

The background of the entire image is a photograph of a man and a woman sitting on wooden lounge chairs on a wooden deck. They are facing away from the camera, looking out at a vast, clear turquoise ocean under a bright blue sky with scattered white clouds. Both chairs have blue and black striped towels draped over them. The woman on the left is wearing a wide-brimmed straw hat. The man on the right is shirtless. The deck is made of light-colored wooden planks.

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



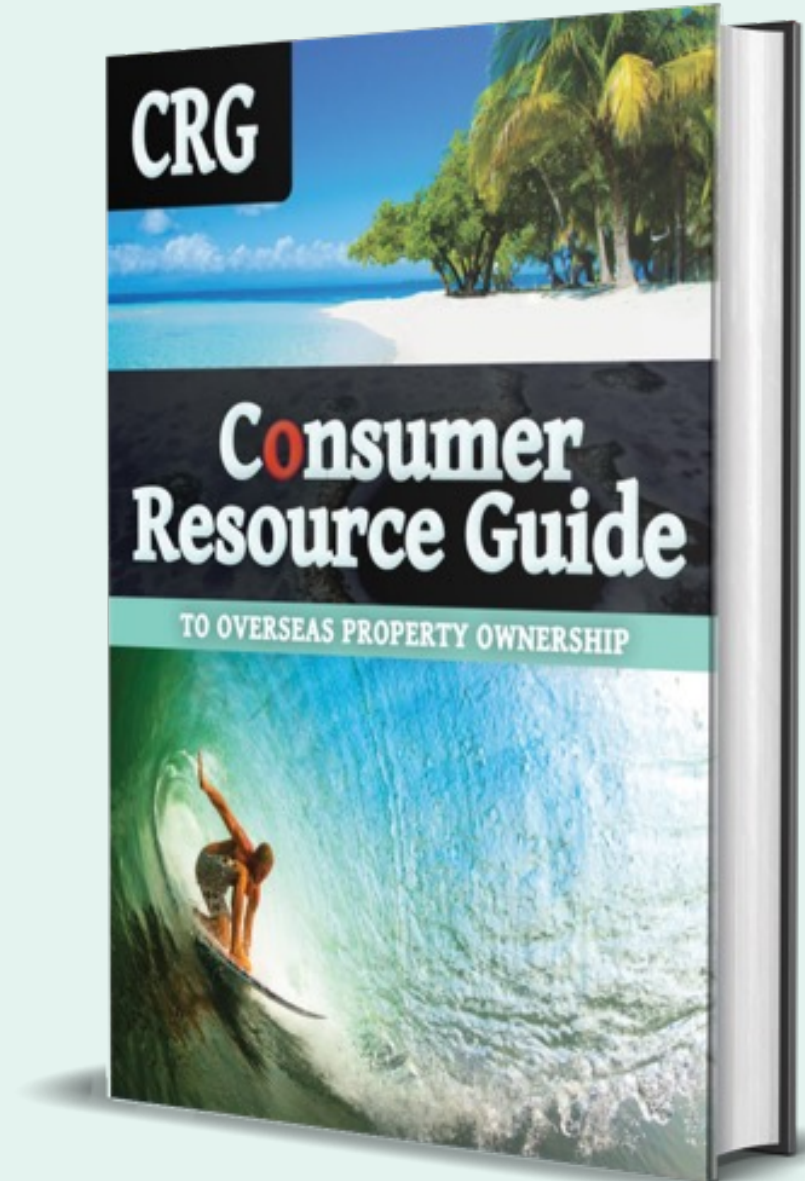
15 Critical Questions

*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



Ballooning



Golfing



Diving



Surfing



Adventure



Rafting

Snorkeling





Kayaking



Exploring

Cave Tubing



Enriching





A
WORLD
— OF —
OPTIONS



!!! Margarita Madness !!!





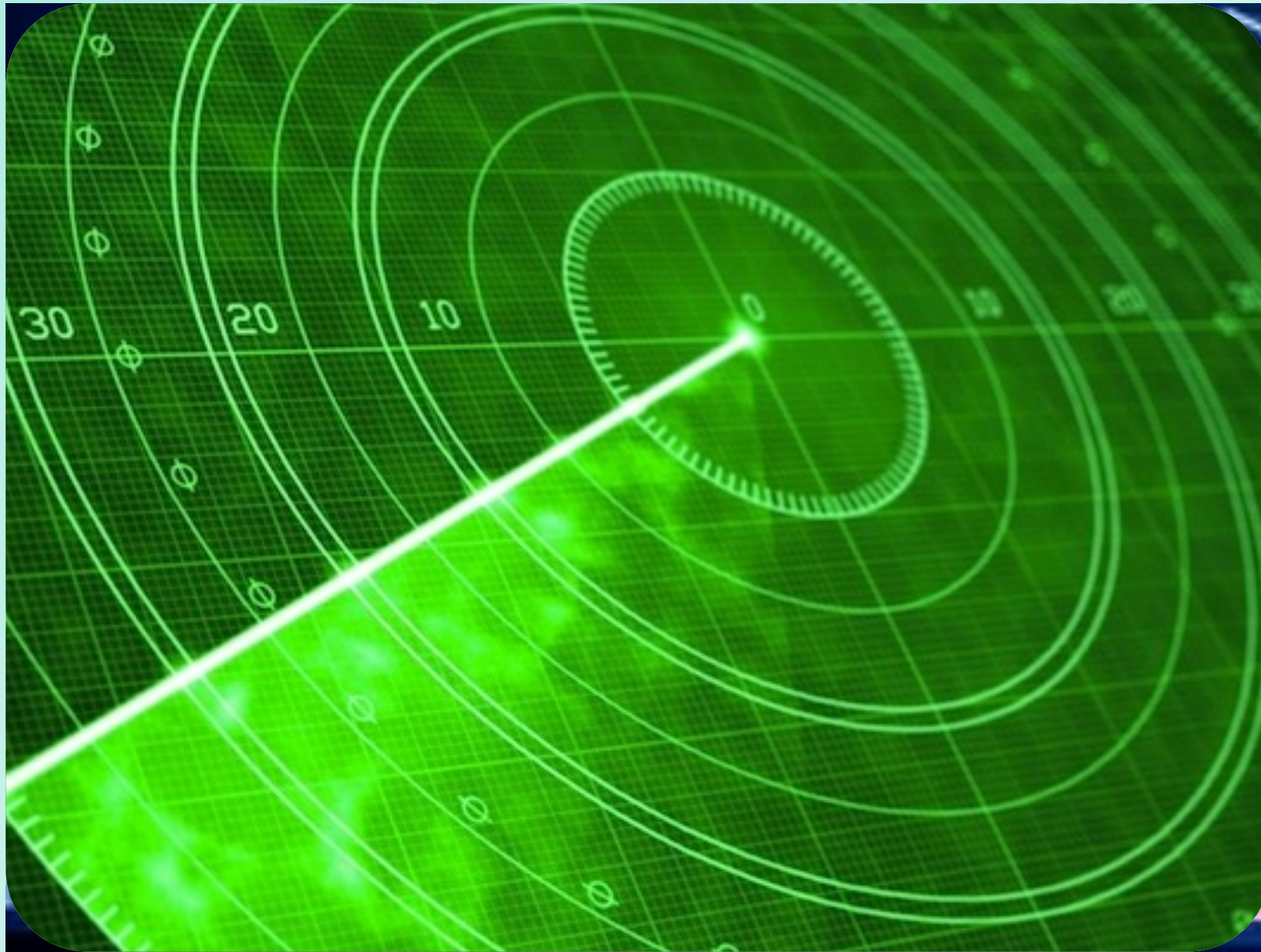
Apples vs. Oranges?



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





*Little things –
Big differences*

Ano vs Año







15 Critical Questions

*for Overseas Investment and
Offshore Property Ownership*

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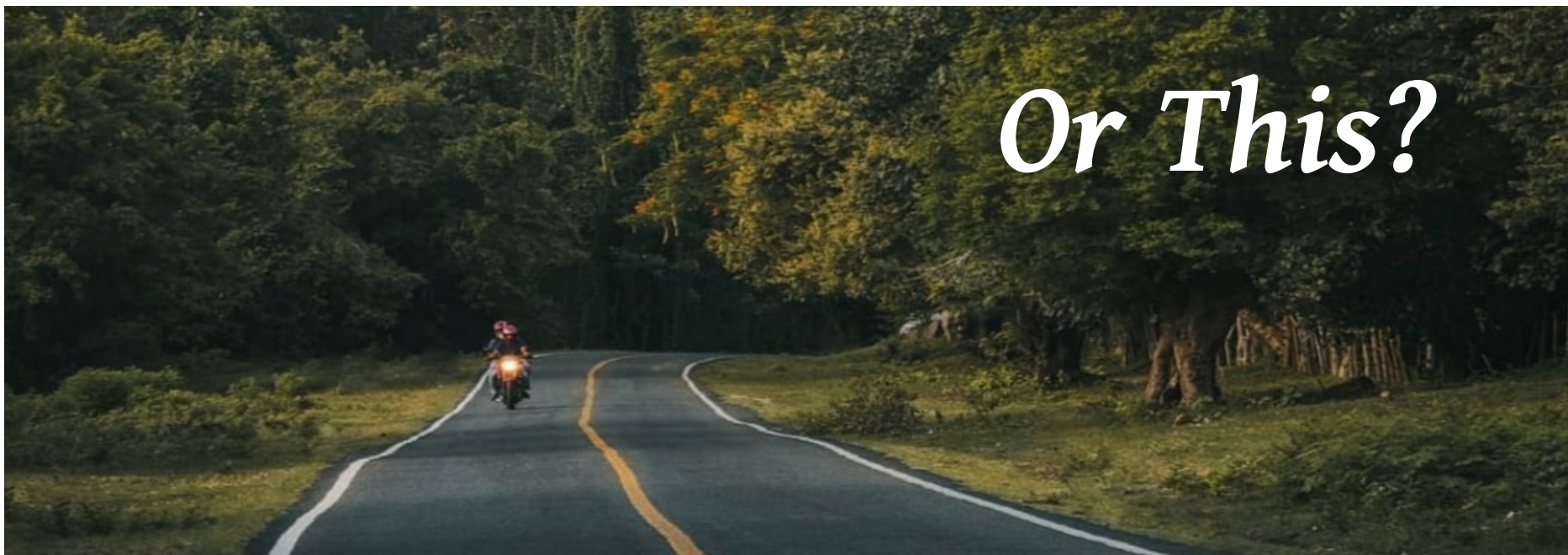


QUESTION ACCESS

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



Do You Want This?



Or This?

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



*Think you might want to see
storm water engineering plans?*





QUESTION COMFORT

Is there enough water
and water pressure?

After This



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.



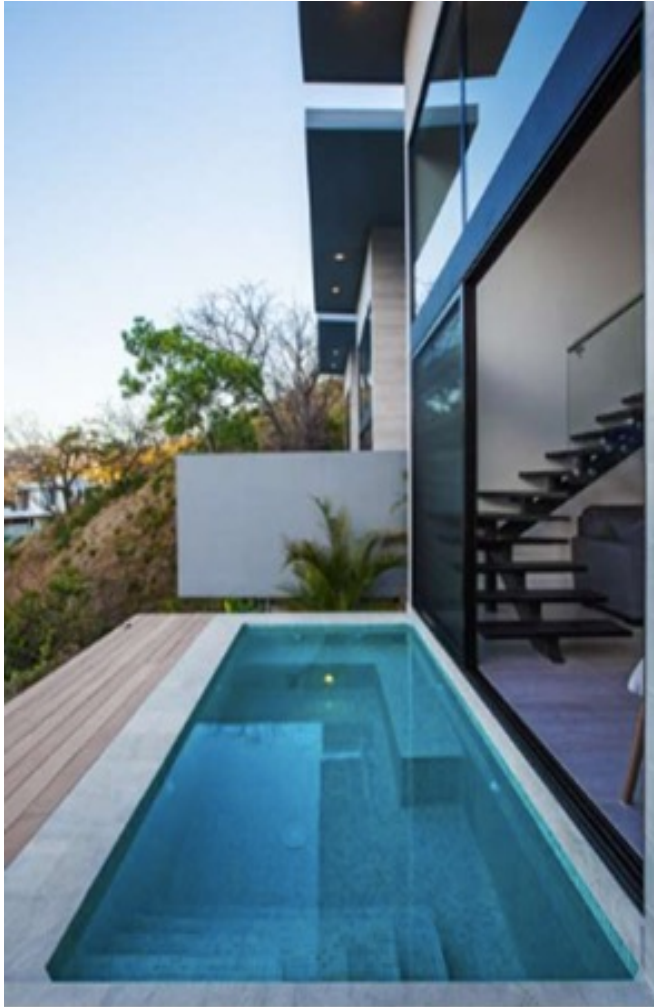
QUESTION FISCAL RESPONSIBILITY

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?



Just Sold!

“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!”*

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



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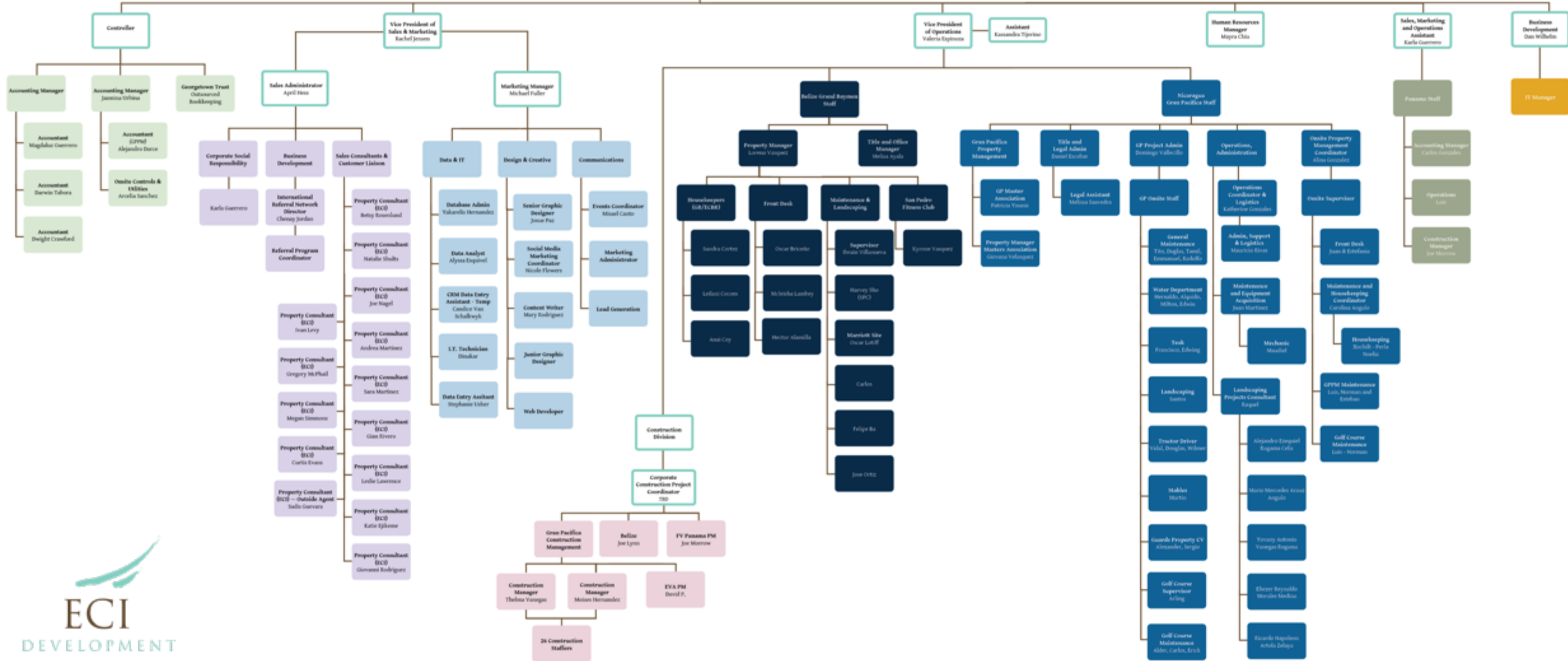
DANIEL WILHELM
Strategic Operations & Advisory Lead



RAFAEL URRUTIA
Senior Hospitality Manager

ECI Development Organizational Chart

AS OF DECEMBER 2021





QUESTION COMPLETION

Is the development company
financially sound?

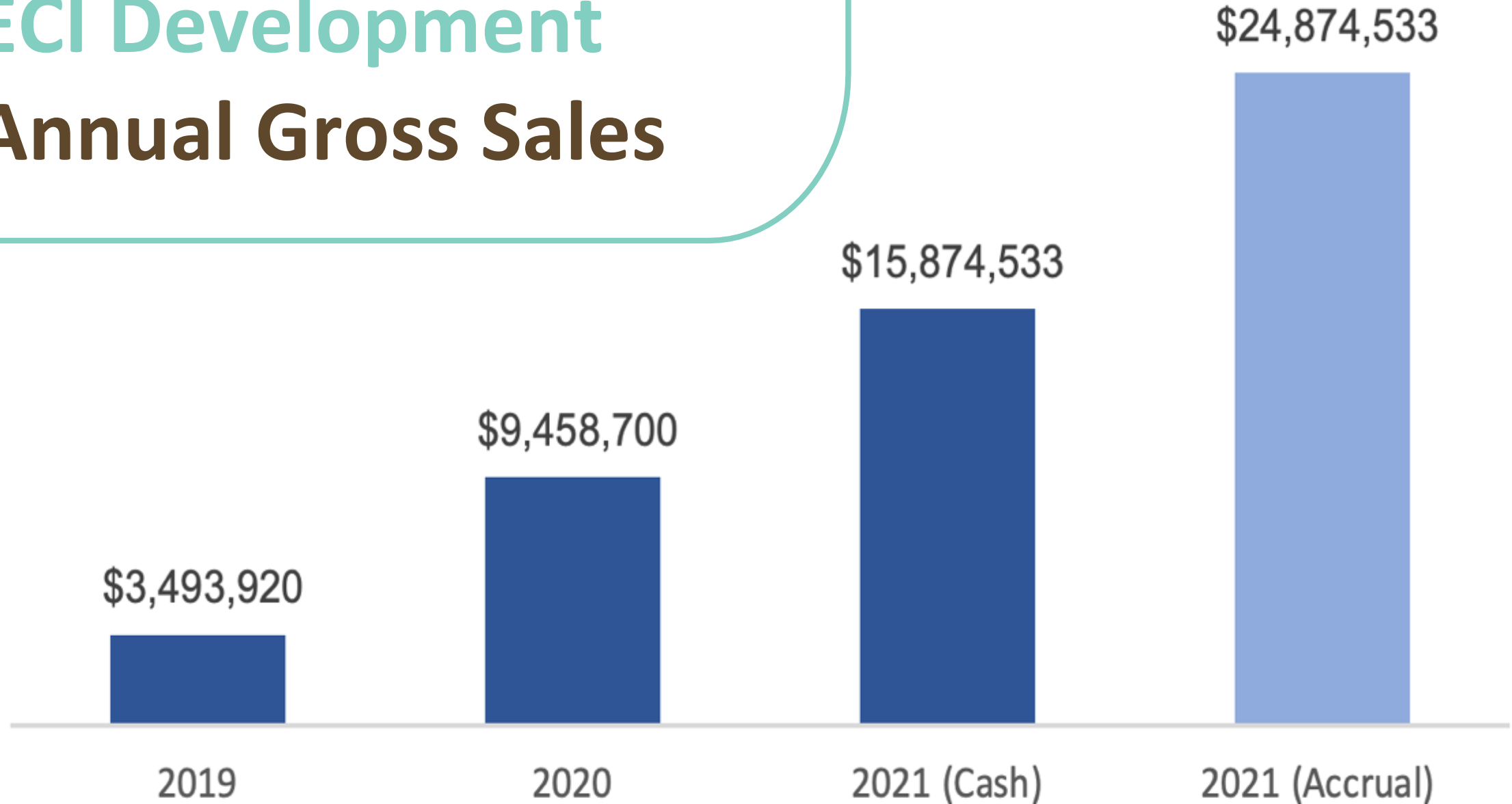


Promises Can Be Fleeting



Show Me
The Money

ECI Development Annual Gross Sales

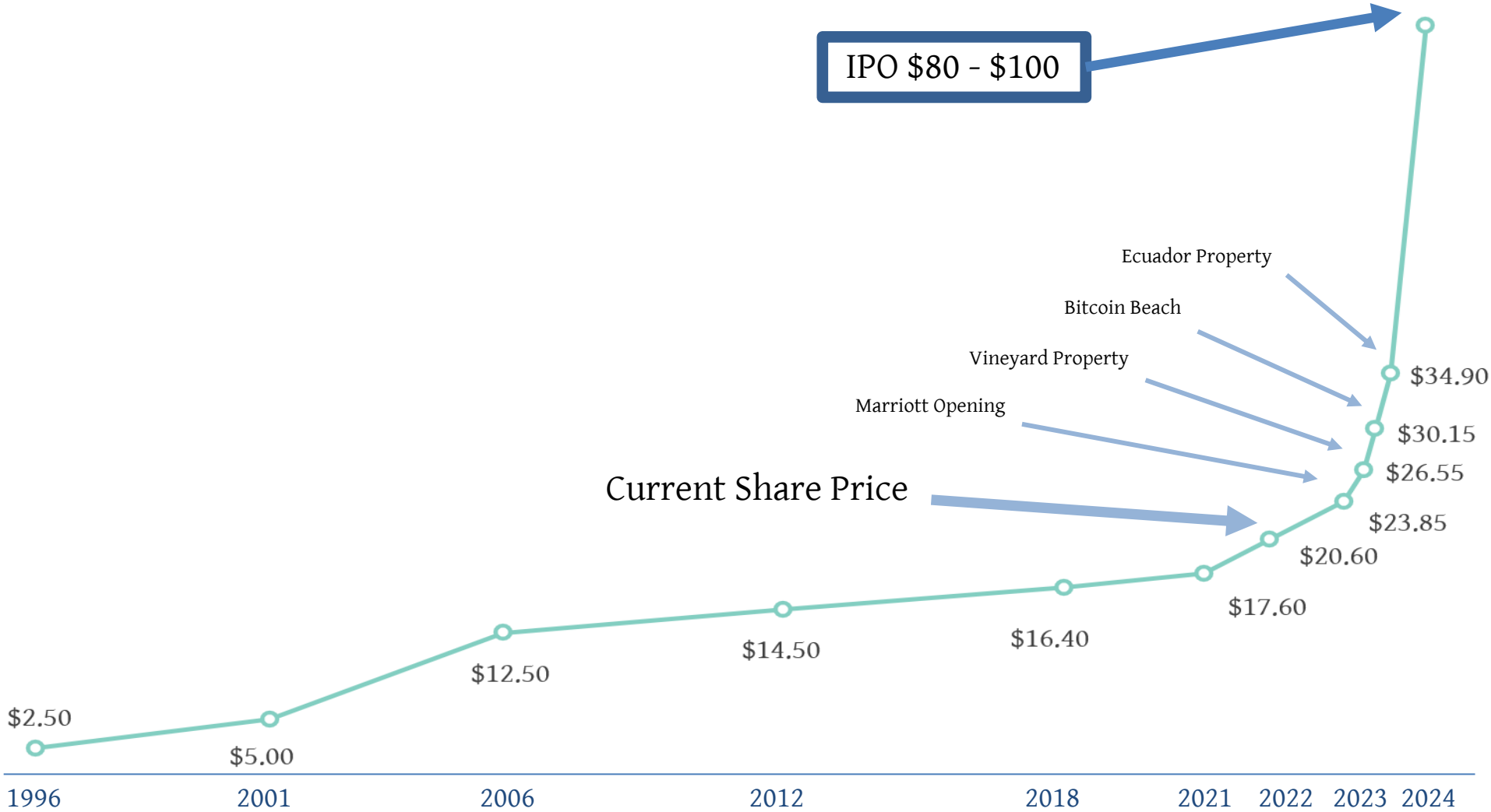


Hard Assets = Real Worth

- *4,300 acres*
- *7 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

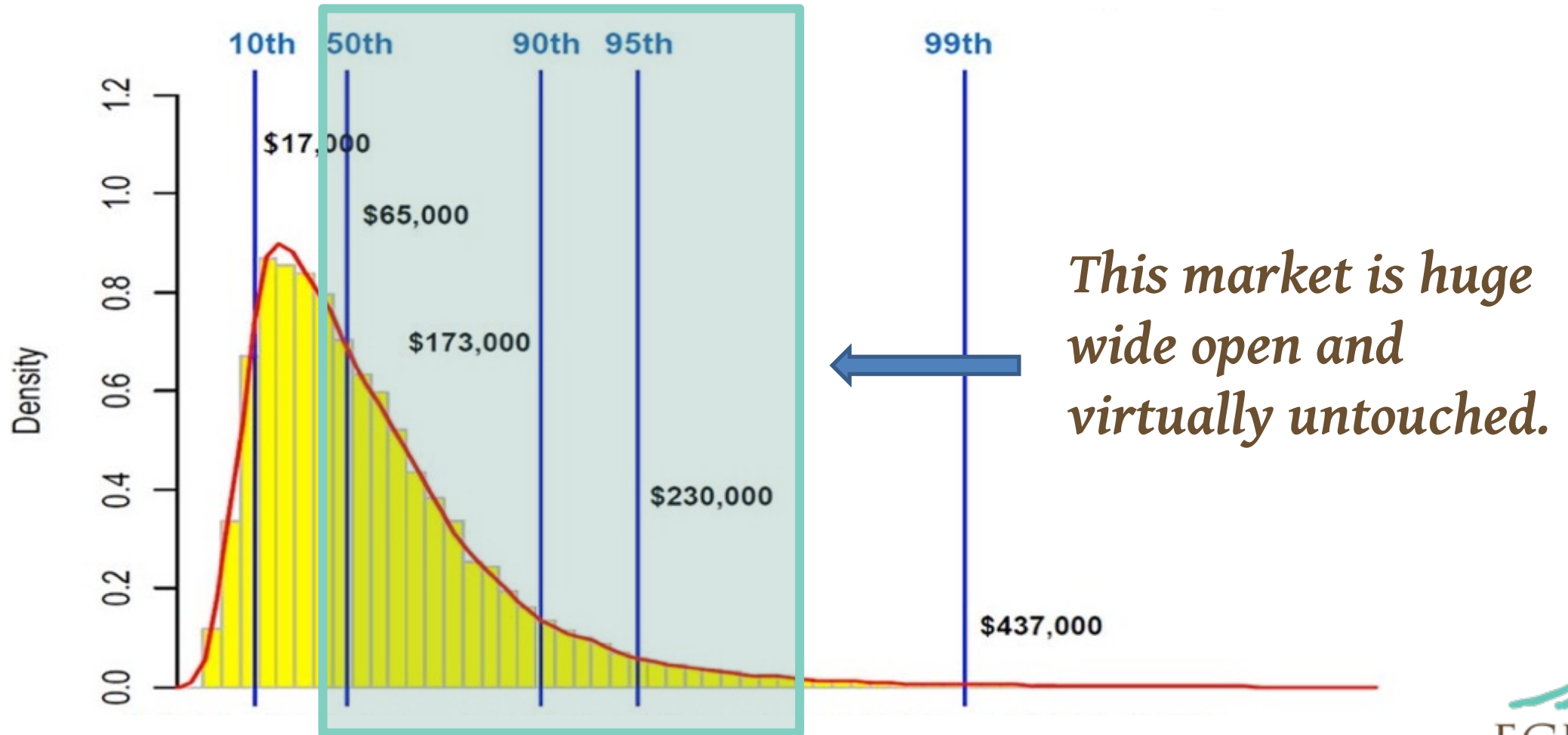


Ecuador

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

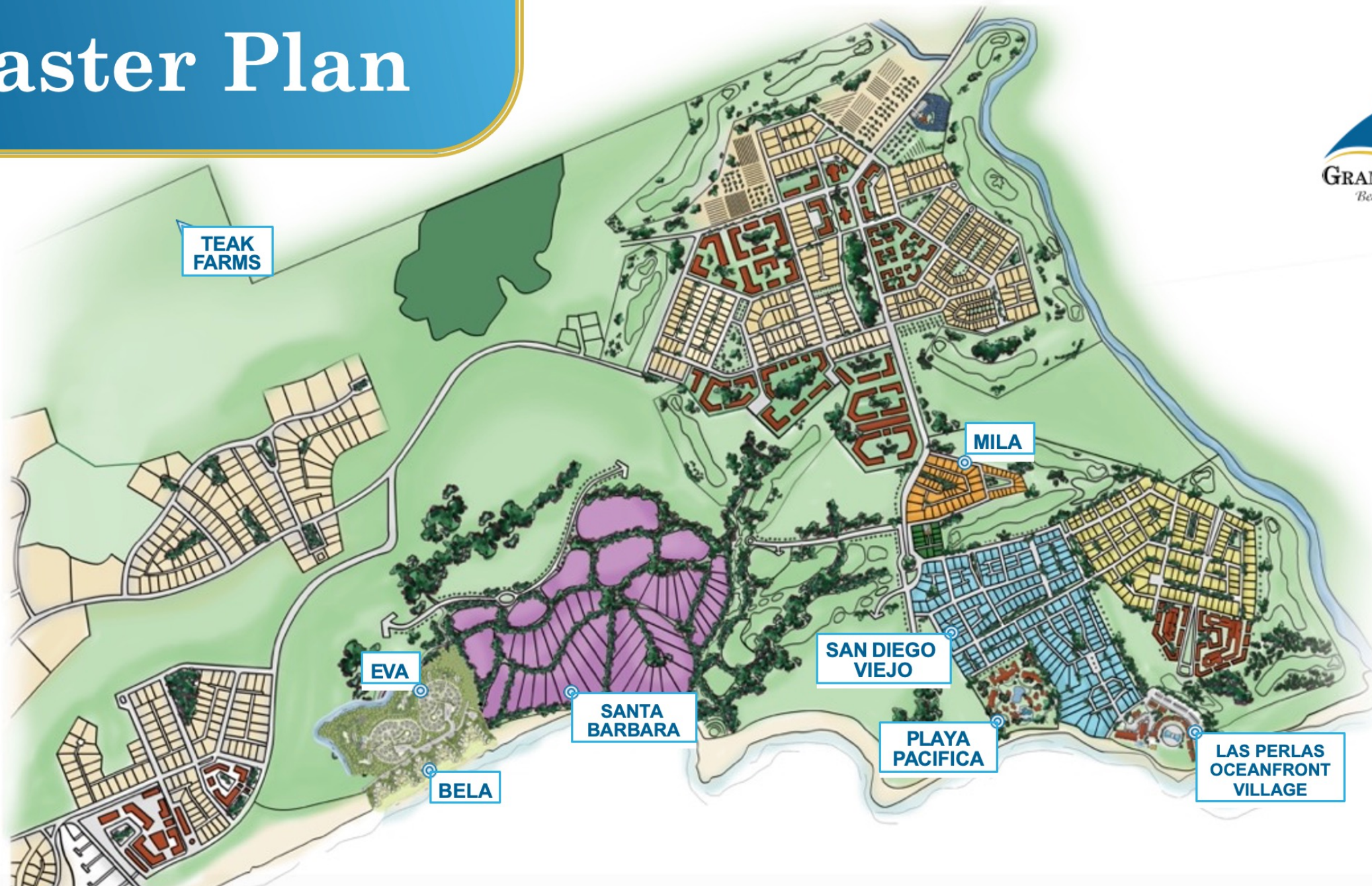


**3.5 miles of beach
on 2,500 acres**

**Golfing, Surfing,
Boating, Fishing,
Biking, Hiking,
Horseback Riding**



Master Plan



TEAK FARMS

MILA

EVA

SANTA BARBARA

SAN DIEGO VIEJO

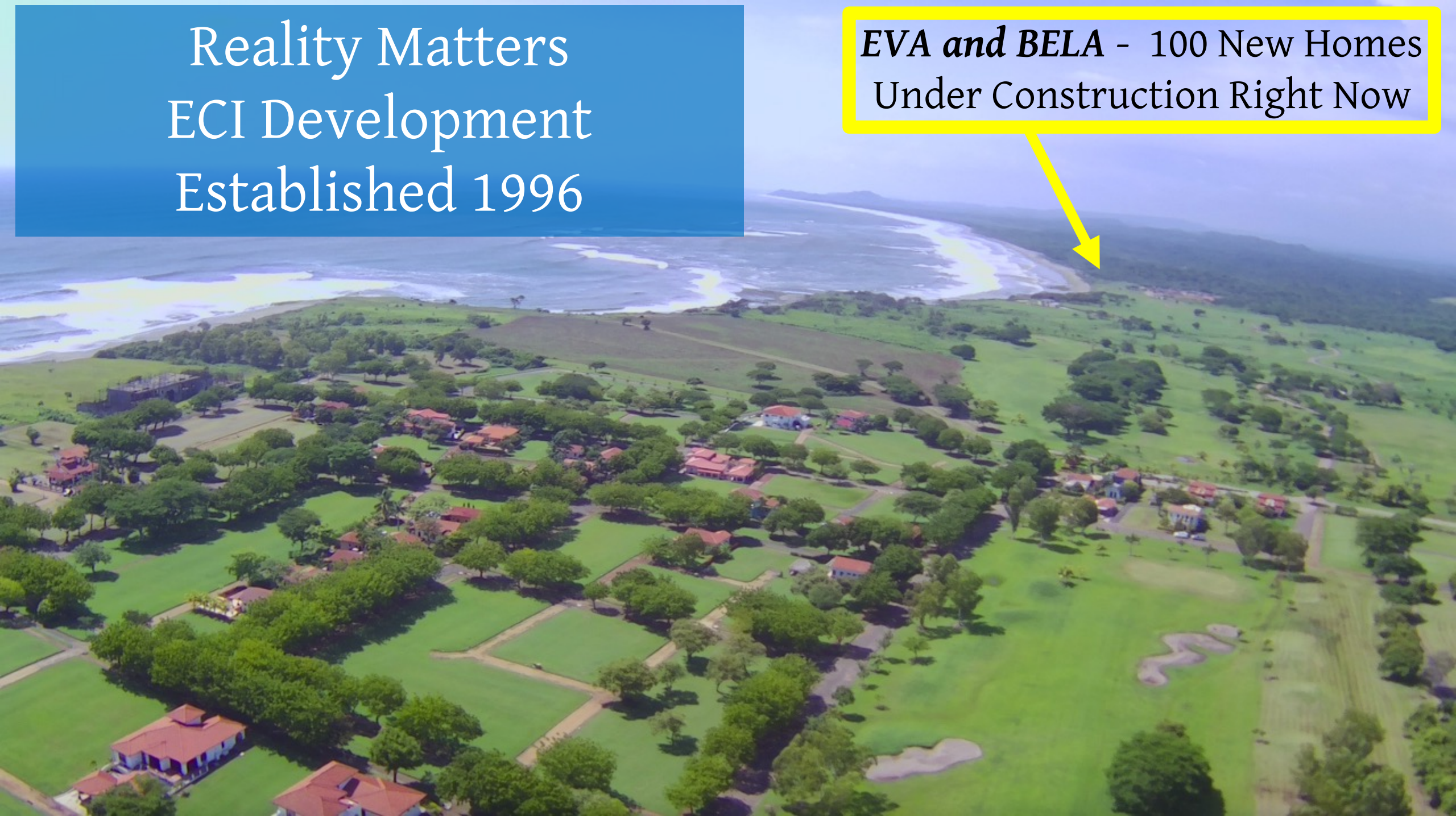
BELA

PLAYA PACIFICA

LAS PERLAS OCEANFRONT VILLAGE

Reality Matters
ECI Development
Established 1996

EVA and BELA - 100 New Homes
Under Construction Right Now



San Diego Viejo

**BELA Oceanfront
From \$399,900**

**EVA Oceanview
From \$139,900**



Construction in 2021-2022





The Reef Honduras Marketing Agreement





GRAN
HIGHLANDS
Danama
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







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.

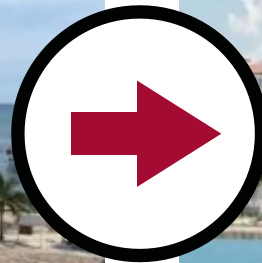


OCEANFRONT LIVING AMBERGRIS CAYE BELIZE

\$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



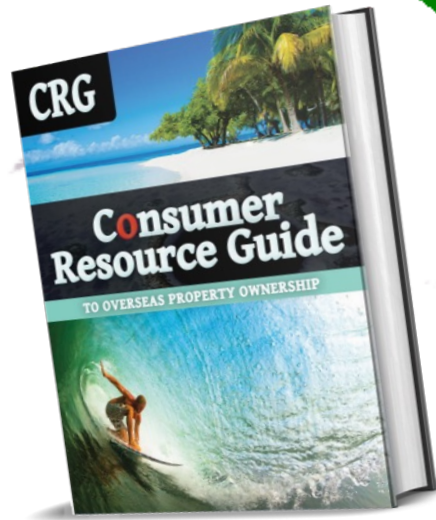
OCEANFRONT LIVING ON AMBERGRIS CAYE, BELIZE



MARRIOTT RESIDENCES BELIZE AMBERGRIS CAYE

Beachfront Caribbean Residences
Starting at \$319,900





15 Critical Questions

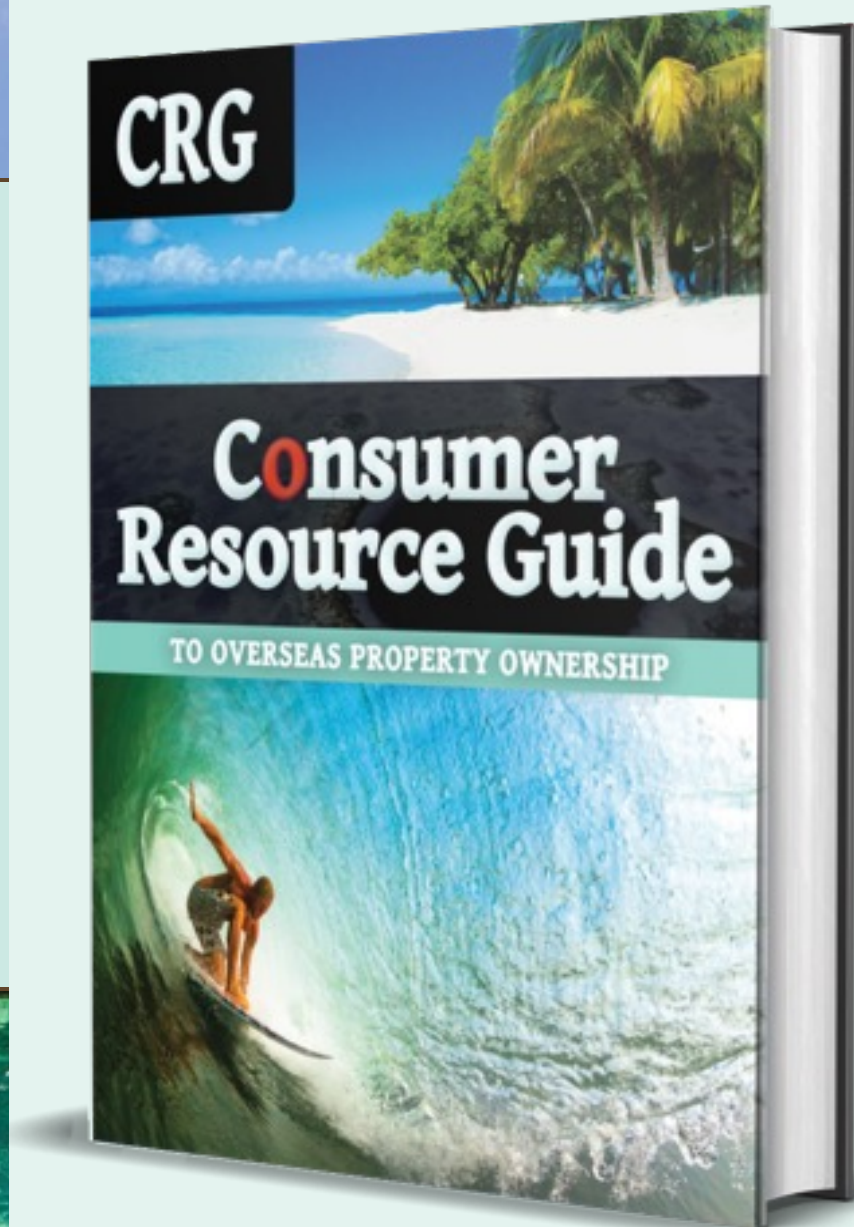
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Consumer Resource Guide

QUESTION #4

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





3 Bed / 3.5 Bath
\$379,900

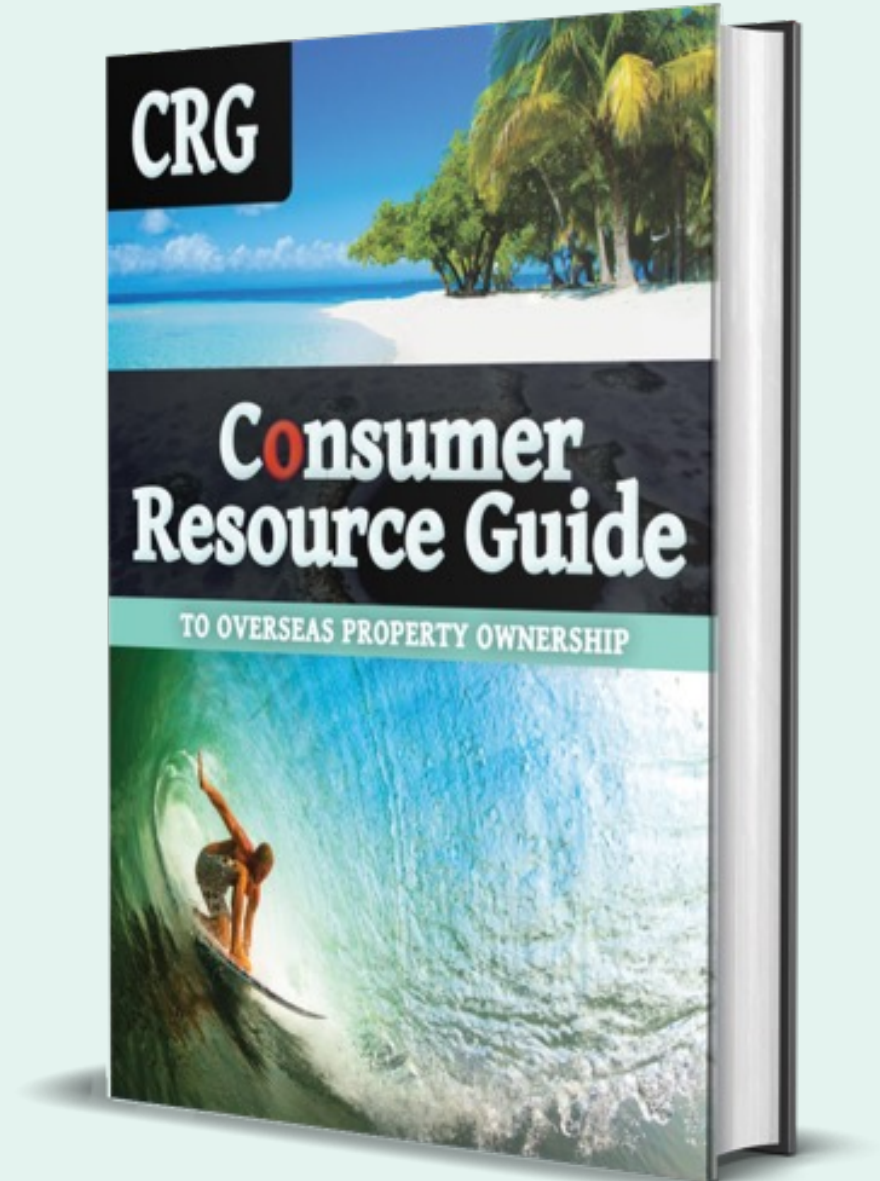




Huh???

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*

Photo: Olivera Rusu

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



Non-Accredited Ownership Titled Property

Belize

Marriott Oceanfront Residences from \$319,000

Best Western Studio Residences from \$129,000

Gran Pacifica

Oceanview homes from \$139,000

Oceanfront Homes from \$399,000

Affordable Caribbean residences

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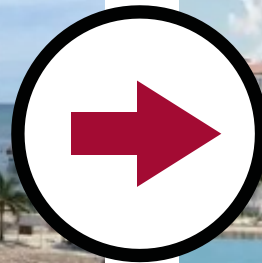
Starting at \$129,000

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\$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



San Diego Viejo

EVA and BELA



San Diego Viejo

**BELA Oceanfront
From \$399,900**

**EVA Oceanview
From \$139,900**



Helpful Considerations

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

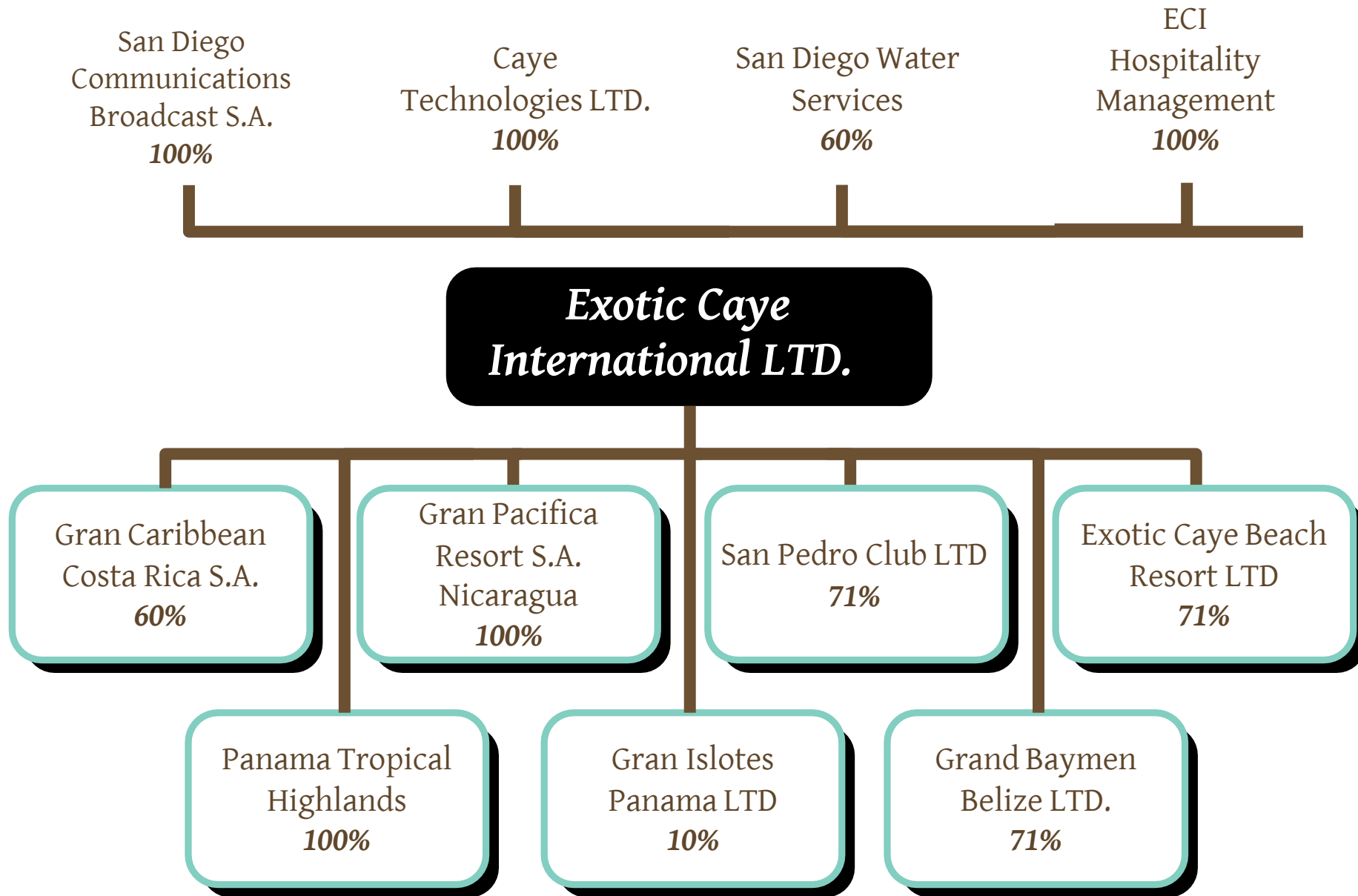




Own Shares of ECI Development

*Accredited Investors Only
Private Placement PPM
Pre-IPO Stock Opportunity*

LIO@EciDevelopment.com



LEADERSHIP

Delivering Inspired Lifestyles For Adventurous Souls.



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Chief Executive Officer and Co-Founder



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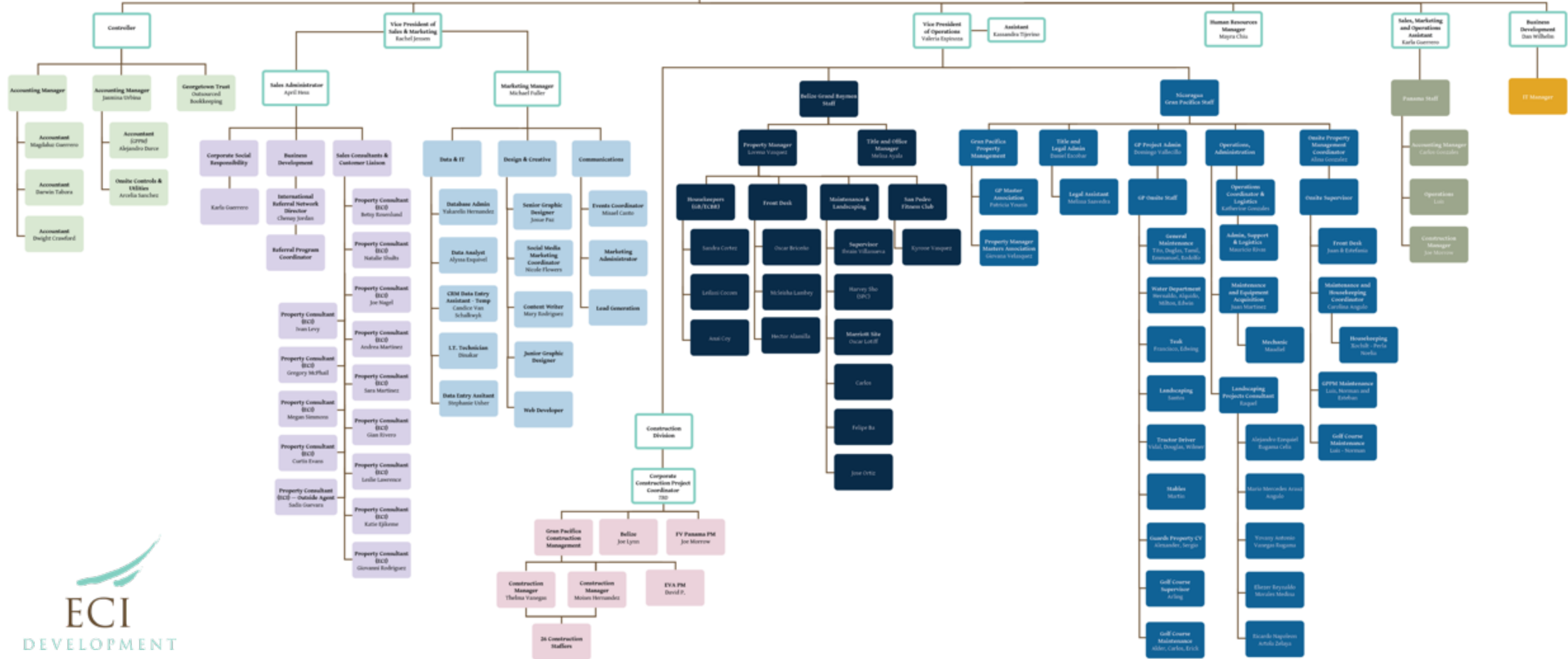
DANIEL WILHELM
Strategic Operations & Advisory Lead



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
<u>Fixed Assets</u>		Tax Payables	\$196,253
Land	\$25,529,998	Payroll Liabilities	\$285,545
Property, Plant and Equipment (Net)	\$6,189,775	Other Payables	\$585,879
Total Fixed Assets	\$31,719,773	Total Current Liabilities	\$33,260,929
<u>Other Current Assets</u>		<u>Long-Term Liabilities</u>	
Loans Receivable	\$735,526	Primary Marriott Loan	\$30,612,500
Other Receivables	\$116,468	Secondary Marriott Loan	\$4,000,000
Intercompany Receivables	\$7,537,267	Long-Term Loans	\$4,449,290
Inventory of Lots for Sale	\$344,127	Long-Term Bonds	\$1,278,323
Construction in Progress	\$15,733,819	Severance Provision	\$97,918
Marriott Project	\$2,814,501	Total Long-Term Liabilities	\$40,438,032
Other Assets	\$99,212		
Total Other Current Assets	\$27,380,920	Total Liabilities	\$73,698,960
		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

Hard Assets = Real Worth

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



Future Assets



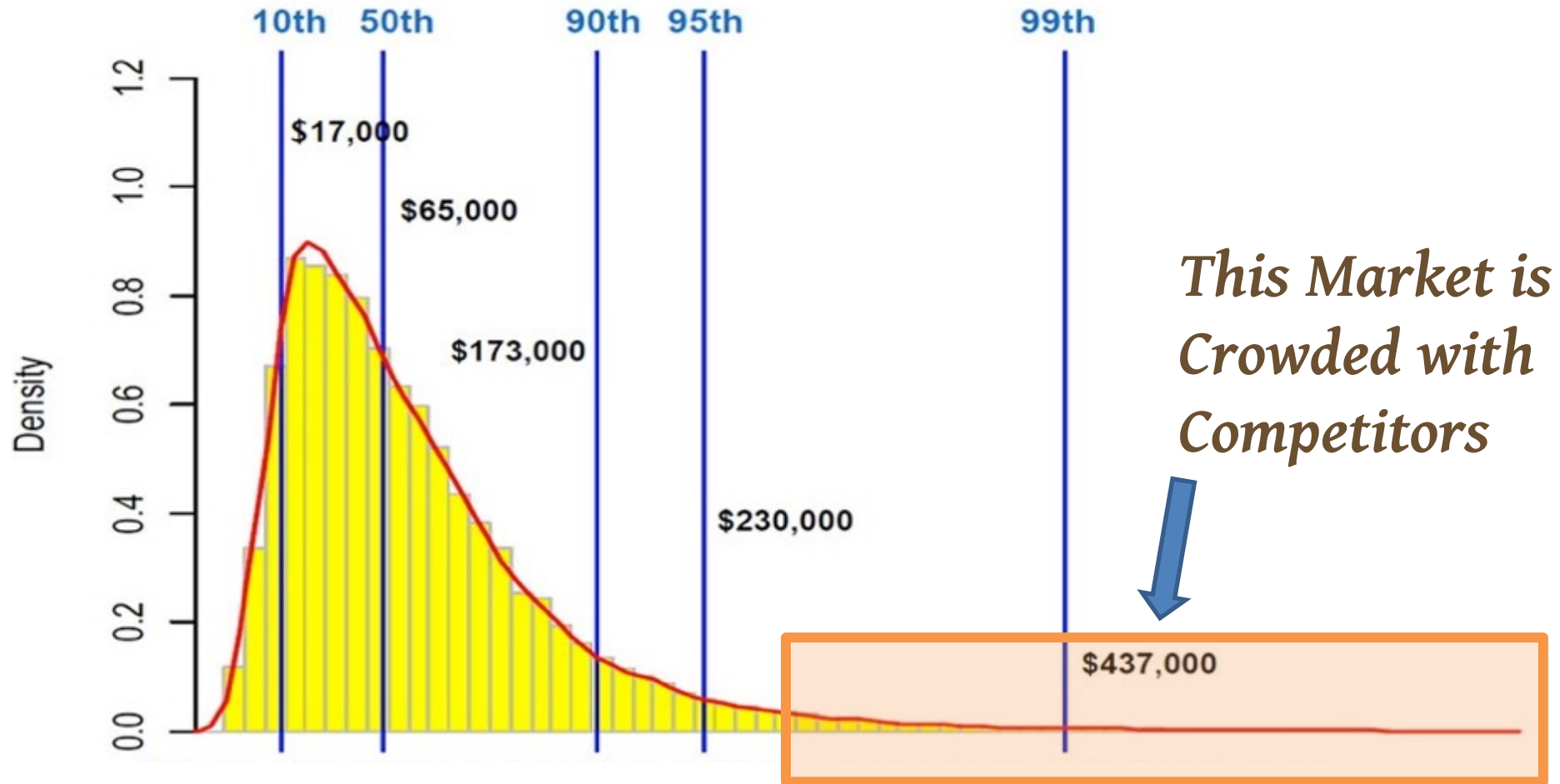
Vineyard Community

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

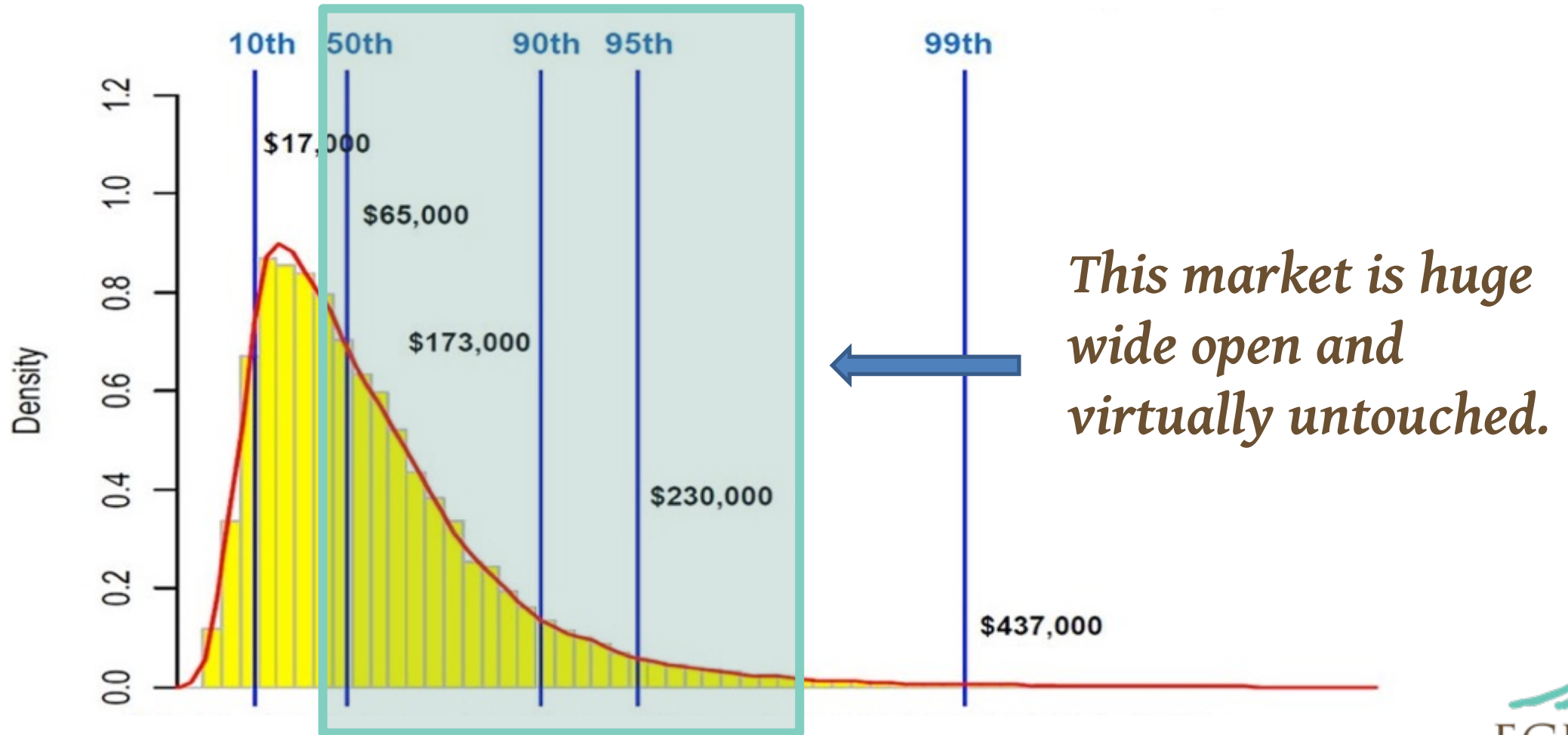
Ecuador

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

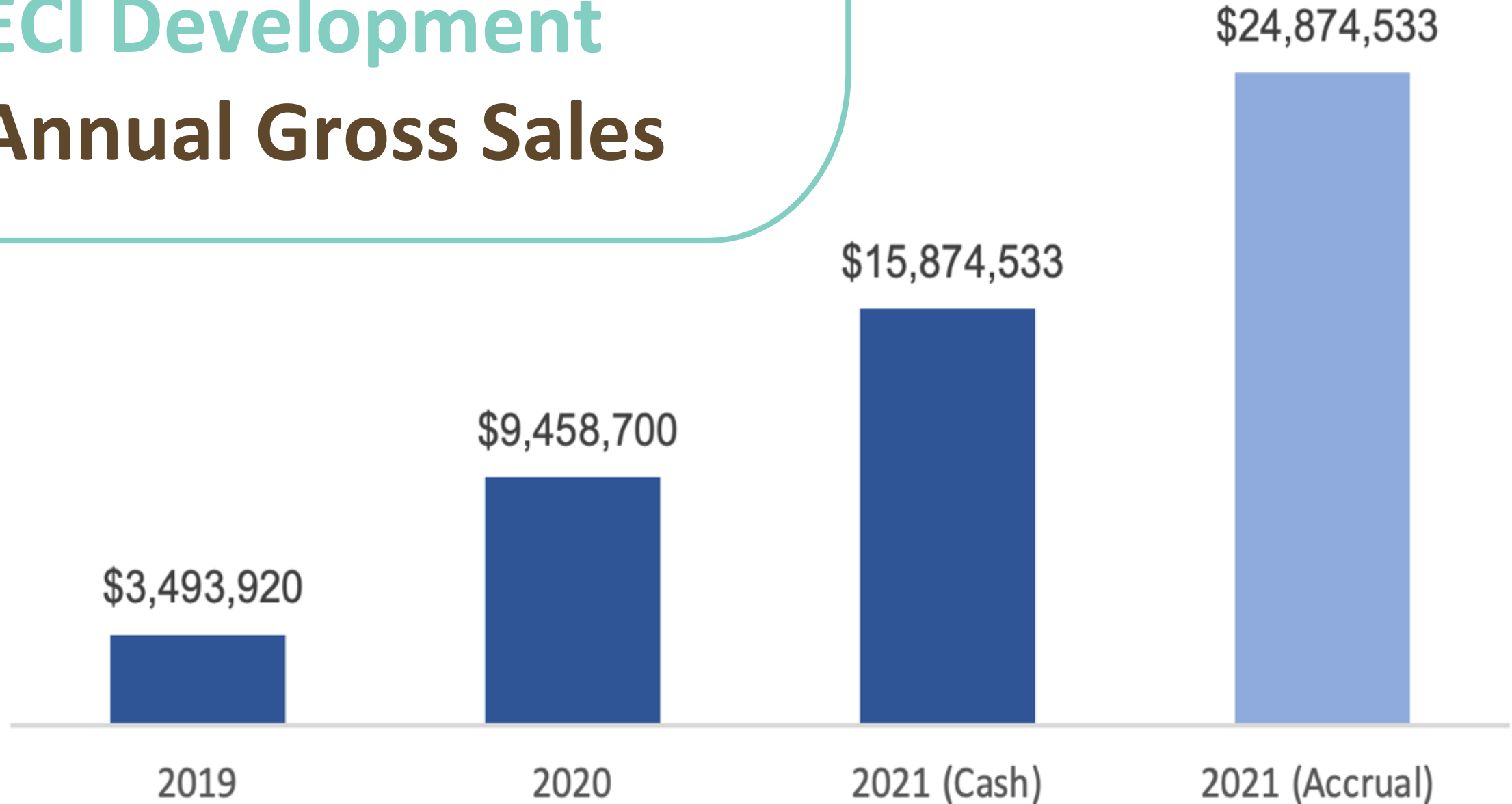
Distribution Of Family Size-Adjusted Income



Distribution Of Family Size-Adjusted Income



ECI Development Annual Gross Sales



2022 Share Price Increase with New Assets Valued

26 Years
Slow Steady Growth
Scale up to IPO Right Now





Join the Family

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Michael K. Cobb
+1.800.290.3028