

# INVESTMENT OPPORTUNITY EXECUTIVE SUMMARY

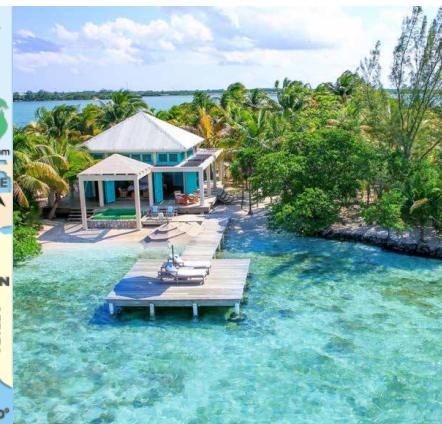
This is a 506(b) Investment opportunity that allows us to accept both Accredited and Sophisticated investors.

TERRA AZUL  
SUSTAINABILITY FUND

## INVESTMENT SHOWCASE: WATERMARK Turtle Island, Belize, by:

### PROJECT HIGHLIGHTS:

- 2 Proposed Phases  
Phase I - 45 Acres  
Phase II - 45 Acres
- 90+ Acre Site
- Miles of Waterfront
- Protected Archipelago
- 5 min. to San Pedro
- 12 min. to Barrier Reef
- 8 min. to Secret Beach
- Steps to Life on the Water
- Currently offers 21 units nightly bungalow rentals (keys), managed by Wyndham Hospitality



### Next Steps:

Register online at [TerraAzulFund.com](http://TerraAzulFund.com)

Reservations - Minimum of \$25,000,  
Add'l Increments of \$25,000

Investment Offering Available - Sept 2022

Funding Deadline - Oct 24

Asset Closing - Oct 31



### SPONSORS CONTACT INFO:

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SCAN TO REGISTER



■ PHASE 1 ■ PHASE 2

## WHY INVEST NOW?

- Beat Inflation, Annualized Preferred Return to investors over 3-4 years is 20%
- Off market deal, privately sourced and negotiated
- Excellent location with supply and HUGE demand imbalance (Ambergris Caye, Belize)
- People need a place to live! Residential/Multi-Family assets traditionally perform very well in recessions
- Maximizing Returns through Value-Add Design
- Sponsor's current plan is to initially develop 45 acres and expand the existing 21 units by an additional 171 new construction units. These units available in 5 floor plans will create additional residences and income/revenue generating units. They will be built after securing required entitlements and building permits from City of Ambergris Caye.
- Amenity Rich / Condo Community with access to man-made snorkle lagoon, Pool, Business Center, Water front yards, restaurants, clubs, marina, beaches and more

### INVESTMENT HIGHLIGHTS (Expected Base Case)

Investors will earn a 20% annualized preferred return, which will accrue from the time of land acquisition. Cash flow upon a capital event, proceeds, net of expenses, shall be distributed into Terra Azul Sustainability Fund and 100% of all net cash flows, to the Investors until they have received a 20% annualized preferred return and a return of all their invested capital to investors.

Acquisition Price (Before Closing Costs)	\$16,000,000 - Class B
Initial Capitalization At Closing	\$24,500,000
Total Equity Commitment	\$8,500,000 - Class A
Projected Hold Period	Approx. 3-4 years
Target Net Investor IRR (After Fees) Target Net Investor Multiple	20% IRR 1.75x-2.0x

## Business Plan:

Expansion of existing 21 units to 171 units on 45 acres over 3 years.

\*Does Not Include Site Premiums or Upgrade Option Revenues.

Plan Name	Gross SQFT	Market Price	\$/sqft	Total Units	Total Area	Total
The Snapper	857	\$399,930	\$466	31	26,567	\$12,397,830
The Barracuda	1080	\$557,325	\$516	39	42,120	\$21,735,675
The Grouper	1405	\$690,325	\$491	29	40,745	\$20,019,425
The Tarpon	1893	\$979,305	\$517	38	71,934	\$37,213,590
The Eagle Ray	2317	\$1,197,955	\$517	34	78,778	\$40,730,470
				<b>171</b>	<b>260,144</b>	<b>\$132,096,990</b>

Estimated Site Premiums	\$6,720,000
Estimated Upgrade / Option Revenue	\$2,490,000
Estimated Marina Slip Revenue	\$4,320,000
<b>Anticipated Gross Revenue</b>	<b>\$145,626,990</b>

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This Business Plan contains several future financial projections and forecasts based on numerous assumptions and hypothetical scenarios. Past performance does not guarantee future results and therefore the Sponsor(s) makes no guarantees of projected investor returns.

## Investment Overview:

### CRITERIA:

- Minimum of \$25,000 investment, any additional increments of \$25,000
- Sponsors are investing \$750,000 of the initial raise

### STRUCTURE:

- Class A LP shares of Watermark By Turtle Island
- Preferred Equity Return per Annum: 20%