



Fractional Real Estate Investment

Simplified

Villa

4 Bedroom / Fully Furnished

\$88K

Fractional Investment

UP TO 20%

Estimated Combined Annual Earnings*



Invest. Earn.
in Paradise

You can invest as little as \$88,000 US and receive 10% annual fixed returns starting day 1 and through the construction process and 15%+ annual return from short term rental income thereafter. That's more than \$10,000 US per year in net income!



COSTA RICA

nikori.app/fractional-ownership



A secure and profitable way to invest and diversify your Real Estate investment portfolio

The laptop screen displays a website for 'Fractional Investment Simplified'. The main heading is 'Fractional Investment Simplified' in white and teal. Below it, a 'Villa' is advertised for '\$88k Fractional Investment'. A '20%' return is highlighted, with the text 'Estimated Combined Annual Earnings*'. A call to action says 'Book your one-on-one appointment'. A 'Contact' button is visible in the top right of the website content. The navigation bar at the bottom of the website includes: Overview, Location, Villa Tour, Steps, Testimonials, Webinar, FAQ, and Contact.



It's not just the toucans that are getting excited; investors and travel enthusiasts worldwide are tuning in to the unparalleled opportunities and experiences in Costa Rica.

Fractional ownership at Nikori Riverland provides investors a 'Win-Win' opportunity. It allows savvy investors to access the highest yielding investment property for less with remarkable double digit returns starting day one. Secured by deed and title, these hassle-free turnkey fully furnished properties feature impeccable resort-styled community amenities and access to endless local activities. Your Nikori Riverland investment provides the best in-demand, go-to destination in one of the the hottest short term rental market in the world. It simply makes sense.

THINGS TO CONSIDER:



#1 Travel Destination

Costa Rica was Awarded 2024 Top Travel Destination. Tamarindo has one of the highest demand for Vacation rentals and stable rental cashflow. Location is everything!



Smart Thinking Design

Riverlands stylish 4 bedroom modern villas are thoughtfully designed and outfitted with premium decor, private pool, luxury features, and exceptional experiences.



A Resort Style Community

Riverland is a 5 Star resort-style amenities rich community featuring pools, gym, yoga room and even a restaurant for guests to enjoy.



Start Earning Now

You're earning immediately. Earn 10% fixed returns through the construction period. Earn approximately 15% annual return from your short term Villa rental earnings.



Hassle-Free Secure Investment

Enjoy peace-of-mind with property Deed and Title. Nikori Hotel-styled management and maintenance which includes rental scheduling and billing.



Maximizing your Returns

Fractionals boosts your investment purchasing power, enabling you to buy a higher-end investment home that demands better rental returns.





#1 TRAVEL DESTINATION

Best Costa Rica

Location Matters

This tiny powerhouse of eco-tourism is on the brink of a monumental growth spurt, projected to rake in a whopping \$1.34 billion in the tourism sector by 2028

Demand Drives Revenue





**Eco-tourism:
The Heart of
Growth**

Unparalleled adventures,
25 national parks in Costa Rica,
10 biological reserves, 61 wildlife
refugees, 31 protected zones.



**The Promise
of Unique
Experiences**

Welcome to Costa Rica, where the
rainforests meet the ocean and
adventure awaits at every turn.



**Costa Rica's
allure as a top-tier
destination means it
can command
higher prices**

Country's dedication to
conservation and sustainability
justify the premium, drawing
tourists who are willing to invest
in responsible travel.



**+12%
Increase in
Property
Value**

Sales in the Real Estate market
with a robust increase of 12%
in 2022 in Costa Rica

**Visitors
can Stay
for 180 Days**

Costa Rica has recently
extended its visitor visa from
90 days to a generous 180 days.



**Tourism
Boom!**

2,751,134 visitors in 2023. 17%
increase from 2022 and over 100%
from 2021. Numbers are forecasted
to increase to 3.7M by 2027. That's
in the country of only 5M population.



**SAFE
No National
Military**

Costa Rica abolished its army
in 1948 after a civil war. Budget
redirected into Universal
Healthcare



**Land can
Be Secured by
Deed and Title**

Enjoy the peace of mind
that your investment is secured
by the property deed and title



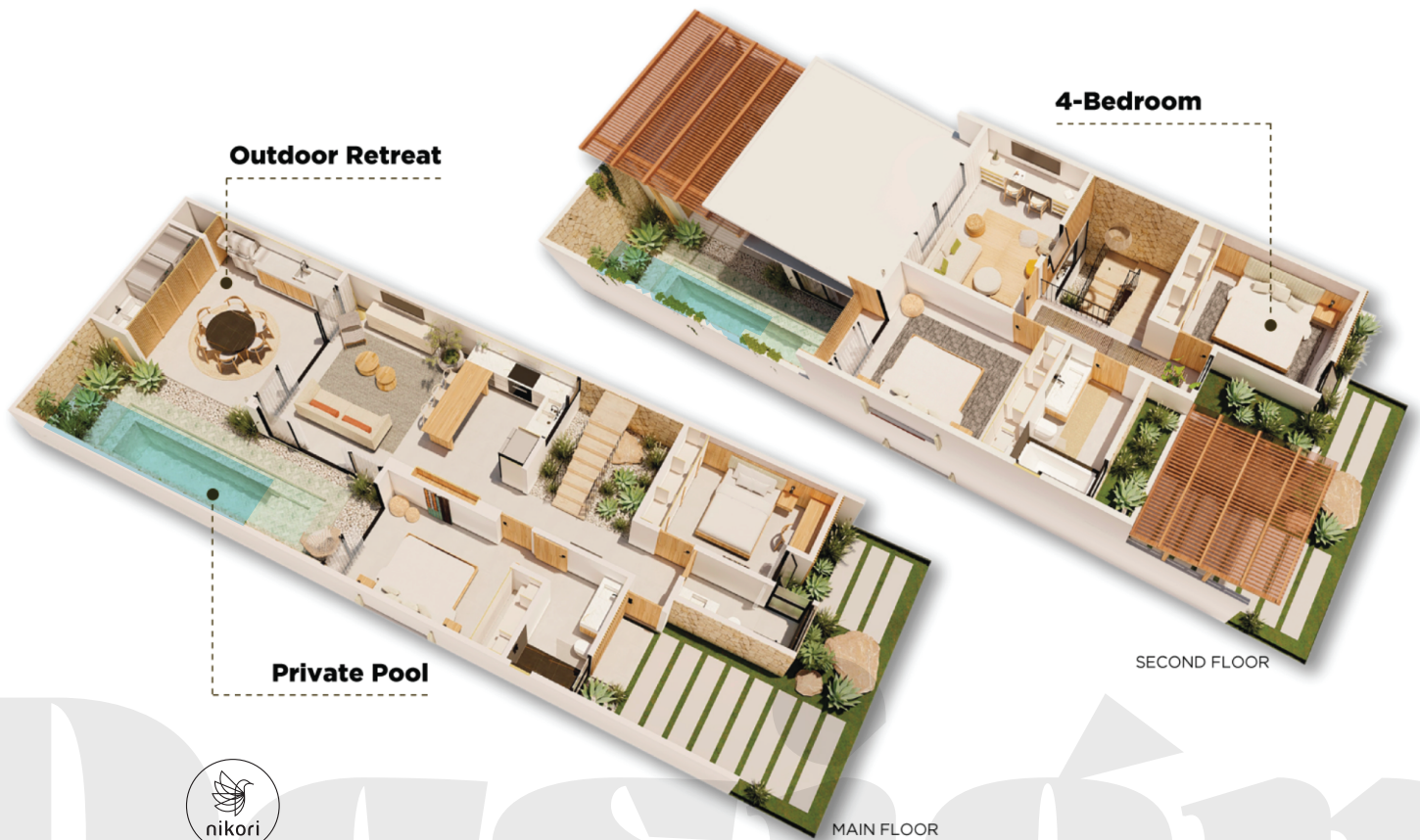
INTENTIONALLY DESIGNED VILLAS

A good investment starts with smart thinking

Fully Furnished and Rental Ready!

Virtually every aspect of Nikori Riverland has been intentionally designed to maximize your investment. From the tropically inspired architecture, right down to the furniture, fixtures and faucets. We've crafted these modern villas to yield the highest rental returns in the marketplace by including open concept 4 bedroom, 3

bath layouts with highly sought after key features like a private pool and an outdoor entertaining area. These villas are all fully furnished with fashionable decor. Every aspect has been thoughtfully considered and built-in to maximize the guest experience and your investment returns.



NIKORI RIVERLAND
TAMARINDO | COSTA RICA

Design



Bright Open Concept Layout



Hotel Inspired Design



Fashionable Layouts

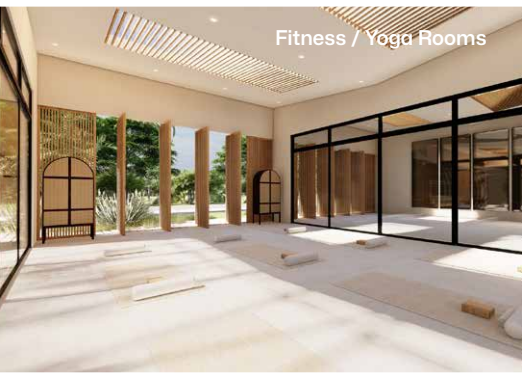


Extended outdoor living with private pool



YOUR INVESTMENT INCLUDES 5 STAR AMENITIES

Amenities for all!



Fitness / Yoga Rooms



Work Space and Social Lounge



aerial view of community amenities

Guests will enjoy a rewarding resort like paradise

- 2 SPARKLING POOLS
- WORK SPACE
- RESTAURANT
- YOGA / GYM
- PET CARE
- KIDS ADVENTURE PARK
- HIGH SPEED INTERNET
- BEACH 7 MINS

Resort Style





BENEFITS TO INVESTORS

Nikori Concierge App

Investors in a Nikori Riverland resort-style community in Tamarindo, Costa Rica with a profit sharing program will benefit from additional income generated by the **Nikori Concierge App**. By offering a comprehensive list of services and activities the **Nikori Concierge App** will provide a seamless and convenient experience that is sure to entice guests to stay longer and spend more, resulting in higher profits for the company and property owners through income sharing.

- PRE-ARRIVAL PLANNING SERVICES:
- PERSONALIZED CONCIERGE SERVICES:
- PERSONAL ASSISTANT SERVICES:
- AIRPORT SHUTTLE:
- LOCAL BEACH SHUTTLE:
- SHARED TRANSPORTATION:
- PRIVATE TRANSPORTATION:
- ON-SITE RESTAURANT RESERVATIONS:
- CO-WORKING AREA:
- BUSINESS ASSISTANT:
- LAUNDRY SERVICES:
- HOUSEKEEPING SERVICES:
- BABYSITTING SERVICES:
- PET CARE SERVICES:
- SHOPPING SERVICES:
- PRIVATE CHEF BOOKING:



ONE-TOUCH SERVICE:

Guests can use the app to access a variety of services, from booking spa treatments to arranging transportation.





HASTLE FREE - FULLY MANAGED PROPERTY

Nikori Rental Program Inclusions:

1: MARKETING AND ADVERTISING:

The property will be listed on various vacation rental platforms, such as AirBnB and VRBO, as well as the management company's website, to reach a wide range of potential guests.

2: BOOKING AND RESERVATIONS:

The management company will handle all bookings and reservations, including processing payments and communicating with guests.

3: CLEANING AND MAINTENANCE:

The management company will handle cleaning and maintenance of the property before and after each rental, ensuring that the property is always in top condition for guests.

4: GUEST COMMUNICATION:

The management company will handle all communication with guests, including answering questions and addressing any issues that may arise during their stay.

5: CHECK-IN AND CHECK-OUT:

The management company will handle the check-in and check-out process, providing guests with keyless entry or other access methods.

6: KEY MANAGEMENT:

The management company will handle key management, ensuring that guests have access to the property during their stay and that the property is secure when not in use.

7: LINEN AND AMENITIES:

The management company will provide clean linens and amenities, such as towels and toiletries, for guests during their stay.

8: 24/7 SUPPORT:

The management company will provide 24/7 support for guests during their stay, addressing any issues that may arise promptly.

9: LEGAL COMPLIANCE:

The management company will ensure that the property is in compliance with all local regulations and laws, including obtaining any necessary permits and licenses.

10: REVENUE MANAGEMENT:

The management company will help the property owner to optimize revenue by adjusting pricing based on demand, occupancy rates and other market factors.

11: DATA AND ANALYTICS:

The management company will provide the property owner with data and analytics on occupancy, revenue, bookings, and other key performance indicators.

12: BOOKING AND ACCOUNTING:

Provide property owners with regular reports on revenue, expenses and reports.



Turnkey Management



OPPORTUNITY SUMMARY



Invest. Earn.
in Paradise

Let's simply break down your Nikori Riverland Investment

1.

You can invest as little as \$88,000

Pick the right amount of ownership for you, and leave the details to us. Choose from 1, 2, 3 or more fractional ownerships.

\$88K

USD / Equivalent Value In BTC

2.

Start earning Immediately!

When you invest with Nikori Riverland today, we pay you a fixed 10% annual return right from the start until construction is completed and your Villa is ready to go into the Nikori rental program.

10%

Initial Annual Earnings*

3.

Rental Earnings

Investors can expect 15% annual returns Net of Fees and Expenses from short term rental income. Our conservative investment returns are based on real time data available on airdna.com. That's more than \$10,000 US per year in net income! Of course the returns have the potential to be much higher

15%

Projected Annual Earnings from Short Term Rentals*

4.

Rental Guarantee

Enjoy the peace of mind with our Rental Guarantee. Your first year's rental income is guaranteed at a fixed rate of 15% upon completion and closing of the property. **Limited Time Offer!**

1 YEAR

Rental Guarantee

5.

Nikori Concierge APP

Guest can use the APP to access a variety of personal concierge services, from booking spa treatments, restaurants to arranging transportation, meals and more. Investment ownership gives you additional shared revenue opportunities.

BONUS Shared Revenue

Fractional



NIKORI RIVERLAND
TAMARINDO | COSTA RICA

It makes dollars and sense!

nikori.app/fractional-ownership



Invest. Earn.
in Paradise

Special Offer
COMPLIMENTARY
TRIP FOR 2
TO COSTA RICA

WITH REFUNDABLE DEPOSIT*
Ask your sales representative for details

ESCAPE



**Fractional
Investment**
Simplified

nikori.app/fractional-ownership

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