

# The Colombian Nature Preserve Project

**SunDrop Resort and Holistic Spa  
in Chingaza, Colombia**

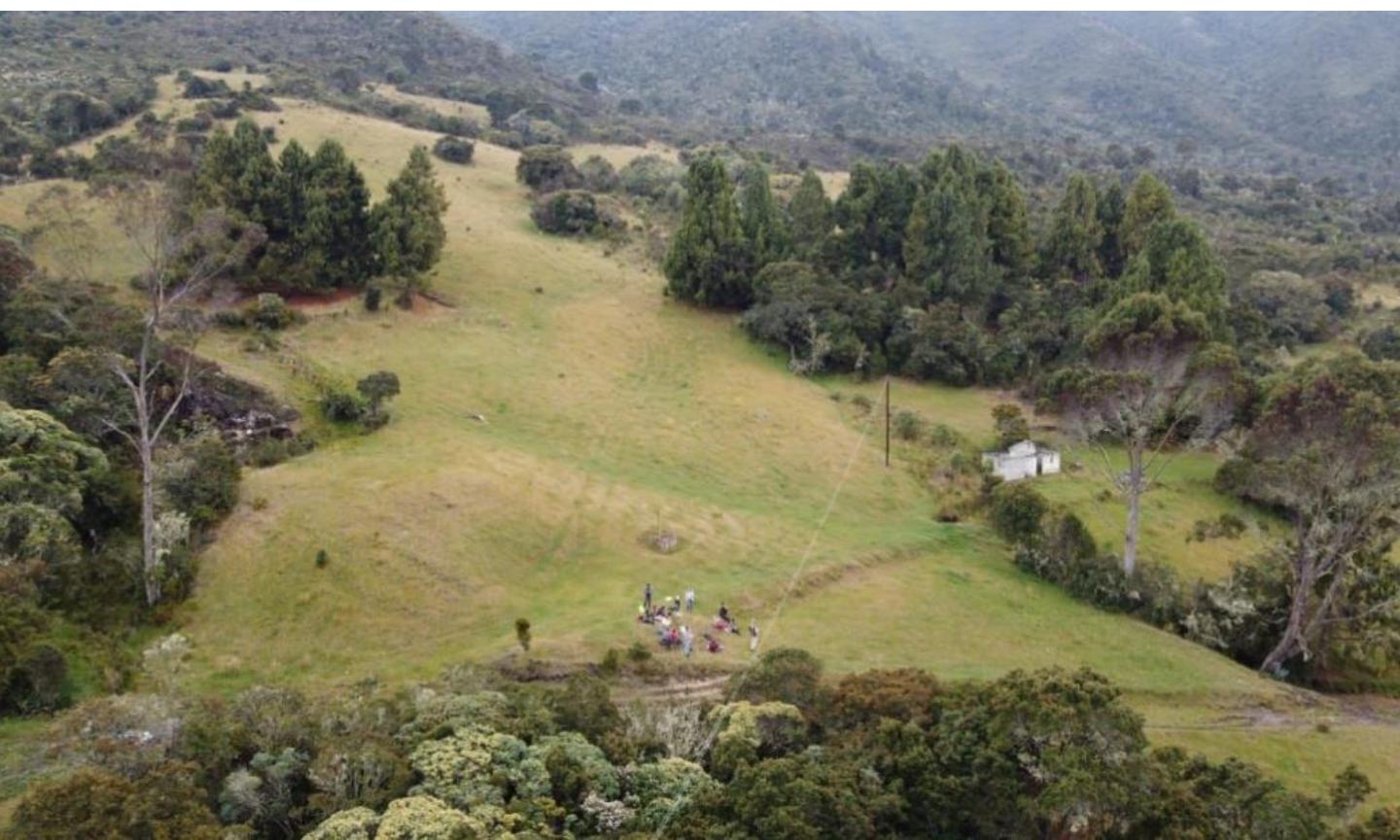


Chingaza National Natural Park is located about an hour's drive from Bogotá, in the eastern mountain range of the Colombian Andes.

## Chingaza Location

It covers over 76,600 hectares and is a vital water source for the city of Bogota.

The park features stunning landscapes, including paramo ecosystems, Andean forests, and glacial lakes.



## The Park:

**Hiking:** Explore the park's diverse landscapes on six trails, including the Laguna de Siecha and Laguna Seca trails.

**Birdwatching:** Spot over 390 species of birds, including the Andean condor and the flame-winged parakeet.

**Wildlife Observation:** Catch glimpses of spectacled bears, white-tailed deer, and tapirs.

For accommodations, you can:

**Camp:** Stay in one of the eight comfortable camping areas equipped with necessary facilities, including electricity, drinking water, and hot water.

**Cabin:** Book a cabin through our staff or community tourism organization managing ecotourism services in the park.

## Activities and Accommodations

Visitors can enjoy various activities Hiring. Camping, bird watching, more...

### Costs and Entrance Fees:

Entrance fees vary depending on nationality and age:

Colombians and Resident Foreigners: COP 16,500 - 20,000



### Sustainability

#### Efforts

Chingaza National Natural Park prioritizes sustainable practices and promoting eco-tourism to minimize human impact.

**Non-Resident Foreigners:** COP 53 To book your visit, contacting our tour operators or Nature Colombia, which offer guided tours and transportation services.





The EcoVillage Project is a comprehensive and sustainable community development. Here's a breakdown of the components:

## Residential Components

1. EcoHomes: 55 homes spread across 20 acres, with an overall density of 1/3 acre per dwelling.
2. Rental Apartments: 50 units available for Airbnb rentals, with potential for owner programs.
3. Workforce Housing: 20 dorm rooms accommodating up to 40 onsite staff.
4. Senior Care Facility: With aides for elderly residents.
5. Child Care Center: Language-immersive preschool and teachers.
6. Business Center: Executive assistants available for residents and businesses.
7. Amenities:

## Wellness and Fitness:

1. Holistic Spa: Offering various spa services.
2. Fitness Center: With yoga, spin classes, and group fitness classes.

The EcoResort offers a comprehensive and luxurious experience, combining sustainable living with high-end amenities. Key features include:

## Hospitality and Services:

1. Family-Style Meals: 21 meals per week delivered to each EcoHome, prepared by on-site chefs and kitchen staff.
2. Personalized Assistance Programs: 15 hours per week of dedicated support for each EcoHome, customizable to:
  - a. Senior care
  - b. Childcare
  - c. Executive Assistant (digital) services
  - d. Spanish/English home tutoring
  - e. Forest hiking/nature guide adventures

## Community Features

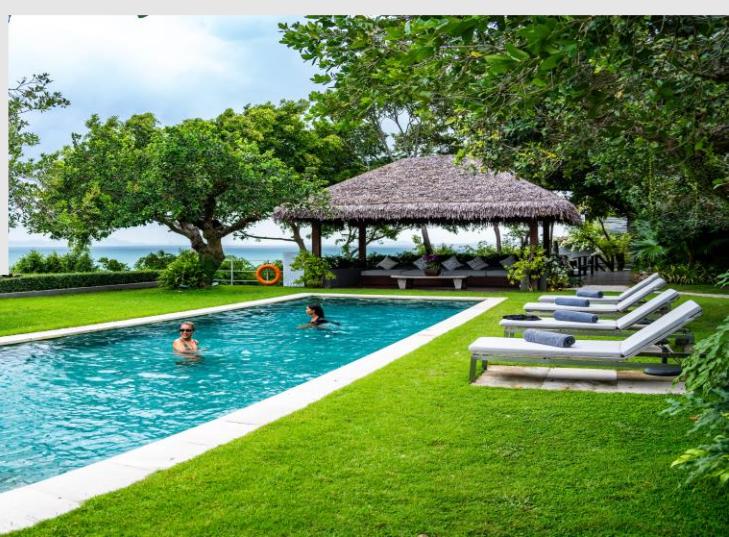
1. Community Garden: Cooperative garden boxes for residents.
2. Sports Courts: Mayan/Aztec-style sports courts for recreational activities.
3. Lakes: Three natural spring-fed lakes with swimming and lap courses, as well as fishing.
4. CoOp Poultry Production: Facilities for chicken, turkey, rabbit, and chigocha production with feeders and free-range pens.
5. Billiards room
6. Theater rooms
7. Commercial kitchen and dining room
8. Social Club (bar, restaurant, table/card games)
9. Game room
10. Storage spaces
11. Small market
12. Coffee shop
13. Second restaurant

## Community Engagement:

1. Participation Programs: Opportunities for residents to participate in community activities.
2. Volunteering Programs: Residents can volunteer and give back to the community.
3. Tutoring Programs: Available for residents, particularly children.

## Sustainable Practices

1. Forest Restoration: Efforts to preserve and restore the natural forest ecosystem.
2. Farm-to-Fork CoOp Farming: On-site farming and food production, promoting sustainable agriculture and reducing carbon footprint.



## **Security and Safety:**

1. Armed Private Security Staff: 24/7/365 security presence on the property.
2. Security Drivers: Additional safety measures for residents.

## **Investment Benefits**

1. Pathway to Colombian Citizenship: Ownership investment includes a pathway to citizenship within 5 years.
2. Legal Services: Included as part of the investment package.

The EcoResort Resort Community Services prioritize sustainability, luxury, and personalized support, offering a unique living experience.

The EcoVillage systems equipment is quite comprehensive, incorporating sustainable energy solutions, eco-friendly waste management, and innovative transportation. Let's break down some of the key components:

### Sustainable Energy Solutions

1. Solar Array: Generates electricity from sunlight, reducing reliance on non-renewable energy sources.
2. Micro-Hydro Power Generation: Harnesses energy from water flow to produce electricity, providing a reliable and renewable source of power.
3. Battery Storage System: Stores excess energy generated from solar and micro-hydro power for later use, ensuring a stable energy supply.
4. LNG Storage Tank and Micro Turbine Back-up Generator: Provides a backup power source during periods of low energy generation, ensuring continuous power supply.

5. Electric Mountain Bikes and Charging Stations: Provides a sustainable mode of transportation for short distances, reducing reliance on fossil fuels.
6. Electric ATVs and Charging Stations: Offers a versatile and environmentally friendly option for transportation and recreation.
7. Community Electric SUVs with Drivers and Charging Station: Provides a convenient and sustainable transportation solution for residents and visitors.
8. Helicopter Pad: Allows for direct flights from El Dorado Airport in Bogota, providing easy access to the EcoVillage.

## **Waste Management Systems:**

1. Grey Water Recycling System: Treats and reuses grey water for irrigation, toilet flushing, or other non-potable purposes, reducing water waste and conserving resources. This system can also produce steam and hot water for domestic use, and even generate power.
2. Black Water and Organic Composting System: Converts human waste into nutrient-rich compost, reducing waste disposal and creating a valuable resource for agriculture<sup>1 2</sup>.

## **Extra Features**

Gardening Sheds with Electric Power Equipment and Hand Tools: Supports sustainable gardening practices and provides residents with the necessary tools and equipment.

Overall, the EcoVillage systems equipment is designed to promote sustainability, reduce waste, and create a self-sufficient community. By incorporating innovative technologies and eco-friendly practices, the EcoVillage can serve as a model for environmentally responsible living.

### **Agricultural Equipment:**

1. Tractors or small farm equipment: For maintaining the community garden and farm areas.
2. Irrigation systems: To efficiently water crops and gardens.
3. Greenhouse equipment: For starting seeds, propagating plants, and extending the growing season.

### **Animal Husbandry Equipment:**

1. Chicken coops and equipment: For raising chickens and collecting eggs.
2. Rabbit hutches and feeders: For raising rabbits and other small animals.
3. Poultry processing equipment: For processing and packaging poultry products

### **Renewable Energy Equipment:**

1. Solar panels: To generate electricity and reduce reliance on non-renewable energy sources.
2. Wind turbines: To generate electricity and supplement solar power.
3. Energy storage systems: To store excess energy generated by solar and wind power.
4. Hydro-Electric Equipment.

The EcoResort Glamping experience is a unique blend of nature, culture, and sustainability. Here's a breakdown of what it entails:

### **Water Management Equipment**

1. Water filtration systems: To purify water from natural sources or wells.
2. Rainwater harvesting systems: To collect and store rainwater for irrigation and other non-potable uses.
3. Grey water recycling equipment.

### **Community and Recreational Equipment**

1. Sports equipment: For the Mayan/Aztec sports courts and other recreational areas.
2. Outdoor furniture: For community gathering spaces and outdoor areas.
3. Art and craft supplies: For residents to express their creativity.

### **Other Equipment**

1. Composting equipment: To turn food waste into nutrient-rich soil.
2. Recycling equipment: To sort and process recyclable materials.
3. Maintenance equipment: For general maintenance and upkeep of the community.



## Key Features of Glamping

1. Indigenous Experience: Immerse yourself in local rituals, cooking, and nature studies, promoting body, mind, and spirit rejuvenation.
2. Glamping Sites: 60 Indigenous Replicative Glamping sites available for rent on Airbnb, offering a luxurious and immersive experience.
3. EcoReforestation: A 15-year program to plant and maintain 50,000 native trees and plants on 35 acres of deforested land, previously used for potato fields.

## Benefits:

1. Sustainable Tourism: Supports local ecosystems and promotes eco-friendly practices.
2. Cultural Exchange: Fosters understanding and appreciation of indigenous cultures and traditions.
3. Nature Connection: Provides opportunities for guests to reconnect with nature and themselves.

## Similar Eco-Resorts

Some examples of eco-resorts that offer similar experiences include:

1. Las Qolqas Eco Resort in Peru, featuring luxury safari-style tents and a focus on sustainability.
2. Paradu Tuscany EcoResort in Italy, offering eco-chalets and lodge tents amidst a Mediterranean pine forest.
3. Mas Salagros EcoResort in Spain, a 100% eco-friendly destination with sustainable operations and organic cuisine.
4. Talaia Plaza EcoResort in Spain, a hillside resort overlooking the Mediterranean Sea, prioritizing sustainability and local culture.

These eco-resorts prioritize sustainability, local culture, and connection with nature, providing unique experiences for guests. Our EcoResort AgroForestry/Restoration project is a comprehensive and sustainable initiative, combining commercial agroforestry with farm-to-fork operations. Here are some benefits and features:

## AgroForestry Operation:

1. Diverse Crops: Planting approximately 10,000 trees and plants, including exotic hardwoods, cocoa, lime, avocados, mango, berries, and other commercial crops.
2. Sustainable Practices: Agroforestry promotes biodiversity, soil conservation, and efficient water use.

## Farm-to-Fork Operation:

1. CoOp Food Production: On-site production of vegetables, fruits, and proteins, promoting local food systems and reducing carbon footprint.
2. Integrated Farming: Combining fish (trout) farming, poultry, and small animal ranching to create a diverse and resilient food system.

## Benefits:

1. Economic Benefits: Commercial agroforestry and farm-to-fork operations can generate income and create jobs.
2. Environmental Benefits: Sustainable practices promote biodiversity, soil conservation, and efficient water use.
3. Social Benefits: Cooperative farming and food production can foster community engagement and social cohesion.

The EcoResort revenue projections are comprehensive, with multiple streams of income. Here's a breakdown:





The EcoResort expense projections are detailed, with various costs accounted for. Here's a breakdown:

#### Expenses

1. Onsite Staffing: \$292,000/year (40 staff x 8hr shifts x 365 days x \$2.50/hour seems to be a calculation error, but let's assume it's \$300,000/year as stated).
2. Maintenance/Materials: \$150,000/year, covering various aspects like micro-grid components, generators, and building maintenance.
3. Security Contractors and Monitoring: \$300,000/year, ensuring the safety and security of the resort.

## Finance

### The Eco Resort Revenue Streams:

1. Glamping Sites: 60 all-inclusive sites with indigenous experience program, generating \$3,250,000/year.
2. AirBnB Rentals: 50 all-inclusive apartments and sleeping pods, generating \$2,250,000/year.
3. Commercial AgroForestry: Generating \$750,000/year.
4. Bottled Spring Water: Selling 500,000 gallons/year, generating \$500,000/year.
5. Carbon Reforestation Tax Credits: 50,000 native trees, generating \$500,000/year.

### Total Revenue

The total projected revenue is \$7,250,000/year, indicating a potentially lucrative and sustainable business model. This diversification of revenue streams can help mitigate risks and ensure long-term viability.

## Total Expenses:

The total expenses are \$1,250,000/year (\$300,000 + \$150,000 + \$300,000 + \$500,000 VIP fund).

### Net Income:

The net income is \$6,000,000/year, with each ownership fraction (1/220) receiving \$27,272.00/year.

### Note:

It's essential to review the ownership overview to understand the structure and distribution of income among ownership fractions.



The EcoResort construction costs are comprehensive, covering various aspects of the project. Here's a breakdown:

### Costs

1. Land and Entitlements: \$8,259,000
2. Reforestation and Agro-Forestry: \$750,000
3. Site Improvement: \$1,000,000 (trails, lakes, grading, natural retaining walls)
4. Glamping Structures and Sites: \$750,000
5. EcoVillage and Systems: \$12,500,000 (infrastructure, EcoHomes, BLOC Campus, and Building)

### Total Project Cost

The estimated total project cost is \$23,000,000 (plus/minus), indicating a significant investment in sustainable development and eco-friendly infrastructure. This project prioritizes environmental stewardship, community development, and luxury eco-tourism.

The EcoResort ownership and funding model are complex, but here's a breakdown:

#### **Founding Owners:**

1. Initial Investment: 55 founding owners contribute \$150,000 for land acquisition, entitlements, and a deeded EcoHome condominium.
2. Ownership Structure: Each founding owner gets 1/55 ownership of the land with entitlements to develop EvoVillage and sell condominiums (fractional shares) complete forest restoration project, complete Agro/forestation and Cozop farming project.

#### **EcoHomes Sales:**

1. Condominium Sales: EcoHomes are sold as 1/4 of 4/4 deeded fractional ownership condominiums (13 weeks/year) which includes 1/220 ownership of the resort.
2. Sales Price: Each 1/4 share is sold for \$160,000, generating \$35,200,000 in revenue.

#### **Development Fee and Profit:**

1. Development Fee: 10% of sales revenue (\$3,500,000) is retained by the development company.
2. Net Profit: Founding owners are entitled to a net profit of \$8,700,000 (plus/minus), in addition to their original investment.

#### **Additional Benefits for Founding Owners:**

1. Lifetime Discounts: Founding owners get lifetime space-available discounts on stays, programs, and facilities.
2. Discounted Access: They also get space-available discounted access to resort programs.
3. Path of citizenship

The model offers attractive benefits for founding owners, including potential **profit** and **exclusive perks**.



# About Colombia Tourism and its Future

Colombia's international tourism is experiencing strong, record-breaking growth, with forecasts suggesting continued momentum driven by diverse offerings like ecotourism, cultural heritage, and medical tourism. The government considers tourism a key economic driver, and the future outlook includes an increased focus on sustainability, digital platforms, community-based experiences, and infrastructure enhancements to support this expansion.

## Strong Current Performance & Future Projections:

1. Record-Breaking Growth: 2024 and 2025 have shown record numbers of international arrivals, exceeding government goals and establishing Colombia as a major global tourism hotspot.
  2. Continued Momentum: The trend is expected to continue, with 2025 aiming for even more historic breakthroughs and sustained growth in visitor numbers.
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## Key Drivers for Growth:

1. Economic Strategy: The Colombian government prioritizes tourism as a primary strategy for economic development, social inclusion, and increased international visibility
  2. Digital Platforms: Increased investment in digital tools and platforms is a strategic move to enhance competitiveness and attract more visitors.
  3. Infrastructure Investment: Upgrades to infrastructure, such as airstrips, are crucial for improving access to lesser-known tourist destinations.
  4. Influencer Marketing: Foreign influencers are playing a role in boosting Colombia's tourism boom, contributing to increased revenue.
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## Growing Tourism Niches:

1. Ecotourism and Sustainability: There is a commitment to sustainable tourism, with significant efforts in natural areas like the Amazon and Sierra Nevada de Santa Marta, according to Colombia's government.
  2. Cultural Tourism: Vibrant cities like Barranquilla are emerging as cultural epicenters, complementing traditional destinations like Cartagena and Mompox.
  3. Community-Based Tourism: Experiences that involve community participation in conservation and local preservation are gaining traction.
  4. Health and Medical Tourism: Colombia is a well-established destination for affordable and high-quality medical procedures like liposuction and dental work.
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## Challenges and Opportunities:

1. Infrastructure Strain: The surge in visitors has led to overwhelmed airports and infrastructure, presenting a challenge for management.
2. Diversification: The long-term strategy involves diversification away from traditional extractive industries, with tourism seen as a potential replacement for sectors like oil and gas.

# Guasca, Colombia

is a tranquil mountain town northeast of Bogotá, known for its agricultural lands, proximity to the Chingaza National Park and Siecha Lakes, and traditional colonial architecture. It offers hot springs, hiking, a beautiful basilica, and a peaceful atmosphere away from the city. The town is also a significant source of the herb guascas (*Galinsoga parviflora*), an essential ingredient in the classic Colombian soup, ajiaco.

## Key Features & Attractions:

1. Chingaza National Natural Park: Guasca serves as a gateway to this important natural reserve, offering opportunities for hiking and wildlife viewing.
2. Siecha Lakes & Petroglyphs: Visitors can explore the historic Siecha Lakes, some of which are believed to be linked to the El Dorado legend, and see ancient Muisca petroglyphs.
3. Hot Springs: Several thermal springs are located near Guasca, providing a relaxing experience for visitors.
4. Colonial Architecture: The town center features lovely colonial buildings and a prominent basilica, the Basílica Menor San Jacinto De Guasca, at its heart.
5. Agricultural Landscape: Guasca is surrounded by farms cultivating potatoes, carrots, and other root vegetables, as well as raising goats, sheep, and cows.

## The Herb Guascas

1. Guasca is the common name for the herb *Galinsoga parviflora*, which is vital for the flavorful ajiaco soup.
2. The herb provides a distinct savory flavor to the soup, which also includes chicken, potatoes, and corn.

## Getting There

1. Guasca is located northeast of Bogotá.
2. From Bogotá, take the Autopista Norte, then follow signs for Guasca, a drive of about 40 km.

## Why Visit?

1. Peace and Nature: It's an ideal destination for those seeking an escape from city life, with access to beautiful landscapes, cloud forests, and fresh mountain air.
2. Authentic Culture: Guasca provides an authentic Colombian experience with less pretension than more tourist-focused towns like Guatavita.
3. Outdoor Activities: Hiking, biking, and birdwatching are popular activities in the surrounding natural areas.



## Chingaza National Natural Park

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### Agricultural Landscape:

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## Funding Alternatives:

As a developer, we can fund a fractional EcoResort in Colombia through project-specific financing, which may include obtaining loans from Colombian or international banks, seeking government-backed financing or incentives for sustainable infrastructure, or partnering with investors through structures like public-private partnerships (PPPs), joint ventures, or development banks. We can also consider alternative financing models like crowdfunding, mezzanine debt, or issuing secured or unsecured notes.

### Traditional & Specialized Financing

1. Bank Loans: Look for loans from local Colombian banks or multilateral lending institutions that support sustainable development and infrastructure projects in Colombia.
2. Mezzanine Debt: Explore mezzanine financing, a hybrid form of debt that can be used for infrastructure development and may be beneficial for public-private partnerships (PPPs).
3. Government Incentives: Investigate whether there are any government programs, funds, or incentives available in Colombia for sustainable tourism or EcoResort development.

### Alternative Financing Models

1. Crowdfunding: While traditional crowdfunding is for projects, you might explore platforms that facilitate fractional ownership of assets to attract a wider range of individual investors.
2. Notes and Securities: Issue notes, such as unsecured notes or convertible notes, to attract investors by offering them a debt instrument that can potentially be converted to equity.

### Investor & Partner-Based Financing

1. Public-Private Partnerships (PPPs): Collaborate with the public sector to develop the project, where the government may contribute resources or provide financing in exchange for participation or expertise.
2. Joint Ventures and Consortiums: Partner with other private entities through joint ventures, consortiums, or other collaborative agreements to share resources and risks.
3. Development Banks and International Organizations: Engage with development banks and organizations that specialize in funding sustainable projects and can contribute capital or technical cooperation.

### Strategic Considerations

1. Focus on Sustainability: Integrating climate change mitigation and adaptation criteria into your resort's design can attract priority resources for sustainable development from financiers.
2. Visibility and Networking: Participating in and supporting sustainability research, joining relevant associations, and showcasing your project can open doors to future investment opportunities and partnerships.

## Sale of Eco fractional Homes

For the sale of the fractional resort condominium marks, include, Pacaso, a tech-enabled platform for luxury second homes, and August Collection and International Property Shares, which focus on high-end portfolios and European charm. Established brands like Ritz-Carlton and Hyatt also market fractional ownership through their own "private residence clubs," while experts like Ragatz Associates provide industry research and consulting.

### Technology-Driven Marketplaces:

1. **Pacaso:** A rapidly growing leader in luxury fractional ownership, the company uses a tech-enabled approach to help high-net-worth individuals own and manage vacation homes in diverse luxury markets.
2. **August Collection:** This group focuses on high-end portfolios of luxury vacation homes, offering a more curated experience for buyers.



### Developer-Owned & Branded Resorts:

1. Many luxury hotels and developers offer fractional ownership through their branded "private residence clubs".
2. **Ritz-Carlton & Hyatt:** These brands are prominent in the fractional market, selling ownership interests in their upscale properties and clubs, often in desirable resort destinations like Aspen or Jackson Hole.



### Consulting & Exchange Programs:

1. **Ragatz Associates:** A leading expert in fractional interests and private residence clubs, this firm provides industry data, market analysis, and consulting to developers and the industry.
2. **Elite Alliance:** Known for creating the first residence club, Elite Alliance facilitates exchanges and offers hospitality services for its portfolio of luxury residence clubs, helping owners access other destinations.

### Specialized Platforms:

1. **International Property Shares (IPS):** This company offers access to a diverse portfolio of properties, including European homes, through fractional ownership.

To best sell fractional condo shares in our Colombian EcoResort, we will create detailed, visually rich marketing materials, utilize online real estate portals and social media, and partner with a reputable fractional ownership or co-ownership service provider to access buyers and facilitate transactions. We will comply with Colombian real estate and timeshare laws, which may require specific reports and permits for fractional offerings.

## Legal & Structural Considerations

1. Fractional Ownership vs. Timeshare: Understand the distinction. Fractional ownership means you own a deeded share of the property. Timeshare involves the right to use a property for a specific period, not necessarily ownership. Your model is likely closer to fractional ownership.
2. Legal Compliance: Research and comply with Colombian real estate laws, including regulations for fractional ownership, and obtain any necessary public reports or permits before marketing.
3. Property-Specific Documents: Have all required legal documents in order, such as the title, cadastral certificates, and debt-free certifications.

## Marketing & Sales Strategy

1. Create Compelling Marketing Materials:
  - High-Quality Visuals: Invest in professional photographs, videos, and virtual tours showcasing the property's unique eco-friendly features and luxury amenities.
  - Detailed Descriptions: Write comprehensive and engaging descriptions highlighting the unique features of the EcoResort and the benefits of fractional ownership.
2. Leverage Online Platforms:
  - Real Estate Portals: List your fractional shares on popular Colombian and international real estate websites.
  - Social Media: Use platforms like Facebook and Instagram to share your listing, target relevant groups, and consider paid advertising to reach a broad audience.
3. Consider Co-Ownership Providers:
 

Engage with established co-ownership or fractional ownership providers. They can:

  - Connect you with Buyers: Tap into their existing networks of interested fractional property buyers.
  - Facilitate Sales: Provide matchmaking and sales support, expediting the process and helping you find buyers at a fair market value.
4. Offer Ancillary Benefits:
  - Access to a Broader Market: Fractional ownership is a less expensive entry point for buyers, potentially attracting a larger pool of customers.
  - Increased Occupancy: Higher occupancy rates can support the resort's operating costs.

## Colombia-Specific Context

1. Understand the Market: Research Colombia's real estate market, which has seen high rental yields, especially in major cities.
2. Foreign Buyer Considerations: Be aware of requirements for foreign buyers, which may include having a valid passport and potentially a Colombian Tax ID (NIT). By combining a strong marketing strategy with a thorough understanding of legal requirements and market dynamics, you can effectively sell fractional shares of your EcoResort in Colombia.