

# The Dominican Republic Nature Preserve Project,

Specifically the SunDrop Resort and Holistic Spa at Paraiso, Dominican Republic an exciting eco-friendly venture. Here's is a little out about paraiso:

Paraiso is a stunning destination with breathtaking natural beauty. It boasts pristine beaches with crystal-clear waters, perfect for swimming and sunbathing. The area is also known for its lush tropical landscapes, offering plenty of opportunities for hiking and wildlife spotting. Paraiso is a paradise for outdoor enthusiasts,

## Discover Paraiso

Visitors can also immerse themselves in the local culture by exploring charming villages and savoring delicious traditional cuisine. Tourism in Paraíso, Dominican Republic, offers a blend of authentic cultural experiences,

natural attractions like the nearby Rancho Platón, and a taste of local life. Visitors can explore colonial architecture, local markets, and enjoy local music and cuisine, while also appreciating the region's natural beauty and the hospitality of its residents. Nearby attractions like Villa Miriam and the town of Los Patos also contribute to the area's appeal.

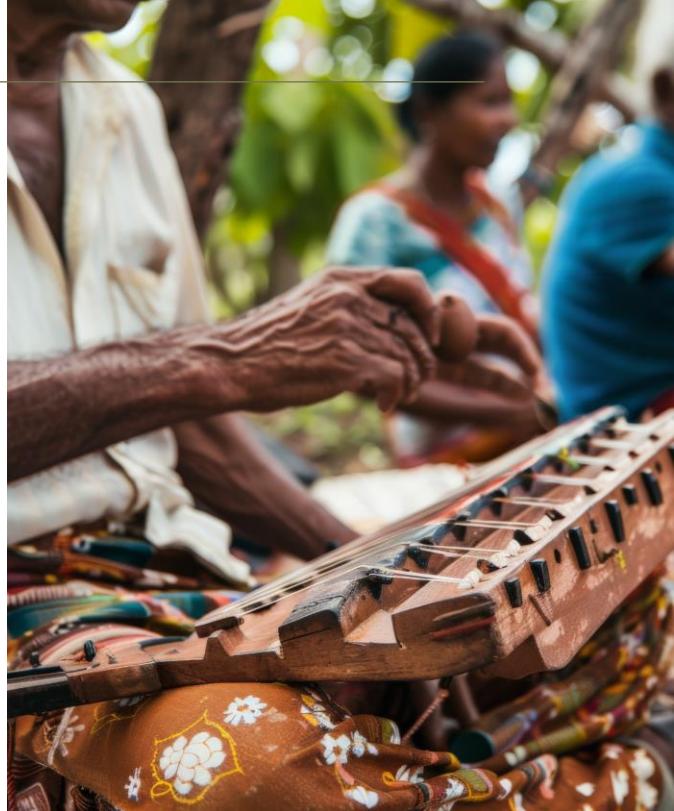


## Cultural experiences

Authentic Dominican culture: Paraíso provides an opportunity to experience the local way of life, with colonial architecture, traditional crafts, and a welcoming atmosphere.

Local markets: Visitors can explore local markets that showcase traditional crafts and culinary delights.

Music and festivities: The town's culture is vibrant, with the sounds of merengue and bachata music often filling the air, and opportunities to participate in traditional festivities.



**Local hospitality:**  
The genuine hospitality of residents is a highlight, with locals often sharing recommendations and making visitors feel welcome.

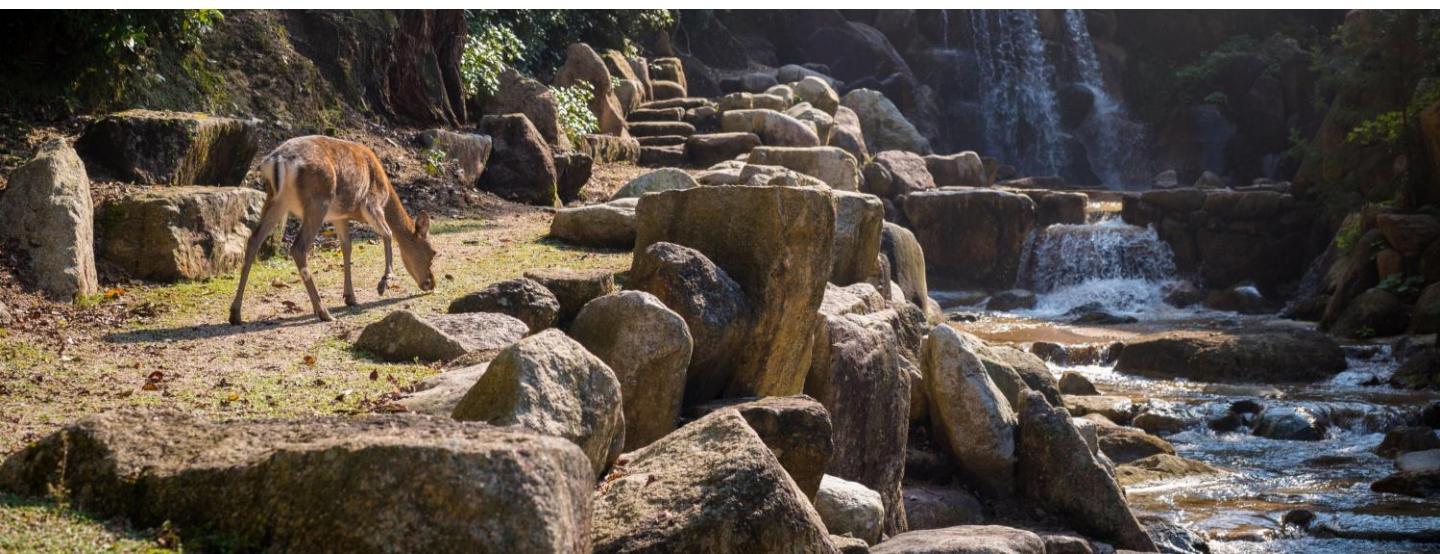
## Natural attractions

Rancho Platón: This is a major attraction in the area, offering opportunities to appreciate nature and wildlife in the southern Dominican Republic.

**Nearby towns:**  
Other nearby destinations of interest include the town of Los Patos and other attractions in the Barahona region.

## Things to do

1. Take a leisurely stroll through the town to soak in the atmosphere.
2. Immerse yourself in the local culture by engaging with residents and participating in community events.
3. Sample delicious local cuisine.
4. Visit nearby natural attractions like Rancho Platón.





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

## Campus Building (The BLOC)

1. Senior Care Facility: With aides for elderly residents.
2. Child Care Center: Language-immersive preschool and teachers.
3. Business Center: Executive assistants available for residents and businesses.
4. Amenities:
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

## 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.

The EcoResort Resort Community Services offer 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:
3. Senior care
4. Childcare
5. Executive Assistant (digital) services
6. Spanish/English home tutoring
7. Forest hiking/nature guide adventures

## Community Features

1. Community Garden: Cooperative garden boxes for residents.
2. Sports Courts: 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 Goat production with feeders and free-range pens.

## Wellness and Fitness

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

## Community Engagement

1. Participation Programs: Opportunities for residents to participate in community activ2.
2. Volunteering Programs: Residents can volunteer and give back to the community.
3. Tutoring Programs: Available for residents, particularly children.

The EcoVillage Project will prioritize sustainability, community engagement, and holistic living. It's an project that will be a unique and fulfilling lifestyle for its residents.

## 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 Dominican 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.

### 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.

### Transportation

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

### Other 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.

Here is a list of equipment for the EcoVillage.

### **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.

### **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.

### **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.

**This is just a starting point, and the specific equipment included would depend on the needs and goals of the EcoVillage.**

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



## Key Features

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.

## Potential 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 might 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.

The EcoResort AgroForestry project seems to be a comprehensive and sustainable initiative, combining commercial agroforestry with farm-to-fork operations. Here are some potential 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.

## Potential 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.

**Overall, the EcoResort AgroForestry project seems to be a holistic initiative that combines sustainable agriculture, local food systems, and community development.**

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





## Finance

### 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.

**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.

### 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 (1/240) generating \$7,000/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: \$1,000,000
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 \$16,000,000 (plus/minus), indicating a significant investment in sustainable development and eco-friendly infrastructure. This project seems to prioritize environmental stewardship, community development, and luxury eco-tourism.

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

### Founding Owners:

1. Initial Investment: 55 founding owners contribute \$50,000 each 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 CoOpp farming project.

### EcoHomes Sales:

1. Condominium Sales: EcoHomes are sold as 1/4 of 4/4 as deeded fractional ownership condominiums (13 weeks/year) which included 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: 30% of sales revenue (\$3,200,000) is retained by the development company.
2. Net Profit: Founding owners are entitled to a net profit of \$8,000,000 (plus/minus), in addition to their original investment.

### 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.

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



# The Dominican Republic

is a major travel hub, primarily due to its strategic location and the growth of its national airline, Arajet, which connects passengers across North, Central, South America, and the Caribbean. The country has eight international airports, including the busiest, Punta Cana International Airport (PUJ), and Las Américas International Airport (SDQ) in Santo Domingo, which serve as Arajet's main bases and international gateways. These airports and the expanded airline network facilitate a significant flow of air traffic, reinforcing the country's role as a key connector for the Americas.

## Dominican Republic's Air Hub Status

- Strategic location: The country's position in the Caribbean makes it a natural bridge between North and South America, reducing travel time for many connecting flights.
- Arajet's role: As a low-cost carrier, Arajet has rapidly expanded its network to 17 countries and 25 routes, connecting the Dominican Republic with destinations across the Americas.
- Growing market: The Dominican Republic's tourism sector is strong, and Arajet's expansion is supported by the existing tourism infrastructure and diaspora travel, solidifying its position as a hub.

## Key Airports and Their Roles

- Punta Cana International Airport (PUJ): The busiest airport, primarily serves the popular tourist area of Punta Cana.
- Las Américas International Airport (SDQ): Located near the capital, Santo Domingo, it is a major international gateway and serves as a primary hub for Arajet.
- Cibao International Airport (STI): Located near Santiago, it handles major international flights from the U.S. and other destinations.
- Gregorio Luperón International Airport (POP): Serves the northern region, including Puerto Plata.
- La Romana International Airport (LRM): Provides access to the southeastern part of the country.
- Samaná El Catey International Airport (AZS): The closest airport to the Samaná Peninsula.
- La Isabela International Airport (JBQ): Near Santo Domingo, it handles some domestic and international flights.

## Flights and connections

- International routes: The Dominican Republic has a diverse range of international flights connecting to cities in the U.S., Canada, South America, Central America, and the Caribbean.
- Domestic flights: Regional airlines like Aeronaves Dominicanas operate domestic flights to various points within the country.
- Connecting traffic: The country serves as an essential connection point, particularly for travelers flying between North and South America.



## Funding Alternatives:

As a developer, you can fund a fractional EcoResort in Dominican 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](#). You 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 Dominican banks or multilateral lending institutions that support sustainable development and infrastructure projects in Dominican.
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 Dominican 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

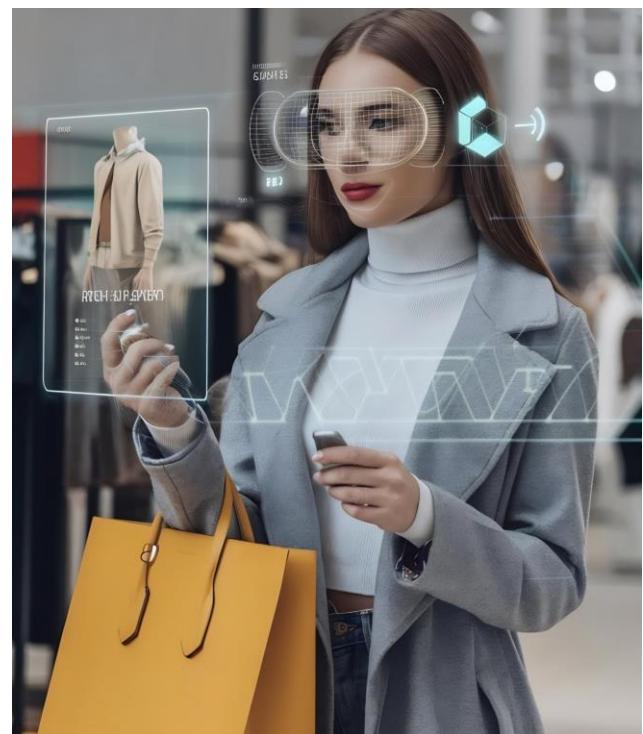
1. Focus on Sustainability: Integrating climate change mitigation and adaptation criteria into your resort's design can attract priority resources for sustainable development from financiers.
2. Visibility and Networking: Participating in and supporting sustainability research, joining relevant associations,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

## Sale of Eco fractional Homes

Well-known groups in fractional resort condominium marketing 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 Dominican 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 Dominican 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 Dominican 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 Dominican 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.