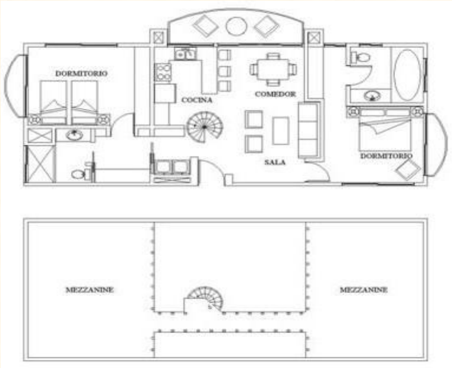
Public areas - Main pool with 2 kids pools, Rancho with BBQ area, Playground, Game room, Basketball & soccer areas, office and guardhouse, tennis court.

<u>Under construction and development:</u>

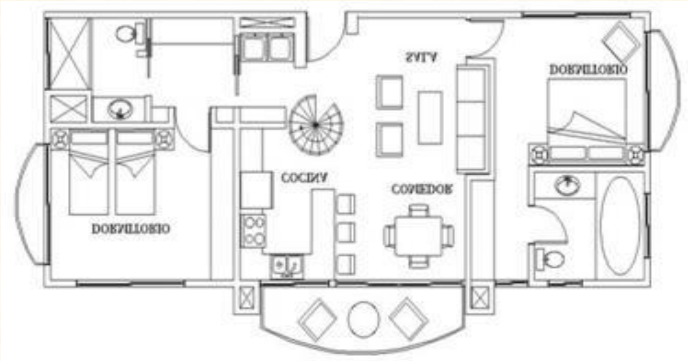
28 apartments – Advance construction stage(will be finish on selling).

Land of 11,000 sqm for additional 30 Villas or 40 more apartments – Developed with infrastructure

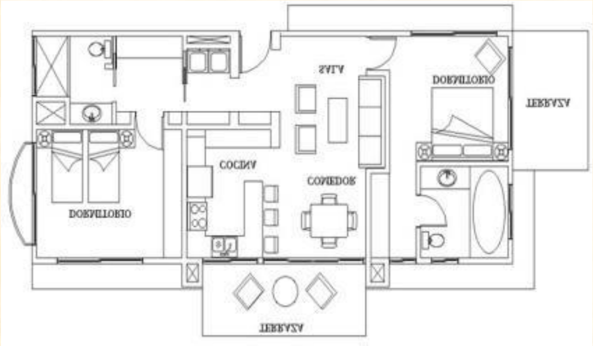
Apartment plans for luxury apartments



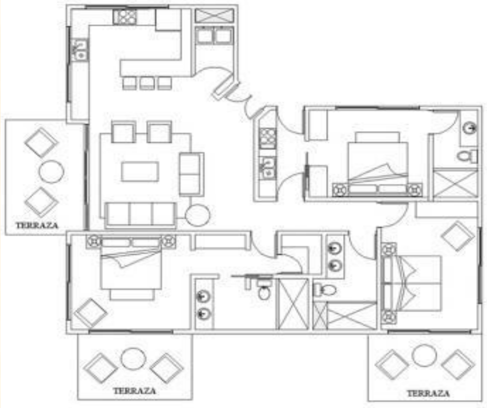
2 bedroom
Duplex apt



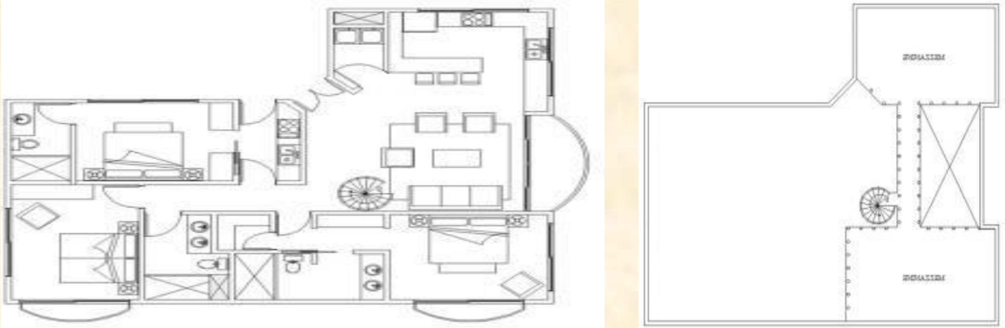
2 bedroom
condo apt



2 Bedroom
Garden apt



3 bedroom
Duplex apt



3 bedroom
Garden apt

Apartments

Additional Facilities & Services

Swimming pool

Parking

24/7 Security

Gazibo & BBQ area

Game room

playground

Estimate Profit

	Number of units	Size in Sqm	Monthly Rent Profit	Annual Rent Profit	Bruto Yield Per a Year	Annual Expenses	Net Yield Per Year
Stage A - 24 Completed Apartments							
Block A	14	1206.8	$24,400	$292,800	4.4%	$60,000	3.9%
Block B	10	1178.9	$21,400	$256,800			
Stage B - 32 Apartments Under Construction - Estemate Finish In One Year							
Block C	14	1178.9	$30,800	$369,600	10.3%	$72,000	9.7%
Block D	14	1206.8	$30,800	$369,600			
Total Block A-D:			**$107,400**	**$1,288,800**	**10.3%**	**$72,000**	**9.7%**
stage C - Additional Land of 11,000 Sqm including development & infrastructures - for potential future build of 30 Houses							
Purchase Cost of All Project:			**$12,500,000**				

After finish the construction of stage B –

A total of 52 units registered on 40 titles which can generate a total annual income of $1,288,800 dollars net. For long-term rentals, the investment will yield estimate of **9.7%** net per year.

This assessment without taking into account: Stage C income, revenues from short-term rentals and increases in rental prices due to the area real estate Market growth, and the project advancement.

* This assessment is an estimation only that corresponds to Jan 2025 and without any commitment to price changes or real estate decline for any reason

Advantages

Project land is privately owned

Approved plans by the municipality. Existing infrastructure: Water, electricity etc.

Individual titles in the registry – for apartments and parking spaces

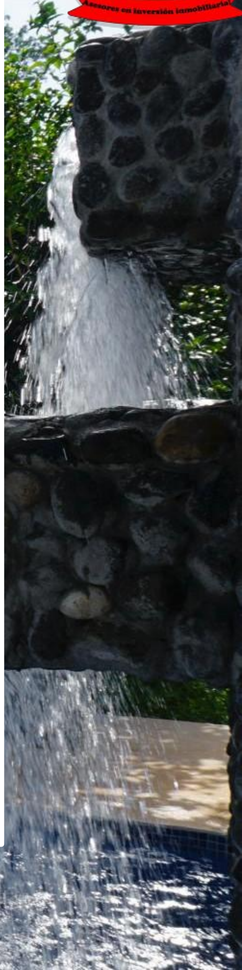
Large and Spacious apartments

Central Location, Just minutes from The leading private Schools, near the most wanted tourist area, 10 minutes away from 10 beaches

Public areas which includes swimming pools, entrance, office, playgrounds etc.

Tenants with yearly contracts

Beautiful green landscape inside the complex



"La Meridiana Tamarindo" Beach Apartments Development in Tamarindo

Briefly on the project:
La Meridiana is a gated condominium community located near Tamarindo, the project it´s offering an immediate annual profit, which is active now through long-term rentals.

The project today - Current Development: Área builded: 5,771.4sqm
24 fully furnished and rented units (70-180 sqm):
4 units – 1 bedroom
10 units – 2 bedrooms
2 duplex units – 2 bedrooms + 2 open spaces
6 units – 3 bedrooms
2 duplex units – 3 bedrooms + 2 open spaces

The sizes of the apartments are between 90-170 Sqm.
Additional 28 apartments are under construction.
Additional land of 1.2H with infrastructure that the current idea is to build around 30 Villas or townhomes.

Under Construction:
28 additional units:
4 units – 2 bedrooms
16 units – 3 bedrooms
8 units – 4 bedrooms

Once completed, the project will feature 52 rental units across 40 large apartment titles. After finishing the site that currently under construction we are talking about 52 apartments for rent in different sizes as follow:
4 units – 1 bedroom apartments
14 units – 2 bedroom apartments
24 units - 3 bedroom apartments
10 units - 4 bedroom apartments

"La Meridiana Tamarindo" Beach Apartments Development in Tamarindo

Briefly on the project:

The total project is on a land of 25,000 Sqm, including public places, 120 parking spaces, pools, Rancho with BBQ area, Tennis, Game room, Basketball & soccer areas, guard house, Office, Playground etc.

This investment opportunity talks about selling the whole project and includes us finishing the 52 units at a sale price of 13.5M$ which shows an estimation around 10% return.

The estimation based on January market status for long term rentals in the area to rent the 52 units in a yearly amount of $1,288,800.

This without taking in consideration short term rentals which during the high season can make it more profitable and without considering the empty land of the project which can build on more units.

Future Expansion Potential:

1.2 hectares of additional land with infrastructure
Proposed development: 30 villas or townhouses

Total Project Overview:

25,000 sqm of land, including:
52 rental units
Public spaces120 parking spaces
Large swimming pool + 2 children's pools
Playground
2-story office building
Rancho with BBQ area & game room
GuardhouseGym/Clubhouse (under construction)
Tennis court, basketball, and soccer field (under construction)

Investment Summary:

💰 **Price: $12.5M (offers are heard)**
📈 **Estimated Annual Return: 10.31%**


J&J Real Estate CR Inmobiliaria
Project Price US$12,5M
*Offers are heard
* This beach is 8 minutes from the project

ACQUISITION OPTIONS

Flexible entry. Three paths.

Full Project

STAKE

100%

PRICE

$12.5M

- Complete ownership — all 52 units at completion
- All phases + 11,000 sqm expansion land
- Full control of operations & vision
- Maximum upside on all revenue streams

Strategic Partner

STAKE

50%

PRICE

$6.25M

- Co-develop & co-manage the project
- Shared decisions & distributions
- Full access to all revenue streams
- Right to participate in Phase 3

Phase 1 — Now

STAKE

AS-IS

PRICE

$10M

no completion

- 24 operating units — cash-flowing today
- Phase 2 shell included unfinished
- Immediate deployment of capital
- Buyer manages Phase 2 completion

All valuations are indicative only and subject to negotiation and due diligence.

Quick facts

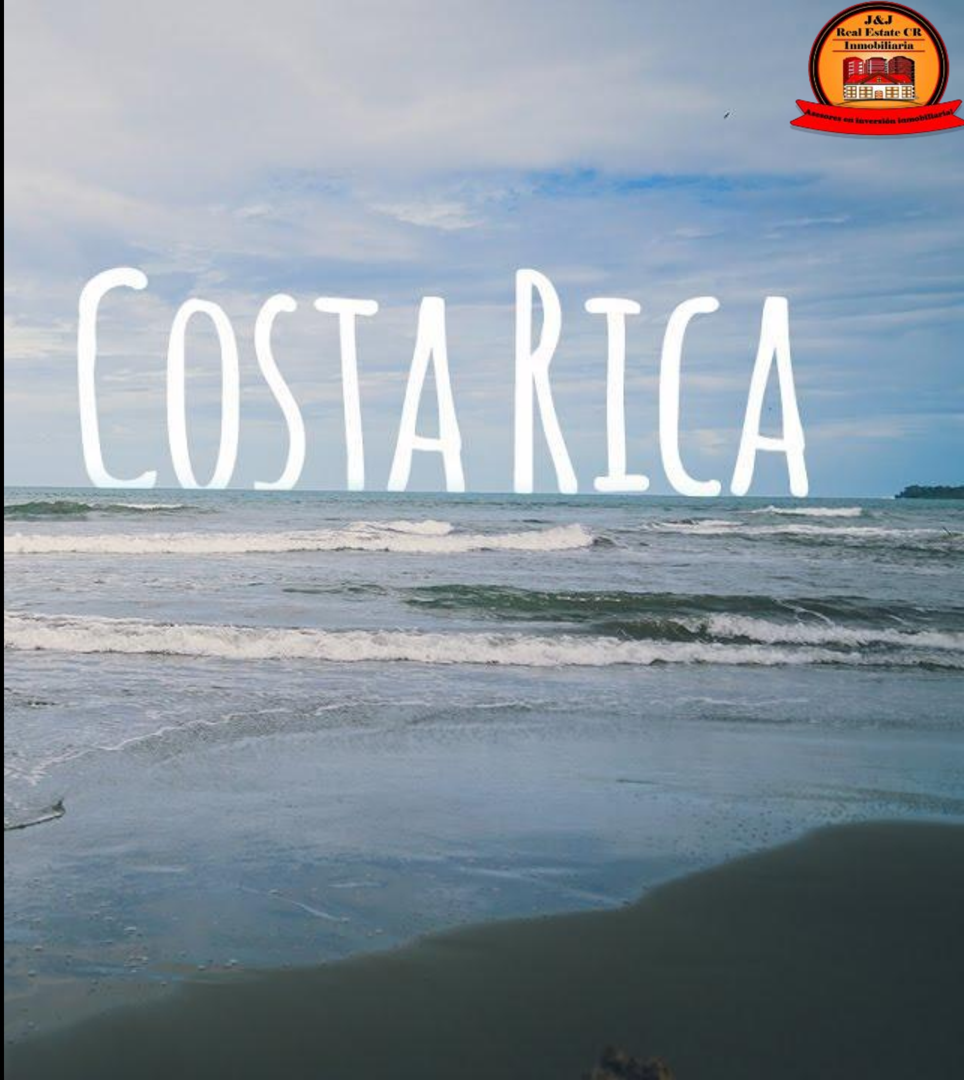
- In 1949, the Costa Rican government dismantled its military force and since then funds that was previously used for military purposes are now being used for educational and cultural purposes

- In 2015-2022 Costa Rica was selected as one of the happiest country in the world

- Costa Rica is only a two hour flight from Miami

- Despite its small area (0.3% of the world), Costa Rica is one of the most bio-diverse countries in the world, containing about 5% of the world’s species

- Monkeys are the most common animal in the country



LA MERIDIANA

Guanacaste, Costa Rica

Income-generating residential community with hospitality upside.

- 24 units — operating today
- 28 units in advanced construction
- 11,000 sqm expansion land
- Est. $470K annual income from Blocks A & B
- Three revenue models in one asset
- permits · Individual titles · Guanacaste

Request Package

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All financial projections are estimates only. Based on current market assumptions. Not a guarantee of returns.

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