

The background of the entire image is a photograph of a man and a woman sitting on wooden lounge chairs on a beach deck. They are facing away from the camera, looking out at a vibrant turquoise ocean under a blue sky with scattered white clouds. Both chairs have blue and black striped towels draped over the backrests. The woman on the left is wearing a straw hat. The man on the right is shirtless. Their hands are clasped together on the deck.

Top 10 Things to Know Before You Buy Property Anywhere Outside Your Home Country



15 Critical Questions

*for Overseas Investment and
Offshore Property Ownership*

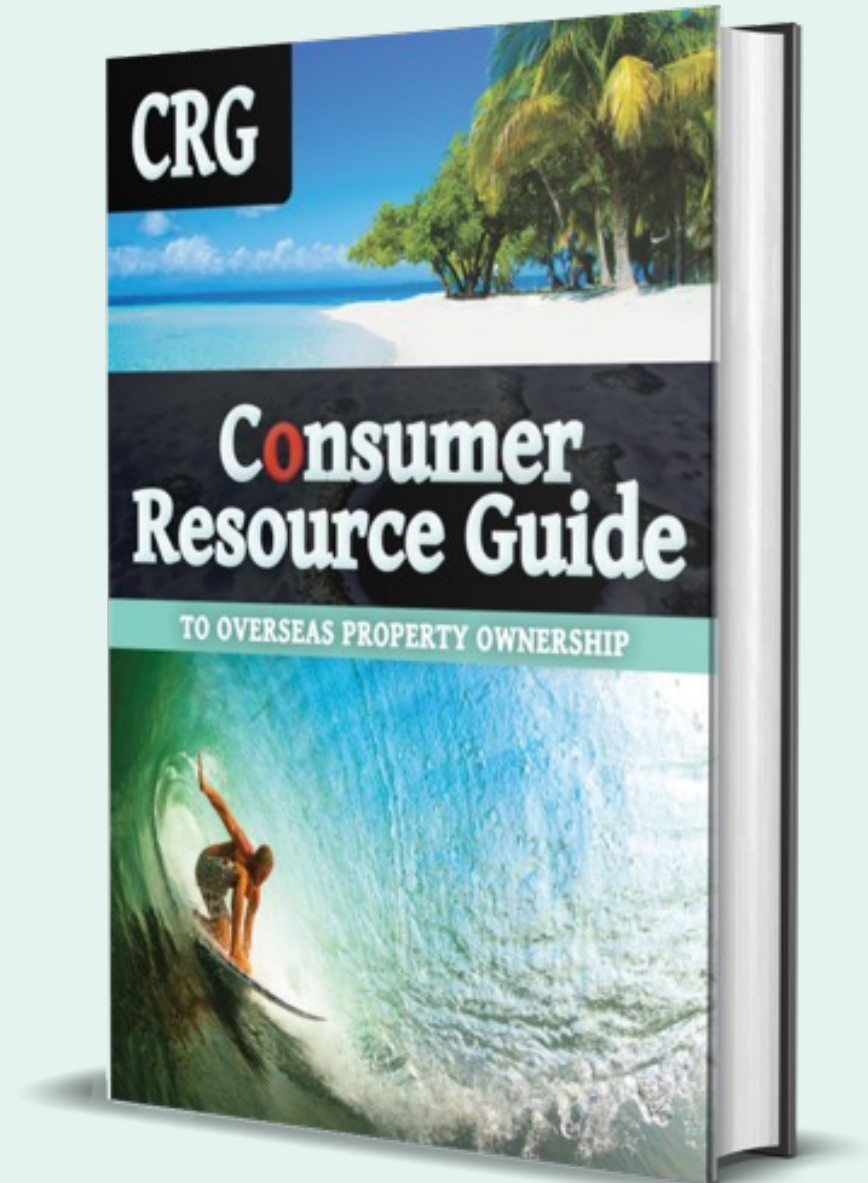
- 1. Buy what you see*
- 2. Own community*
- 3. Know the developer*

Consumer Resource Guide Enhanced Due Diligence

Download Now



Lio@EciDevelopment.com





Michael K. Cobb

Chairman & CEO
ECI Development

ESTABLISHED 1996

ECI Development offers affordable luxury residence and resort communities in Central America, providing our clients with various premier lifestyle options from the Caribbean to the Pacific.

ECI delivers inspired lifestyles for adventurous souls.



Belize



Nicaragua



Panama



El Salvador



Mexico



Argentina



Costa Rica



Honduras



Ecuador

ECI has adopted the proven community first model and is the only developer in the region that has done so.





Fishing



Swimming

An aerial photograph showing several hot air balloons floating over a valley. In the foreground, a large, colorful balloon with a pixelated pattern of blue, green, yellow, and orange is prominent. To its right, a smaller balloon with black and yellow stripes is visible. Further back, another balloon with a pink and purple pattern can be seen. In the distance, a large, rounded mountain rises above the valley, and a small red and white balloon is visible in the upper right sky. The valley below is filled with green trees and some buildings, with a layer of white mist or smoke rising from the ground. The sky is a clear, pale blue.

Ballooning



Golfing



Diving



Surfing



Adventure



Rafting

Snorkeling





Kayaking



Exploring

Cave Tubing

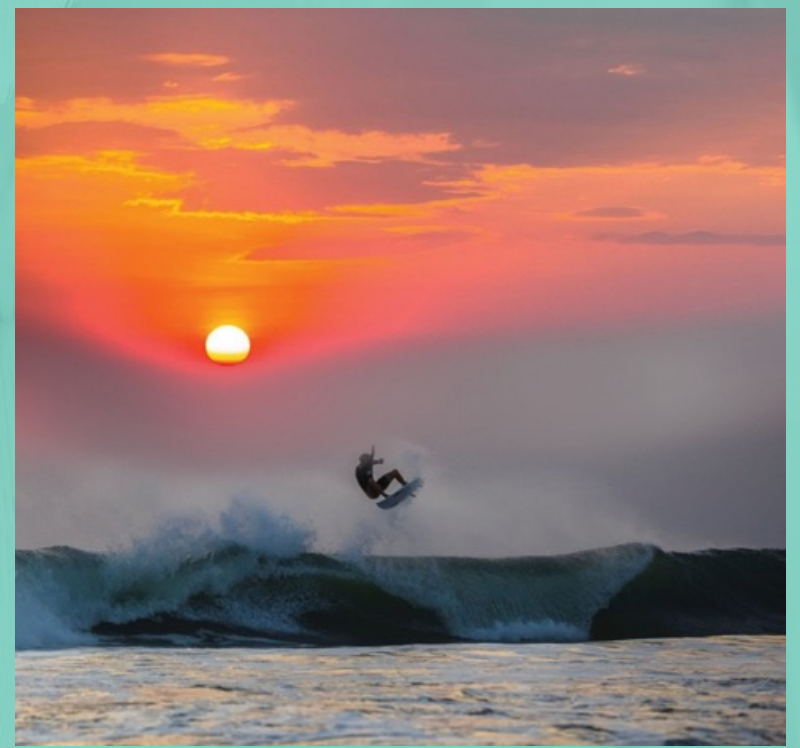


Enriching





A
WORLD
— OF —
OPTIONS



!!! Margarita Madness !!!





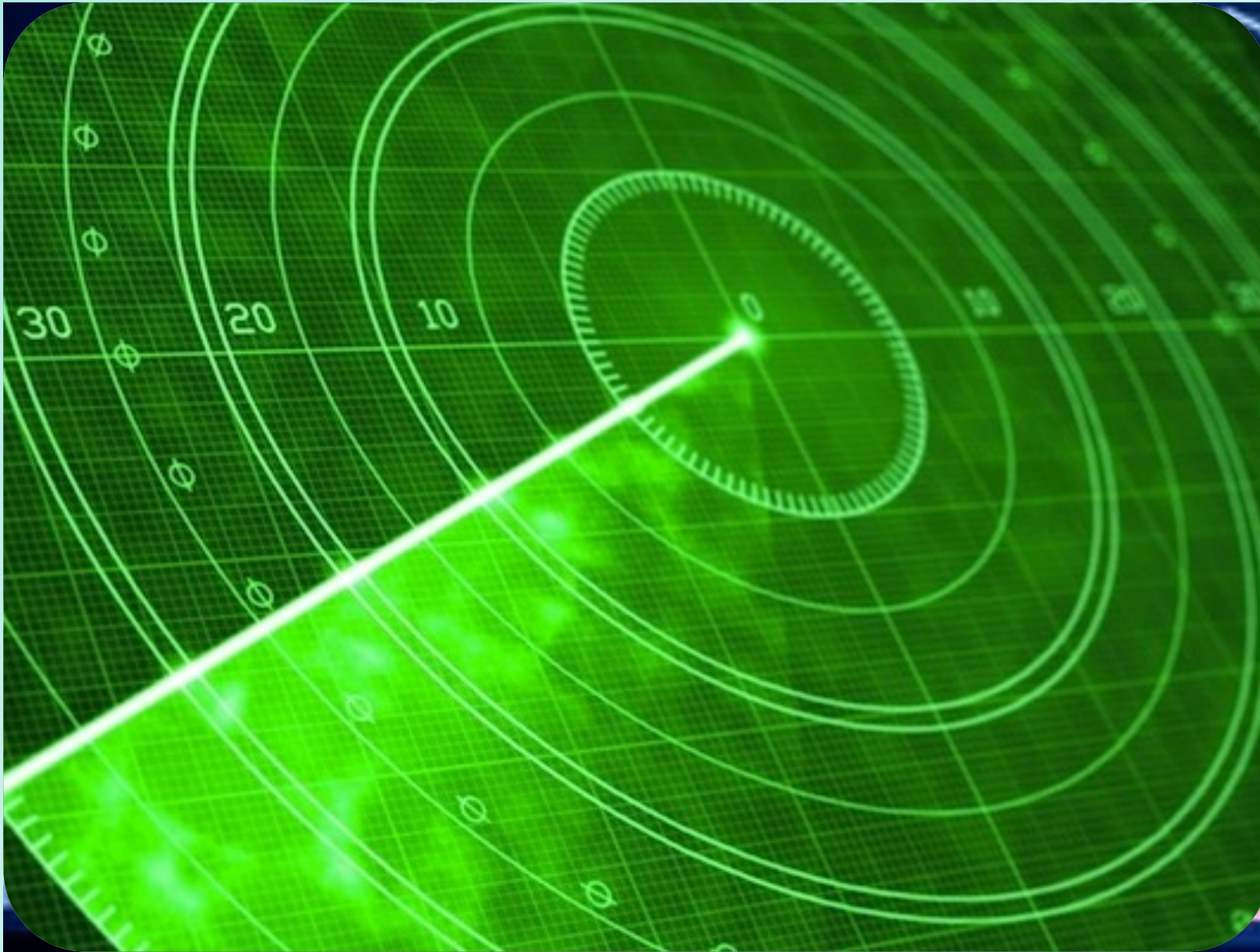
Apples vs. Oranges?



But are all apples the same?

SLOW DOWN

PROCEED WITH CAUTION



*We don't
know what
we don't
know.*



Forget What You Think You Know

The Cobb Family Moves to Nicaragua



A tropical beach scene with a line of palm trees on a white sandy shore. The water is clear and turquoise, reflecting the sky and trees. The sky is a deep blue.

*Little things –
Big differences*

Ano vs Año







15 Critical Questions

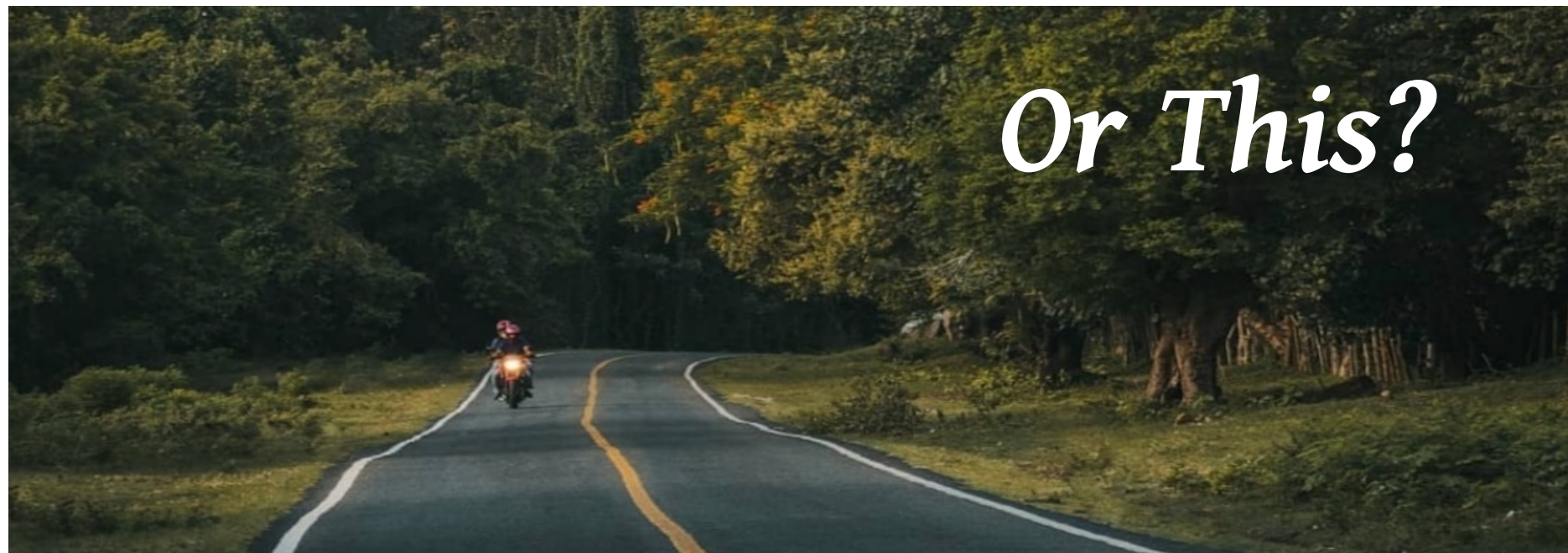
*for Overseas Investment and
Offshore Property Ownership*

- 1. Buy what you see*
- 2. Own community*
- 3. Know the developer*



QUESTION ACCESS

Is there year-round access to the area in both the dry and rainy seasons?



The Water Does Get Higher !!!
Then What ???



Think He'll Make It?



A Better Solution

How long (not how far) to MEDICAL CARE

JCI Gold Accreditation



*Johns Hopkins
Panama*





QUESTION ENGINEERING

Does the existing infrastructure include underground utilities, paved streets and sidewalks? How about storm water management



Infrastructure

Very un-sexy but critically
important for happiness



Storm Water System







QUESTION COMFORT

Is there enough water
and water pressure?

A photograph showing the silhouettes of three people riding horses across a wet, reflective surface at sunset. The sun is a large, bright orange orb in the sky, and its light reflects on the water. The horses and riders are dark against the bright background.

After This

A photograph of an outdoor shower area. A large, circular showerhead is mounted on a wall, with water cascading down. The wall is made of dark, textured stone. To the left, there is a wooden ladder-like structure with white towels hanging on it. A large, light-colored rock sits on the ground in the foreground. The scene is surrounded by green plants and a tiled roof is visible in the background.

Ahh... This

Water Pressure The Way We Like It



QUESTION COMMUNITY

Is there any kind of zoning?
Is there a building requirement?
What about the Integrity of the Property

Lack of Zoning

*Their Freedom of Expression.
Your Nightmare Forever.*





“Ghost Towns” & Promised Communities



“Ghost Towns” & Promised Communities



Real Community Planning





ECI
DEVELOPMENT

Creating a Place People Want to Enjoy





*People =
Community*

Required for reality:

- Homes
- Access
- Creature comforts
- Amenities

Reality Matters – ECI Development - Established 1996





Golf at the Beach



ECI Owners A Real Sense of Community

Homeowners Enjoying A Day on the Water



Environmental Engagement



Milagro Verde

Eco-friendly, 100% solar powered homes, geo thermal cooling, grey water reuse, all low draw appliances and LED lighting, salt water pool, etc.
Green luxury.



Giant Sea Turtle Sanctuary

5 years of saving thousands of turtles each year.
3 species including rare leatherback

Social Engagement



Beach Clean-Ups

Regular clean-ups are conducted by residents, locals and employees. Representatives from the Miss Earth International Pageant visited Gran Pacifica to help clean up trash along the beach.



Sustainable Gardens

Help school kids plant gardens of vegetables and fruit and train them to take care of them. They feed themselves healthy lunches and our restaurant buys surplus to provide funding for school supplies.

Humanitarian Engagement



Installation of Wells

Water wells were installed in 13 schools around the community that previously did not have access to water.



Medical & Dental Trips

Coordinated mission trips and hosted dozens of medical and dental groups.



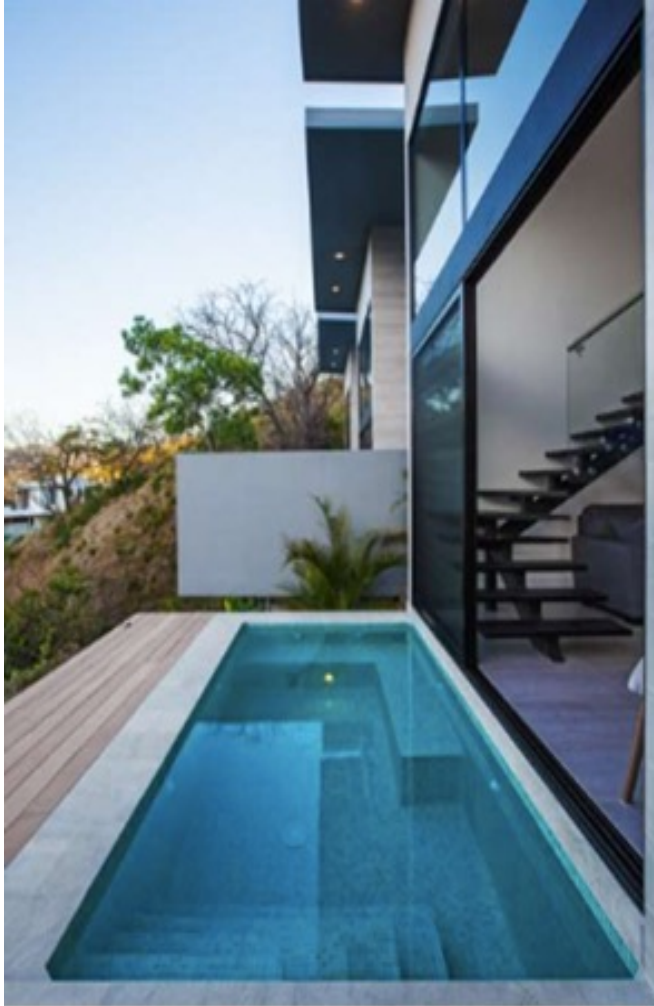
QUESTION FISCAL RESPONSIBILITY

What about a Home Owner's Association?

Are the fees high enough?

Will they cover the maintenance of infrastructure?

Are the HOA fees High Enough?



“These Lofts consist of two bedrooms with two bathrooms, deck, own pool, and the best finishes in the area.”

“The maintenance fee for these Lofts is one of the most attractive things:

\$ 350 a year!

*It's not a mistake,
I said a year!”*

Just Sold!

Do Amenities Exist?











QUESTION

Competency

Does the Development Company
have a Competent Team

LEADERSHIP

Delivering Inspired Lifestyles For Adventurous Souls.



**MICHAEL
COBB**
Chief
Executive
Officer and
Co-Founder



**JOEL
NAGEL**
Co-Founder
and Legal
Advisor



**PETER
JUERGENS**
Executive
Vice President
of Sales &
Marketing



**VALERIA
ESPINOZA**
Vice President
of Operations



**JORGE
ESPINOSA**
Chief of Staff



**JAVIER
CAMARILLO**
Vice President of Finance



**GUSTAVO
BARRIOS**
VP of Construction



**LESLIE
LAWRENCE**
Sales Manager



**MAYRA
CHIU**
Human Resources
Manager



**MICHAEL
FULLER**
Marketing
Manager



**RICARDO
RODRIGUEZ**
IT Manager



**CHENAY
JORDAN**
International Referral
Network Director



**ALYSSA
ESQUIVEL**
Relationships
Manager



**DWIGHT
CRAWFORD**
Accounting
Manager



**DANIEL
WILHELM**
Strategic Operations &
Advisory Lead



**RAFAEL
URRUTIA**
Senior Hospitality
Manager

AS OF DECEMBER 2021





QUESTION COMPLETION

Is the development company
financially sound?



Promises Can Be Fleeting



Show Me
The Money

Corporate Financials

ECI Development Business Plan 74

ECI Summary Profit & Loss

Gran Pacifica	2014	2015	2016	2017	2018	2019	2020
Total Income	\$ 647,486.00	\$ 258,435.00	\$ 1,150,380.00	\$ 1,282,049.00	\$ 1,195,818.00	\$ 303,404.71	\$ 2,523,327.40
Cost of Goods Sold	\$ -	\$ 116,875.00	\$ 481,049.00	\$ 172,233.00	\$ 75,784.79	\$ 46,644.99	\$ 1,241,113.63
Gross Profit	\$ 647,486.00	\$ 141,560.00	\$ 669,331.00	\$ 1,109,816.00	\$ 1,120,033.21	\$ 256,759.72	\$ 1,382,213.77
Total Expenses	\$ 557,580.00	\$ 790,781.00	\$ 1,079,136.00	\$ 1,041,685.00	\$ 755,592.34	\$ 459,079.51	\$ 592,094.88
Net Profit/Loss	\$ 89,906.00	\$ (649,221.00)	\$ (409,805.00)	\$ 68,131.00	\$ 364,440.87	\$ (202,319.79)	\$ 590,118.89

GP Property Management	2014	2015	2016	2017	2018	2019	2020
Total Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,112.23	\$ 93,443.08
Cost of Goods Sold	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,187.37	\$ 18,490.21
Gross Profit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,924.86	\$ 74,952.87
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,888.88	\$ 69,641.00
Net Profit/Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,036.98	\$ 5,311.87

Grand Baymen	2014	2015	2016	2017	2018	2019	2020
Total Income	\$ 1,192,076.00	\$ 506,322.00	\$ 1,283,537.00	\$ 553,344.00	\$ 299,095.00	\$ 151,387.00	\$ 3,162,710.96
Cost of Goods Sold	\$ -	\$ -	\$ 537,300.00	\$ 392,845.00	\$ 1,409.00	\$ -	\$ 3,029,846.13
Gross Profit	\$ 1,192,076.00	\$ 506,322.00	\$ 746,237.00	\$ 160,499.00	\$ 297,686.00	\$ 151,387.00	\$ 132,864.83
Total Expenses	\$ 305,245.00	\$ 435,566.00	\$ 840,232.00	\$ 840,344.00	\$ 441,438.00	\$ 293,307.00	\$ 454,579.50
Net Profit/Loss	\$ 886,831.00	\$ 70,756.00	\$ (94,075.00)	\$ (679,845.00)	\$ (143,752.00)	\$ (141,920.00)	\$ (321,714.67)

Exotic Caye Beach Resort	2014	2015	2016	2017	2018	2019	2020
Total Income	\$ 364,251.00	\$ 489,317.00	\$ 257,977.00	\$ 252,333.00	\$ 164,366.77	\$ 108,403.05	\$ 16,861.04
Cost of Goods Sold	\$ -	\$ 85,491.00	\$ 24,057.00	\$ 7,974.00	\$ 3,734.56	\$ -	\$ -
Gross Profit	\$ 364,251.00	\$ 403,826.00	\$ 233,920.00	\$ 244,359.00	\$ 160,632.21	\$ 108,403.05	\$ 16,861.04
Total Expenses	\$ 283,611.00	\$ 290,595.00	\$ 211,927.00	\$ 197,228.00	\$ 88,817.50	\$ 86,028.51	\$ 39,673.51
Net Profit/Loss	\$ 80,640.00	\$ 104,231.00	\$ 21,993.00	\$ 47,131.00	\$ 71,814.71	\$ 22,374.54	\$ (22,812.47)

San Pedro Fitness Club	2014	2015	2016	2017	2018	2019	2020
Total Income	\$ 22,259.00	\$ 31,909.00	\$ 57,783.00	\$ 53,991.00	\$ 55,942.50	\$ 48,934.42	\$ 45,469.17
Cost of Goods Sold	\$ 12,456.00	\$ 31.00	\$ -	\$ -	\$ -	\$ -	\$ 4,370.50
Gross Profit	\$ 9,803.00	\$ 31,878.00	\$ 57,783.00	\$ 53,991.00	\$ 55,942.50	\$ 48,934.42	\$ 41,098.67
Total Expenses	\$ 12,456.00	\$ 38,972.00	\$ 42,739.00	\$ 45,863.00	\$ 64,038.73	\$ 55,835.87	\$ 43,926.63
Net Profit/Loss	\$ (2,653.00)	\$ (7,094.00)	\$ 15,044.00	\$ 8,128.00	\$ (8,096.23)	\$ (6,901.45)	\$ (2,887.96)

Gran Caribbean	2014	2015	2016	2017	2018	2019	2020
Total Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cost of Goods Sold	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Profit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 51,040.00	\$ 48,233.00	\$ 50,374.00	\$ 50,438.00	\$ 58,312.29	\$ 76,982.92	\$ 71,874.40
Net Profit/Loss	\$ (51,040.00)	\$ (48,233.00)	\$ (50,374.00)	\$ (50,438.00)	\$ (58,312.29)	\$ (76,982.92)	\$ (71,874.40)

ECI Parent	2014	2015	2016	2017	2018	2019	2020
Total Income	\$ -	\$ 14,000	\$ 45,015.00	\$ 9,207.00	\$ 19,710.68	\$ -	\$ 1,586,053.46
Cost of Goods Sold	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,204.84
Gross Profit	\$ -	\$ 14,000	\$ 45,015.00	\$ 9,207.00	\$ 19,710.68	\$ -	\$ 1,579,848.62
Total Expenses	\$ 187,336.00	\$ 700,039.00	\$ 862,278.00	\$ 838,752.00	\$ 754,998.42	\$ 882,161.62	\$ 1,873,838.48
Net Profit/Loss	\$ (187,336.00)	\$ (699,899.00)	\$ (817,263.00)	\$ (829,545.00)	\$ (735,287.74)	\$ (882,161.62)	\$ (294,009.86)

ECI Consolidated	2014	2015	2016	2017	2018	2019	2020
Total Income	\$ 2,226,072.00	\$ 1,286,123.00	\$ 2,794,692.00	\$ 2,150,924.00	\$ 1,734,241.41	\$ 743,241.41	\$ 7,427,805.11
Cost of Goods Sold	\$ 12,456.00	\$ 202,397.00	\$ 1,042,486.00	\$ 573,052.00	\$ 80,928.35	\$ 61,832.56	\$ 4,400,053.31
Gross Profit	\$ 2,213,616.00	\$ 1,083,726.00	\$ 1,752,206.00	\$ 1,577,872.00	\$ 1,654,004.60	\$ 681,408.85	\$ 3,027,751.80
Total Expenses	\$ 1,997,268.00	\$ 2,313,186.00	\$ 3,086,686.00	\$ 3,014,310.00	\$ 2,163,319.28	\$ 1,937,284.31	\$ 3,145,648.40
Net Profit/Loss	\$ 816,348.00	\$ (1,229,460.00)	\$ (1,334,480.00)	\$ (1,436,438.00)	\$ (509,192.68)	\$ (1,255,875.46)	\$ (117,896.60)

ECI Development Business Plan 76

ECI Summary Balance Sheet BASED ON OWNERSHIP LEVEL

Gran Pacifica	2014	2015	2016	2017	2018	2019	2020
Assets	\$ 3,183,999.00	\$ 3,604,163.00	\$ 3,397,390.00	\$ 16,116,149.00	\$ 17,095,202.21	\$ 17,081,662.33	\$ 19,143,082.42
Liabilities	\$ 1,257,189.00	\$ 3,499,661.00	\$ 3,699,426.00	\$ 3,891,732.00	\$ 4,508,314.46	\$ 5,970,795.79	\$ 7,442,096.90
Equity	\$ 1,926,810.00	\$ 304,502.00	\$ (302,036.00)	\$ 12,224,417.00	\$ 12,586,887.75	\$ 11,110,866.54	\$ 11,700,985.43
ECI Ownership 100%							

GP Property Management	2014	2015	2016	2017	2018	2019	2020
Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,386.50	\$ 67,635.93
Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,055.19	\$ 29,092.75
Equity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,331.31	\$ 37,643.18
ECI Ownership 100%							

Grand Baymen	2014	2015	2016	2017	2018	2019	2020
Assets	\$ 1,400,419.00	\$ 1,731,884.00	\$ 1,557,986.00	\$ 2,663,716.00	\$ 1,648,877.64	\$ 1,648,521.33	\$ 1,367,289.88
Liabilities	\$ 636,944.00	\$ 555,412.00	\$ 715,602.00	\$ 2,325,531.00	\$ 1,200,696.29	\$ 1,284,954.46	\$ 1,325,437.68
Equity	\$ 763,475.00	\$ 1,176,472.00	\$ 842,384.00	\$ 338,185.00	\$ 448,181.35	\$ 363,566.87	\$ 41,852.20
ECI Ownership 70.1%							

Exotic Caye Beach Resort	2014	2015	2016	2017	2018	2019	2020
Assets	\$ 2,920,898.00	\$ 3,011,355.00	\$ 3,045,385.00	\$ 3,073,569.00	\$ 3,160,667.34	\$ 3,167,436.51	\$ 3,102,000.16
Liabilities	\$ (38,027.00)	\$ 17,626.00	\$ 36,069.00	\$ 40,090.00	\$ 66,487.11	\$ 99,761.21	\$ 33,941.17
Equity	\$ 2,958,925.00	\$ 2,993,729.00	\$ 3,009,316.00	\$ 3,033,479.00	\$ 3,094,180.23	\$ 3,107,675.30	\$ 3,068,006.00
ECI Ownership 70.1%							

San Pedro Fitness Club	2014	2015	2016	2017	2018	2019	2020
Assets	\$ 962,615.00	\$ 957,548.00	\$ 993,716.00	\$ 1,012,424.00	\$ 1,049,773.47	\$ 1,087,617.21	\$ 1,076,217.51
Liabilities	\$ 370,664.00	\$ 374,341.00	\$ 399,847.00	\$ 416,948.00	\$ 464,080.14	\$ 506,814.93	\$ 490,149.93
Equity	\$ 591,951.00	\$ 583,207.00	\$ 593,869.00	\$ 595,476.00	\$ 585,693.33	\$ 580,802.28	\$ 577,067.58
ECI Ownership 70.1%							

Gran Caribbean	2014	2015	2016	2017	2018	2019	2020
Assets	\$ 2,100,000.00	\$ 2,291,019.00	\$ 2,212,178.00	\$ 2,208,997.00	\$ 2,219,735.08	\$ 2,211,237.02	\$ 2,232,821.15
Liabilities	\$ -	\$ 172,287.00	\$ 222,661.00	\$ 243,222.00	\$ 295,469.54	\$ 333,160.34	\$ 436,318.87
Equity	\$ 2,100,000.00	\$ 2,118,732.00	\$ 1,989,517.00	\$ 1,965,775.00	\$ 1,924,265.44	\$ 1,878,076.68	\$ 1,806,202.28
ECI Ownership 60%							

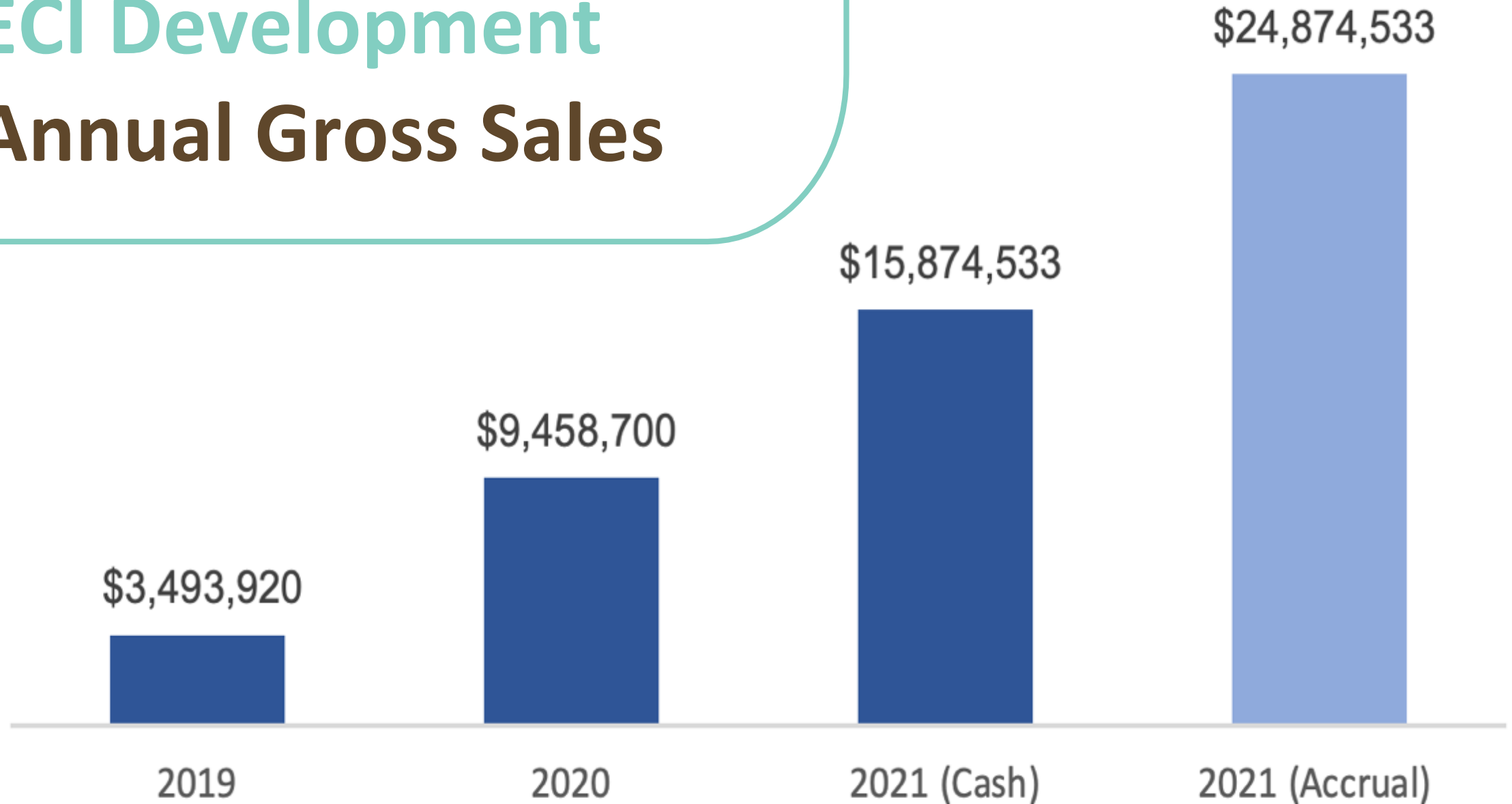
ECI Parent	2014	2015	2016	2017	2018	2019	2020
Assets	\$ 24,590,242.00	\$ 27,773,855.00	\$ 27,873,121.00	\$ 27,913,415.00	\$ 28,047,625.02	\$ 29,299,775.36	\$ 33,970,165.29
Liabilities	\$ 2,674,210.00	\$ 6,314,010.00	\$ 6,147,073.00	\$ 6,226,569.00	\$ 6,005,093.26	\$ 7,532,170.51	\$ 10,888,431.76
Equity	\$ 21,925,032.00	\$ 21,459,845.00	\$ 21,725,148.00	\$ 21,686,846.00	\$ 22,042,531.76	\$ 21,727,604.85	\$ 23,081,733.54
ECI Ownership 100%							

Los Isotes	2014	2015	2016	2017	2018	2019	2020
Assets	\$ 764,930.00	\$ 791,323.00	\$ 870,905.00	\$ 890,989.00	\$ 914,677.60	\$ 912,090.59	\$ 956,019.92
Liabilities	\$ 616,728.00	\$ 660,767.00	\$ 767,578.00	\$ 837,693.00	\$ 824,773.89	\$ 829,480.91	\$ 908,786.78
Equity	\$ 148,202.00	\$ 130,556.00	\$ 103,327.00	\$ 53,296.00	\$ 89,903.71	\$ 82,618.68	\$ 47,233.14
ECI Ownership 10%							

ECI Consolidated	2014	2015	2016	2017	2018	2019	2020
Assets	\$ 35,932,101.00	\$ 40,161,147.00	\$ 39,950,681.00	\$ 53,879,259.00	\$ 54,136,559.26	\$ 55,442,735.85	\$ 61,915,832.27
Liabilities	\$ 5,517,708.00	\$ 11,994,104.00	\$ 11,989,156.00	\$ 13,083,435.00	\$ 13,364,914.69	\$ 16,559,933.34	\$ 21,554,108.93
Equity	\$ 30,414,393.00	\$ 28,567,043.00	\$ 27,961,525.00	\$ 39,895,824.00	\$ 40,771,644.57	\$ 38,883,542.51	\$ 40,361,723.34

ECI Development

Annual Gross Sales

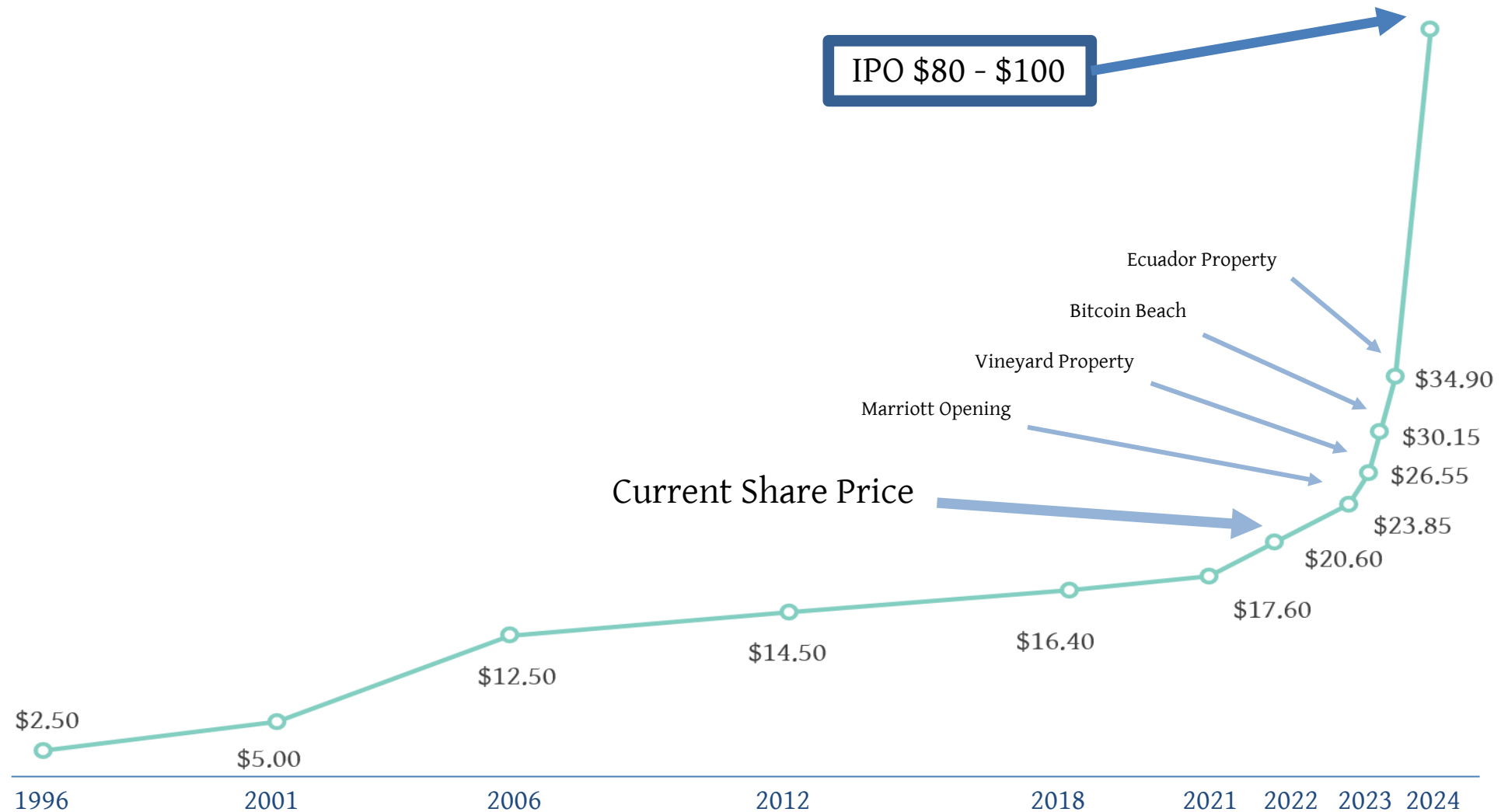


Hard Assets = Real Worth

- *4,300 acres*
- *5 countries*
- *5 miles of beachfront*
- *Proof of concept*



2022 Share Price Increase with New Assets Valued





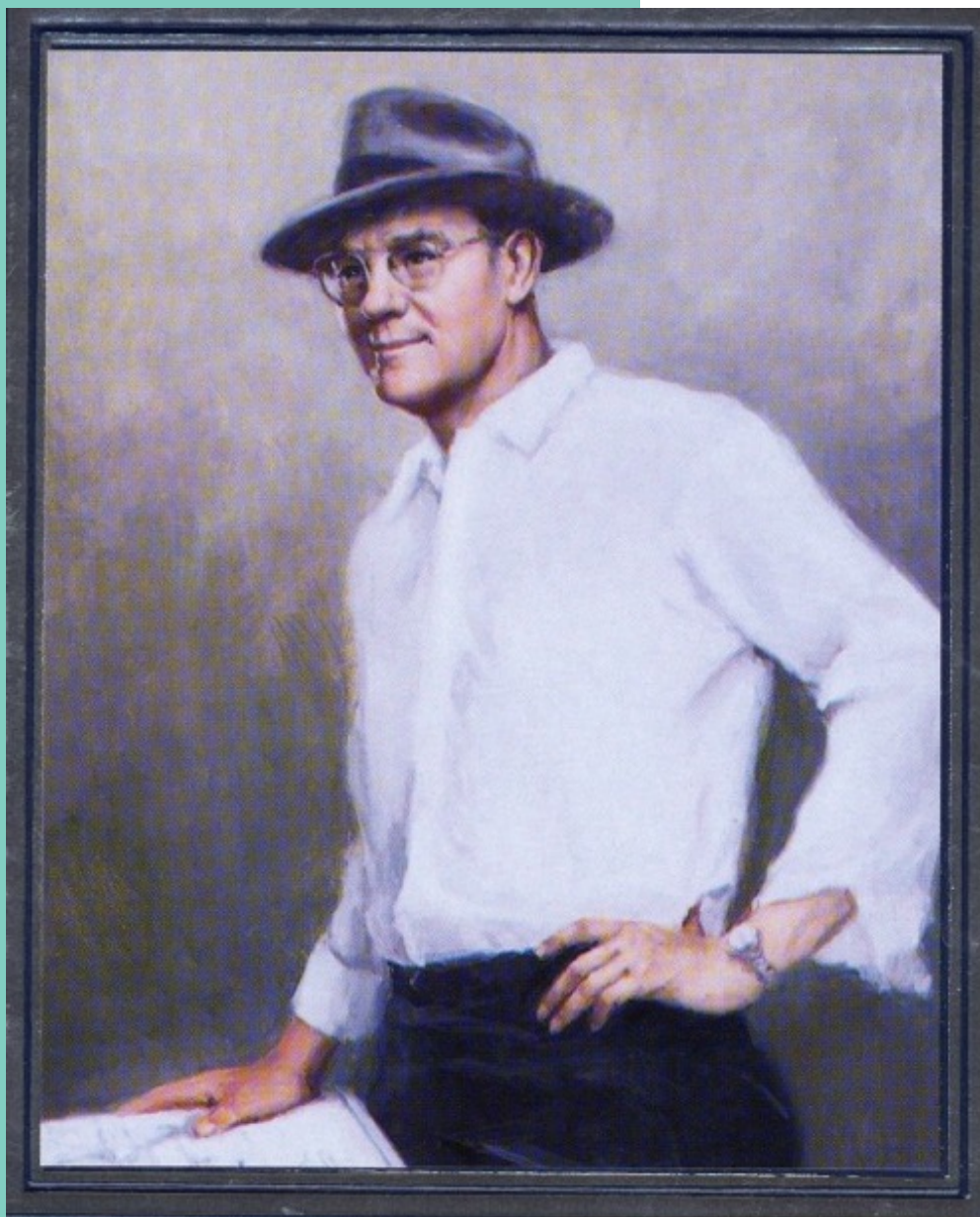
QUESTION Strategy

Does the Development Company
have a Solid Business Plan

Del Webb Understood 3 Key Factors to Developmental Success in the Market

- Demographics
- Create an amenity-centered community for social, active retirement
- Give consumers a choice of geography and climate





Del Webb

Redefined Community
Living Across the US,
Sun City in 1960s

*Sold to Pulte for \$1.8
billion in 2001*



Belize



Nicaragua



Panama



El Salvador



Mexico



Argentina



Costa Rica



Honduras

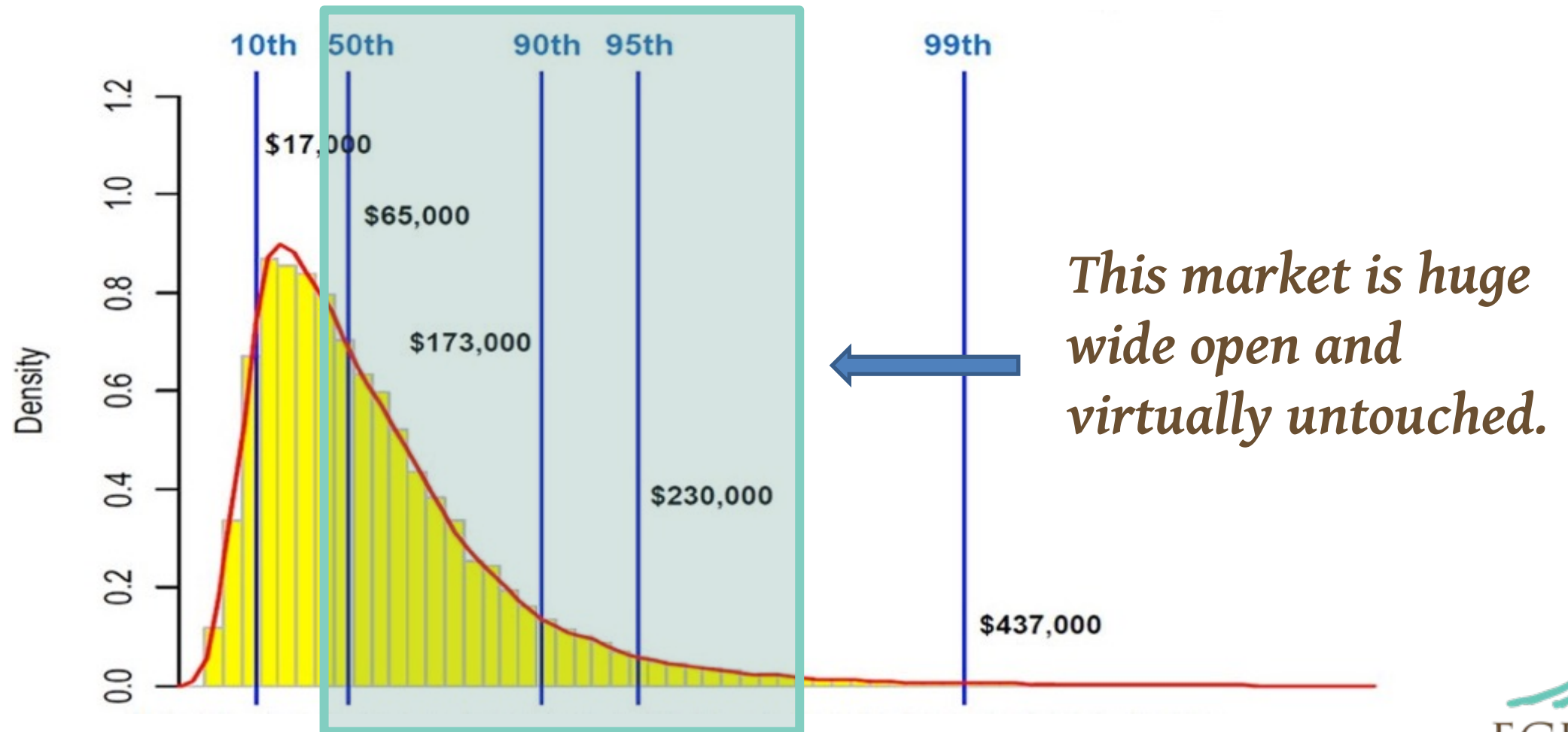


Ecuador

*ECI has adopted the
proven community
first model and is
the only developer
in the region that
has done so.*

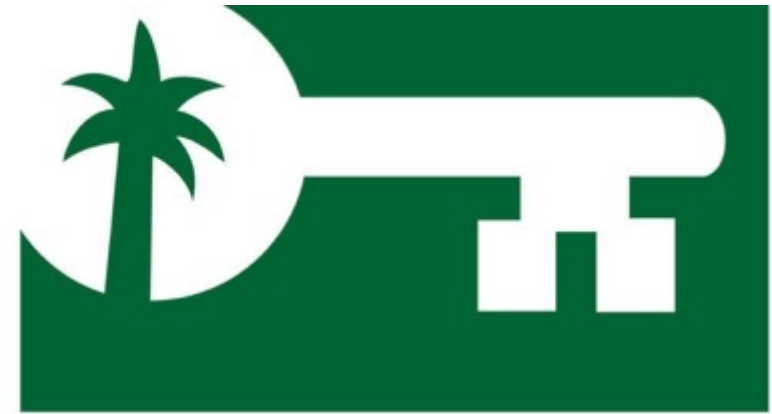


Distribution Of Family Size-Adjusted Income





Pre-approved Financing



CAYE
International Bank Ltd.



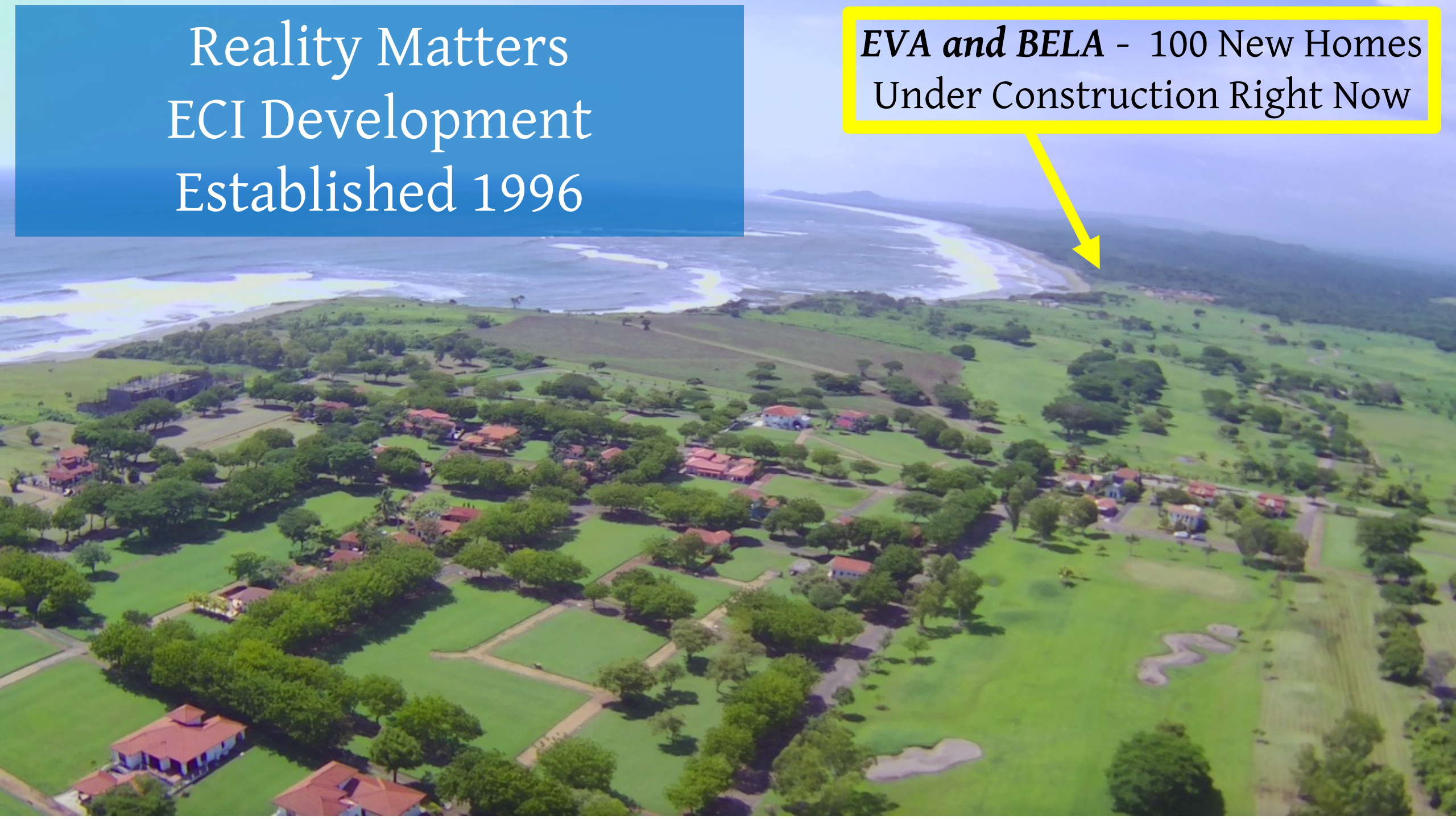
QUESTION

Competency

Does the Development Company
have a Strong Track Record

Reality Matters
ECI Development
Established 1996

EVA and BELA - 100 New Homes
Under Construction Right Now



An aerial photograph of a coastal development project. The image shows a large area of land with many small, white, rectangular buildings, each equipped with solar panels on its roof. The buildings are arranged in a grid-like pattern. To the right of the buildings is a sandy beach and the ocean. To the left is a green, grassy area. Three yellow callout boxes with arrows point to specific locations: 'San Diego Viejo' points to a small cluster of buildings in the distance; 'BEA Oceanfront' points to a building on the beach; and 'EVA Oceanview' points to a building in the foreground. The sky is blue with some clouds.

San Diego Viejo

BEA Oceanfront
From \$399,900

EVA Oceanview
From \$139,900

Construction in 2021





The Reef Honduras Marketing Agreement



The logo for Gran Highlands Panama, featuring a stylized orange bird icon to the left of the text "GRAN HIGHLANDS" in a serif font, with "Panama" in a smaller font below it. Below this, the word "PANAMA" is written in a large, white, serif font on a dark green background.

GRAN HIGHLANDS Panama PANAMA





Parking

Condominiums

Reception

Entrance

Artisan's Market

Orchard & Gardens

Gran Highlands

A Preview of the
Tropical Highlands

Freedom Village - Phase 1
(A Block Down)

Eco-Tiny Homes



Orchid

\$119,900
+ Closing & Furniture



Heliconia

\$149,900
+ Closing & Furniture



Hibiscus

\$149,900
+ Closing & Furniture



Discover
El Salvador





A Village for Bitcoiners



The Azores

A Green Gateway to Europe







Villa Ownership for Golden Visa



Upcoming Acquisition - Mexico





To Hear More About ECI's Future Mexico Community
Lio@EciDevelopment.com





Welcome To
Belize

Flights to *Belize*

Current Belize Int'l Air Service

*Service from 19
cities & 7 countries*





**Best
Western®**

**Grand Baymen
Gardens Resort
Belize**





Grand Baymen Gardens Resort

Each Best Western® branded hotel is independently owned and operated.



Affordable Caribbean residences

DESIGNED WITH YOU IN MIND...



Proven Rental Program

As an owner, enter the Best Western Rental Program, the 7th largest hotel chain in the world.



Spacious Balconies

Designed to give you and your guests the outdoor to enjoy the balmy, tropical Belizean weather.



Amenities Already in Place

Relax at by the pool, featuring swim-up bar and on-site grille. A gym and tennis courts are on-site for all owners and guests.



Starting at \$129,000



YOUR BEACH LIFE.



MARRIOTT RESIDENCES
BELIZE AMBERGRIS CAYE

OCEANFRONT LIVING AMBERGRIS CAYE BELIZE

\$10.6M Invested for Marriott Pre-Development



TEAR DOWN AND
SITE PREP



ARCHITECTURAL
AND ENGINEERING



Marriott Residences Ambergris Caye Prepares For Construction After Pandemic Delays



OCEANFRONT LIVING ON AMBERGRIS CAYE, BELIZE



MARRIOTT RESIDENCES
BELIZE AMBERGRIS CAYE

Beachfront Caribbean Residences
Starting at \$319,900





15 Critical Questions

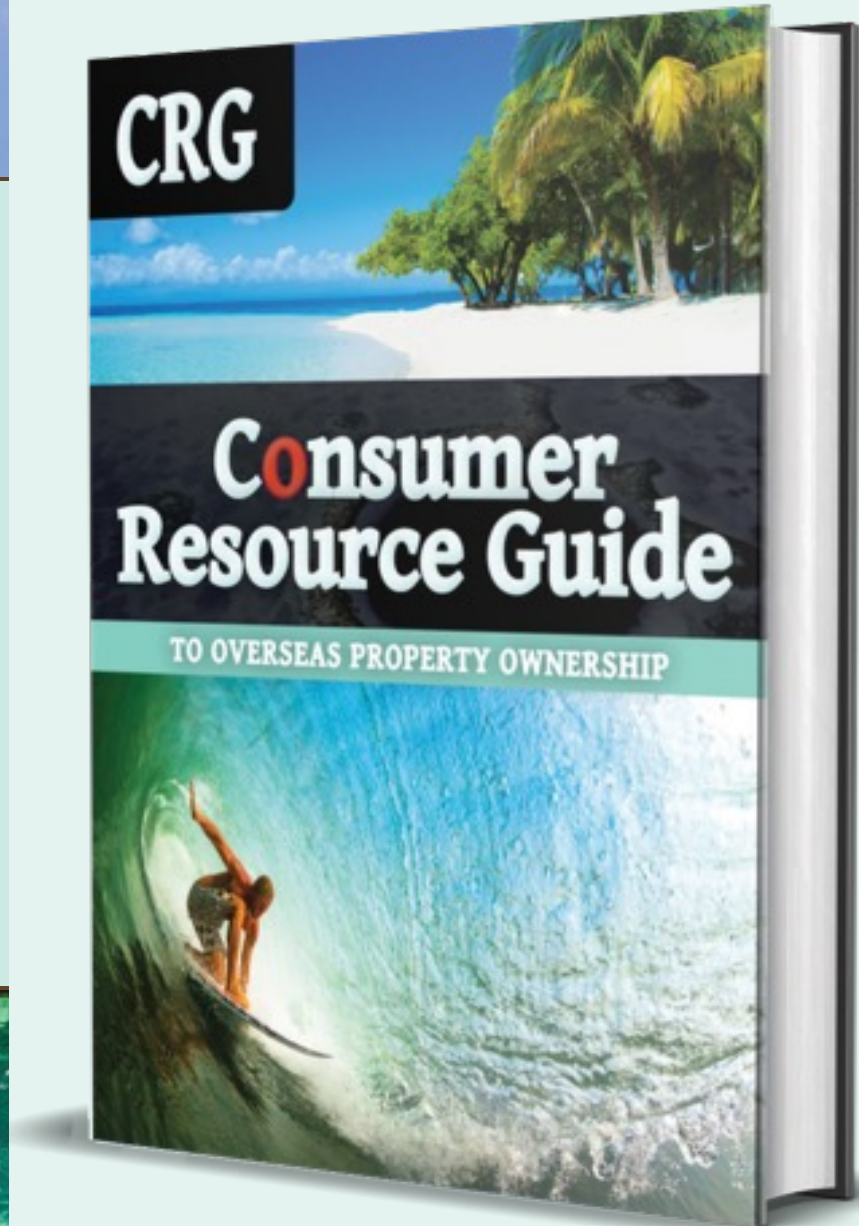
*for Overseas Investment and
Offshore Property Ownership*

- 1. Buy what you see*
- 2. Own community*
- 3. Know the developer*

Consumer Resource Guide

QUESTION #4

Is the home or condominium plumbed for hot water in all the bathrooms?





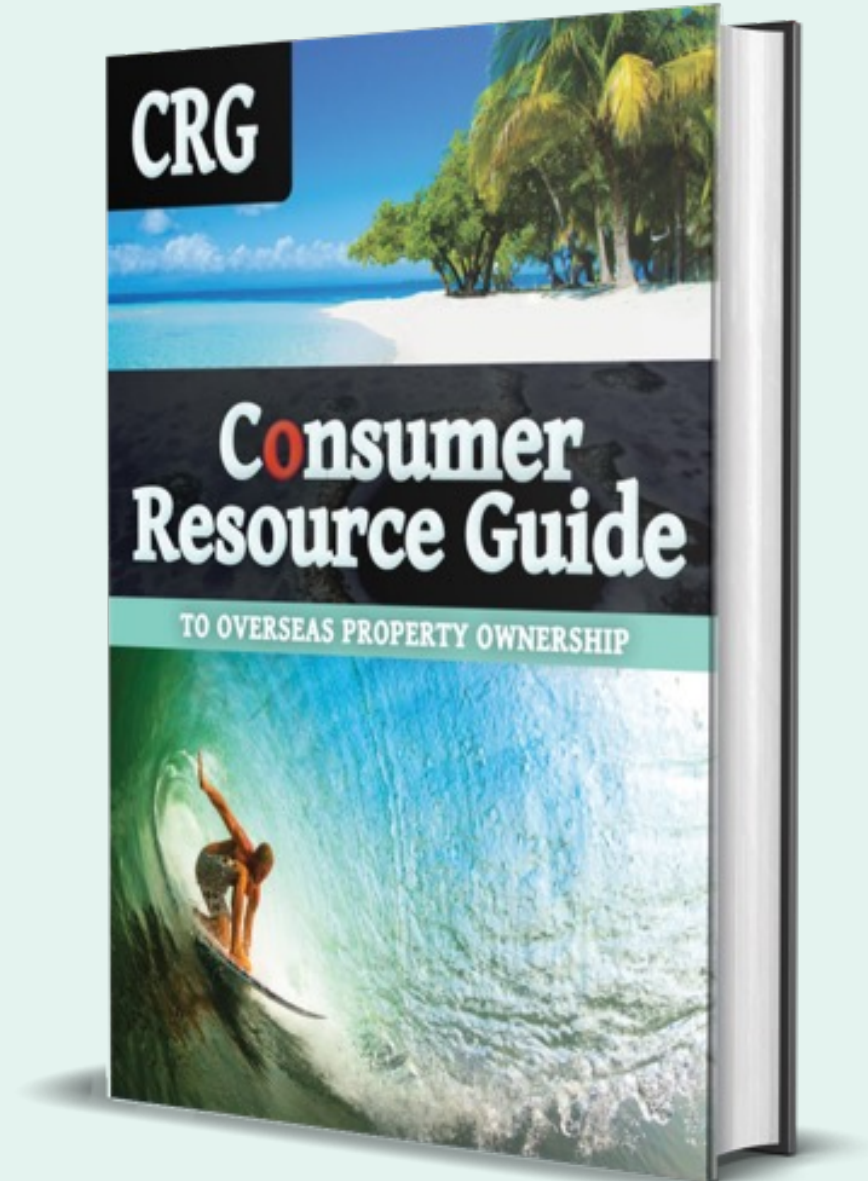
\$379,900
Huh???

Consumer Resource Guide Enhanced Due Diligence

Download Now

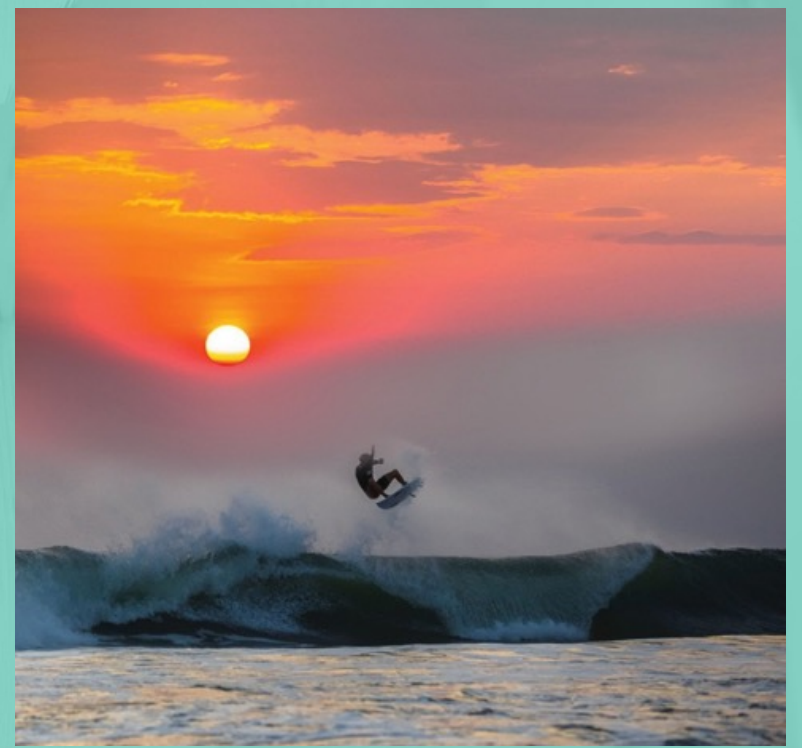


Lio@EciDevelopment.com





A WORLD — OF — OPTIONS





*Mendoza, Argentina
Denver with Vineyards*



*Cuenca, Ecuador
Cool Urban Highlands*

A
WORLD
— OF —
OPTIONS



*Cabo San Lucas, Mexico
Dry Urban Beach*



*Ambergris Caye, Belize
Warm Tropical Beach Resort Town*



*Gran Pacifica, Nicaragua
Warm Dry Resort*

Join The ECI Portfolio Across The Tropics



Delivering Inspired
Residences In
The Tropics For
Adventurous Souls

Est. 1996



Belize Marriott®
Residences



Best Western Grand
Baymen Gardens



Tiny Homes
by ECI



Gran Pacifica
Nicaragua



Gran Highlands
Panama



Gran Atlántida
Honduras



Gran Caribbean
Costa Rica



Teak Hardwoods



Mexico



El Salvador



Accredited Investors Only

- *ECI Shares / Stock Ownership*

Non-Accredited Ownership

- *Titled Property Ownership*
- *Best Western Studios From \$129,900*
- *Marriott Residences From \$319,900*

San Diego Viejo

EVA and BELA



An aerial photograph of a coastal development project. The image shows a large area of land with many small, white, rectangular buildings, each equipped with solar panels on its roof. The buildings are arranged in a grid-like pattern. To the right of the buildings is a sandy beach and the ocean. To the left is a green, grassy area. Three yellow callout boxes with arrows point to specific locations: 'San Diego Viejo' points to a small cluster of buildings in the distance; 'BEA Oceanfront' points to a building on the beach; and 'EVA Oceanview' points to a building in the foreground. The sky is blue with some clouds.

San Diego Viejo

BEA Oceanfront
From \$399,900

EVA Oceanview
From \$139,900

Affordable Caribbean residences

DESIGNED WITH YOU IN MIND...



Proven Rental Program

As an owner, enter the Best Western Rental Program, the 7th largest hotel chain in the world.



Spacious Balconies

Designed to give you and your guests the outdoor to enjoy the balmy, tropical Belizean weather.



Amenities Already in Place

Relax at by the pool, featuring swim-up bar and on-site grille. A gym and tennis courts are on-site for all owners and guests.



Starting at \$129,000

OCEANFRONT LIVING AMBERGRIS CAYE BELIZE

\$10.6M Invested for Marriott Pre-Development



TEAR DOWN AND
SITE PREP



ARCHITECTURAL
AND ENGINEERING

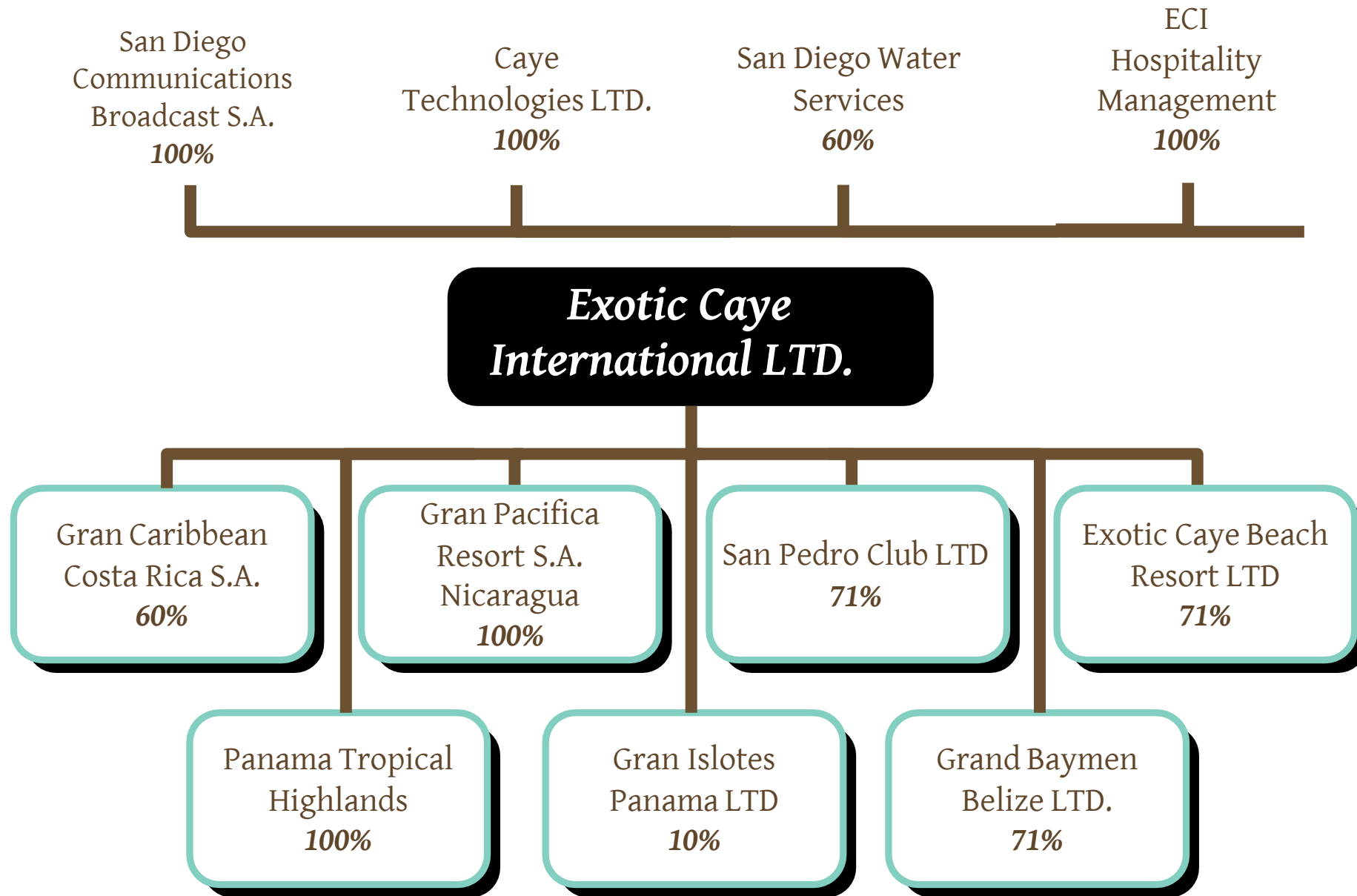
OCEANFRONT LIVING ON AMBERGRIS CAYE, BELIZE



MARRIOTT RESIDENCES
BELIZE AMBERGRIS CAYE

Beachfront Caribbean Residences
Starting at \$319,900





LEADERSHIP

Delivering Inspired Lifestyles For Adventurous Souls.



MICHAEL COBB
Chief Executive Officer and Co-Founder



JOEL NAGEL
Co-Founder and Legal Advisor



PETER JUERGENS
Executive Vice President of Sales & Marketing



VALERIA ESPINOZA
Vice President of Operations



JORGE ESPINOSA
Chief of Staff



JAVIER CAMARILLO
Vice President of Finance



GUSTAVO BARRIOS
VP of Construction



LESLIE LAWRENCE
Sales Manager



MAYRA CHIU
Human Resources Manager



MICHAEL FULLER
Marketing Manager



RICARDO RODRIGUEZ
IT Manager



CHENAY JORDAN
International Referral Network Director



ALYSSA ESQUIVEL
Relationships Manager



DWIGHT CRAWFORD
Accounting Manager



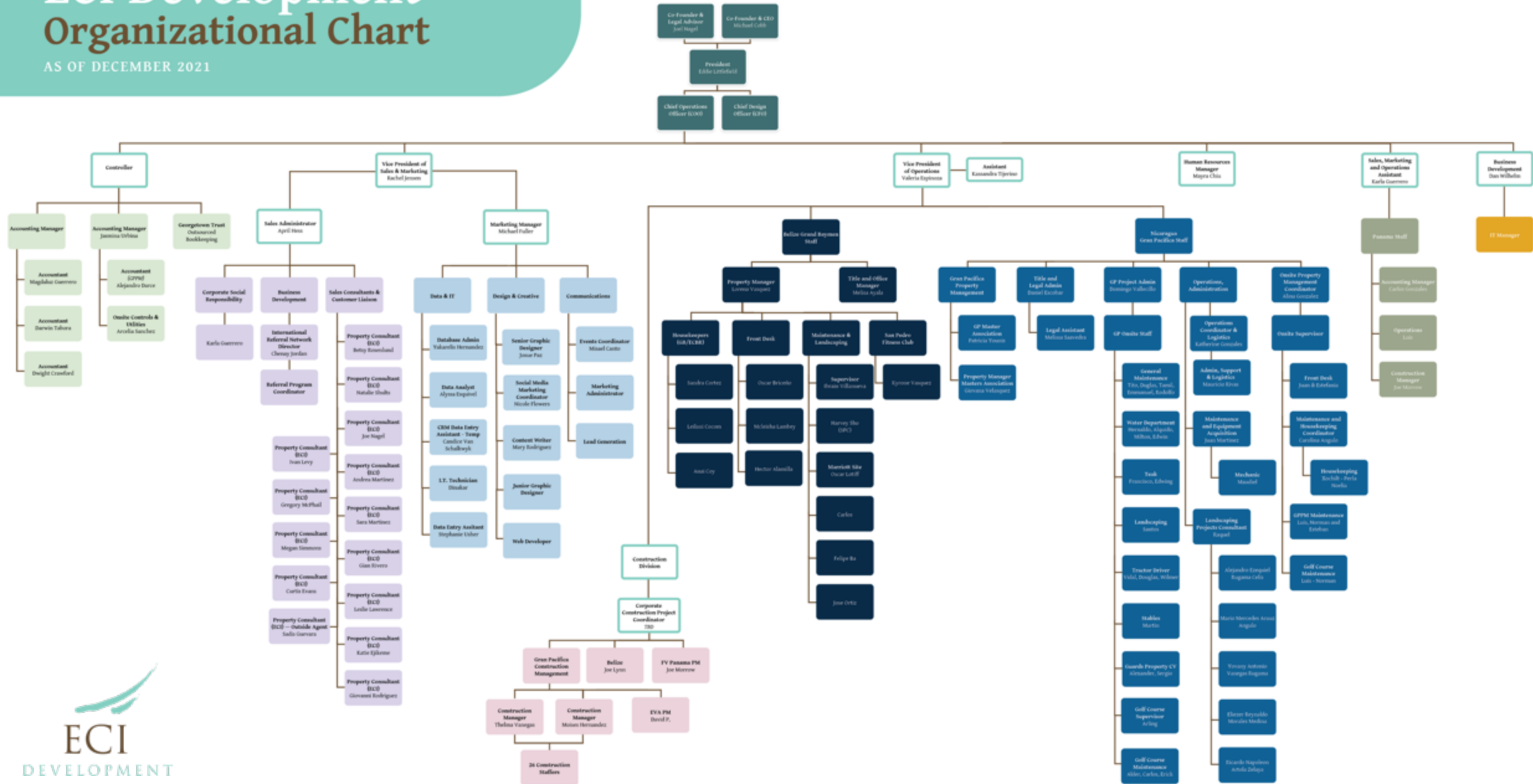
DANIEL WILHELM
Strategic Operations & Advisory Lead



RAFAEL URRUTIA
Senior Hospitality Manager

ECI Development Organizational Chart

AS OF DECEMBER 2021

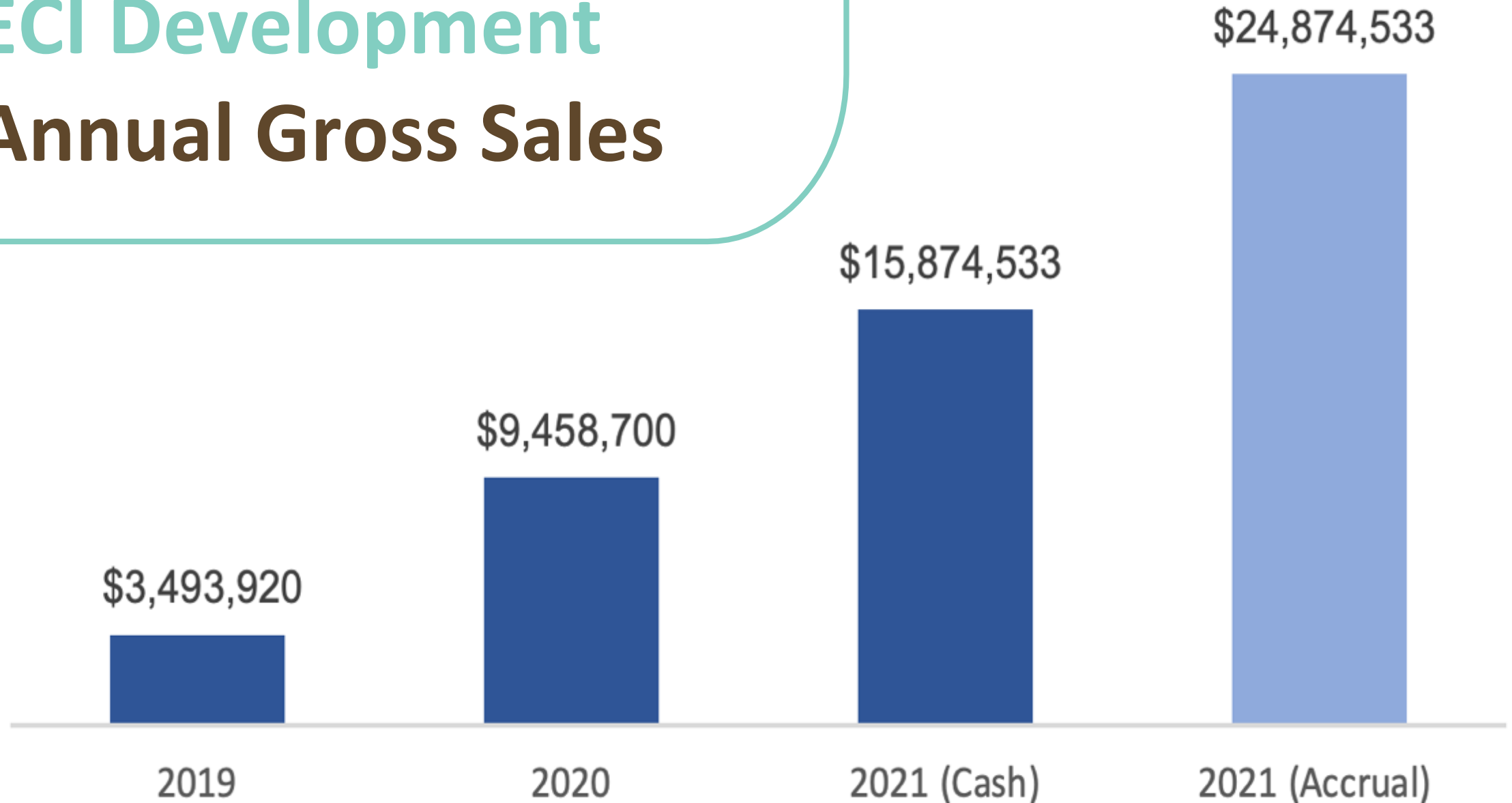


Corporate Financials

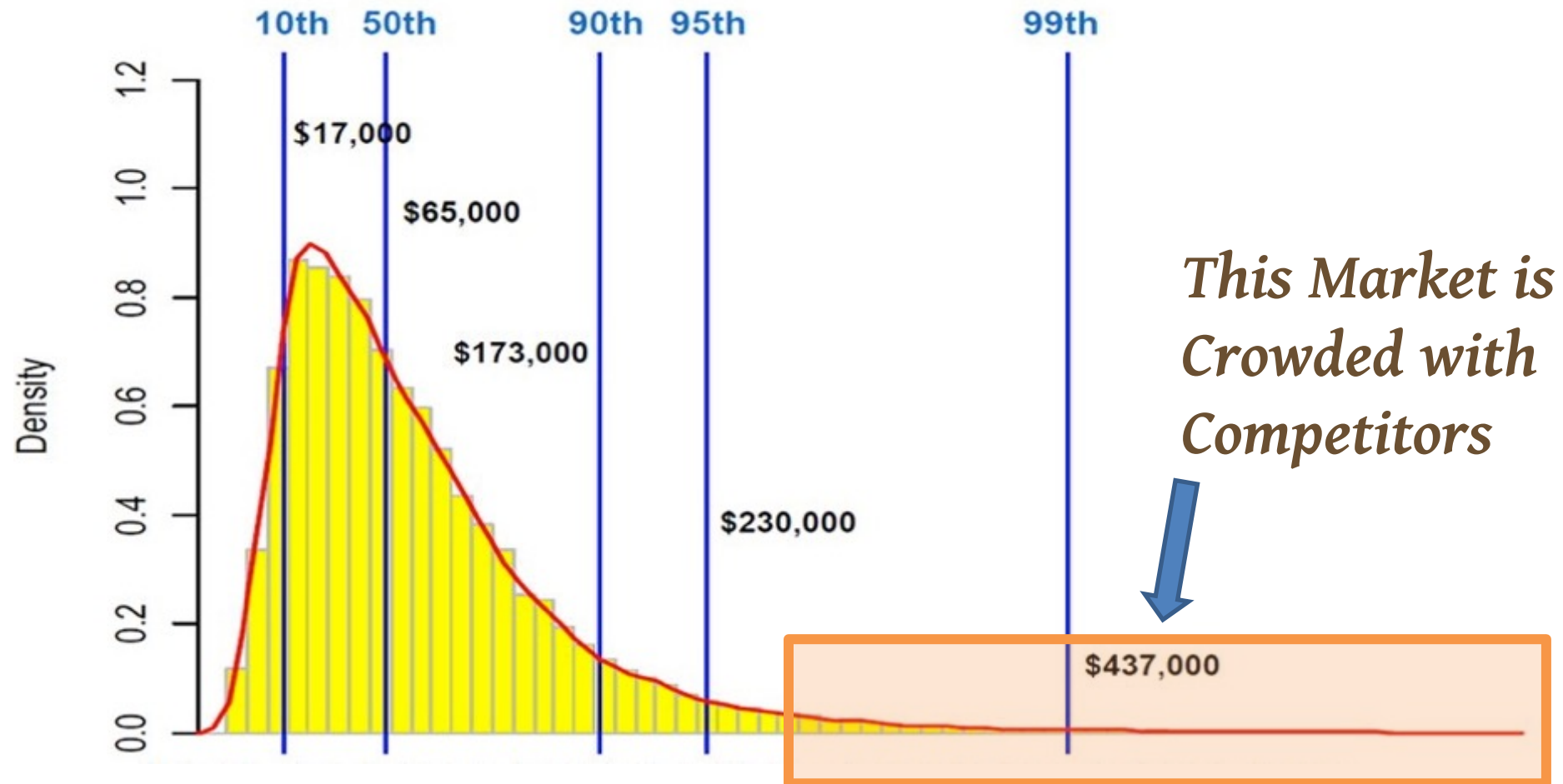
EXOTIC CAYE INTERNATIONAL, LTD			
Balance Sheet			
As of June 30, 2022			
(Amounts in US Dollars)			
Assets		Liabilities	
<u>Current Assets</u>		<u>Current Liabilities</u>	
Bank Accounts	\$31,785,959	Advance Customer Payments	\$16,671,642
Accounts Receivable	\$475,798	Advance Customer Payments (Marriott)	\$1,630,552
Total Current Assets	\$32,261,757	Accounts Payable	\$3,350,814
		Intercompany Payables	\$10,540,244
		Tax Payables	\$196,253
<u>Fixed Assets</u>		Payroll Liabilities	\$285,545
Land	\$25,529,998	Other Payables	\$585,879
Property, Plant and Equipment (Net)	\$6,189,775	Total Current Liabilities	\$33,260,929
Total Fixed Assets	\$31,719,773		
		<u>Long-Term Liabilities</u>	
<u>Other Current Assets</u>		Primary Marriott Loan	\$30,612,500
Loans Receivable	\$735,526	Secondary Marriott Loan	\$4,000,000
Other Receivables	\$116,468	Long-Term Loans	\$4,449,290
Intercompany Receivables	\$7,537,267	Long-Term Bonds	\$1,278,323
Inventory of Lots for Sale	\$344,127	Severance Provision	\$97,918
Construction in Progress	\$15,733,819	Total Long-Term Liabilities	\$40,438,032
Marriott Project	\$2,814,501		
Other Assets	\$99,212	Total Liabilities	\$73,698,960
Total Other Current Assets	\$27,380,920		
		Equity	
		Common Stock and Paid in Capital Shares	\$36,842,219
		Additional Capital Contributions	(\$128,366)
		Accumulated Earnings	(\$13,275,959)
		2022 Net Income	(\$5,774,404)
		Total Equity	\$17,663,491
Total Assets	\$91,362,451	Total Liabilities and Equity	\$91,362,451

ECI Development

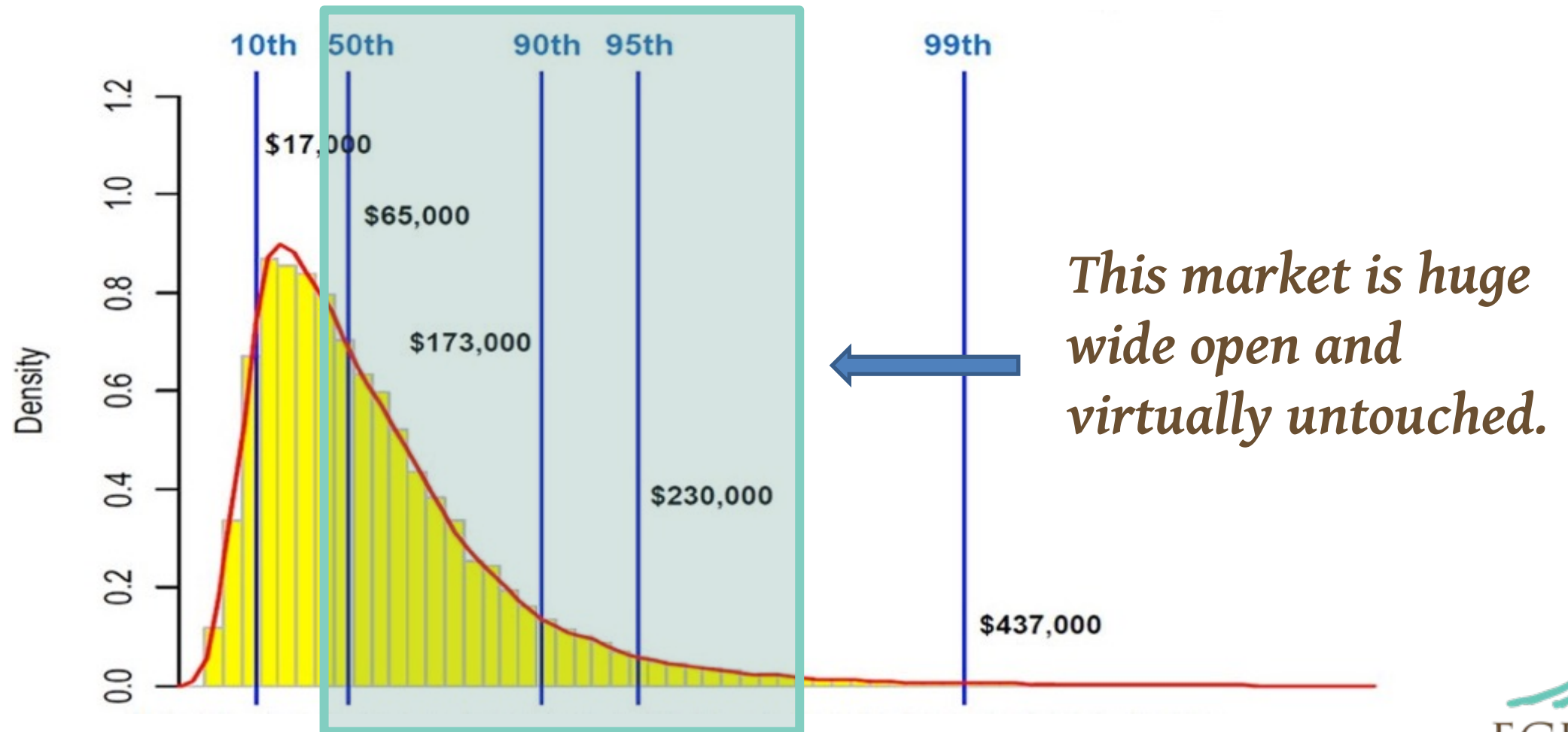
Annual Gross Sales



Distribution Of Family Size-Adjusted Income



Distribution Of Family Size-Adjusted Income



Hard Assets = Real Worth

- *4,300 acres*
- *5 countries*
- *5 miles of beachfront*
- *Proof of concept*



Future Assets



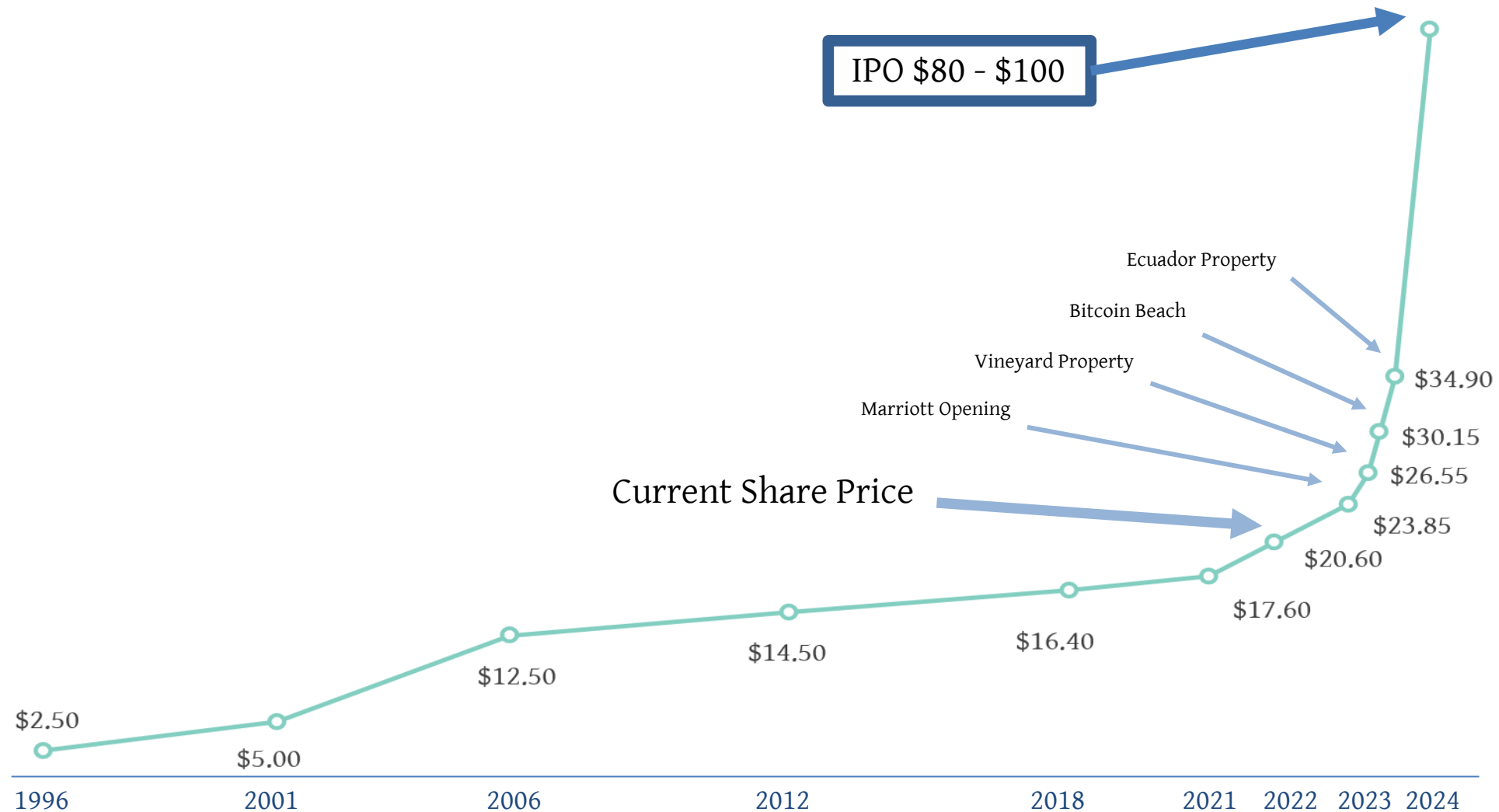
Vineyard Community

- *Planned vineyard concept*
- *Comfortable, dry temperatures*
- *Beautiful vineyard views*

Ecuador

- *3 different geographies*
- *Most affordable retiree location*
- *Popular destination for U.S. retirees*

2022 Share Price Increase with New Assets Valued



Helpful Considerations

- *Crypto accepted*
- *SD-IRA Friendly*
- *Financing options available for property ownership*





Join the Family

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+1.800.290.3028