



Costa Rica

Company Overview

Samarillo Company (SC) is a newly-formed Florida Limited Liability Company established for the sole purpose of purchasing and developing the Samarillo real estate development, located in Playa Samara, Costa Rica and currently owned by Crossings Great Corporation, SA.

Great Corporation, SA (GC) is a corporation organized and existing under the laws of Costa Rica. The company diligently began to develop and market Samarillo with success in early 2006. Thirteen units were placed under deposit and, plans were made for ground break. Permitting issues have slowed the project.

John Smith, managing member of SC, began to discuss the possibility of purchasing GC. A letter of intent was entered with SC purchasing GC once any and all permits needed are secured by GC. SC will purchase GC, which includes but is not limited to delivery of approved master plan, all related construction permits and approvals by all governmental agencies, and other due diligence information and documentation which would evidence that the initiation of the construction process can be started at any time as designed in the approved master, architectural, and infrastructure plans.

Once the purchase of GC is complete, SC plans to immediately market and develop Samarillo.

About Samarillo

Samarillo is a high-quality and secure residential community bordering a river in a tropical forest less than five minutes from two of the most stunningly beautiful beaches in Guanacaste; Playa Samara and Playa Carrillo. These two crescent bays are reef protected and calm, ideal for but not limited to snorkeling, kayaking, swimming, and fishing. Swaying palm trees line their miles of sandy pristine beaches. This is quintessential Costa Rica and as the name implies, "Samarillo".

Samarillo Project

The Samarillo development is planned to be a gated residential community located on the coastal road

approximately 4 km south of Samara. There are 18 residential condominiums with a common pool area, parking, and 21 private villas with gated, private, and covered parking and landscaped yards. The property contains many indigenous trees, and many other tropical species have been introduced to add color, life, and intimacy to the overall project.

All common amenities and grounds will be privately managed by the owners through the Samarillo Homeowners Association. During development and until 51% of the properties have been conveyed, the Company will control the HOA. Common grounds and amenities include entry gates and guard station, roads, walkways, lighting, covered parking, landscaping, administrative office, caretaker's quarters, children's playground, riverside gazebo, and an equipped activity center with a gym.

There are to be three Condominium structures. Each building will have three levels containing two either two- or three-bedroom, 2.5 bathroom units on each level. Each Condominium Unit will have a large balcony or patio. The condominium owners will share the parking, swimming pool, hot tub, poolside gazebos, pool furniture, equipment, and garden areas. The common grounds of the entire project are also available for use and enjoyment by condo owners. This includes all structures, walkways, and the open green zone spanning the length of the river that borders Samarillo to the northwest.

Target Market

There is a significant market in the Playa Samara area of Costa Rica for residences like the Residential Units contemplated to be built by the Company. The Condominium Units are projected to be priced in the \$235k to \$335k range and the Villa Units in the \$300k to \$480k range, according to current plans. At this price, the Residential Units will be targeted to appeal to middle income owners, particularly North American expatriates (including retirees), vacationers, and investors, which the manager believes constitute a significant portion of the demographic flow of population choosing to live in, vacation in, invest in, or retire to a second home in this region of Costa Rica.



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Strategic Marketing Strategy

The core of The Company's marketing plan will be coordinated through their sales and marketing department in the US, while working hand in hand with their in-country Costa Rican sales office, ABC Realty. Samarillo will take advantage of marketing avenues available in BOTH countries, allowing them to double their efforts. they will implement our campaign through a three prong approach:

First, the direct marketing call center in both the US and Costa Rica will coordinate the introduction of Samarillo to traditional real estate agents and other private individuals in both countries. The focus will be to coordinate media events such as trade shows and travel seminars in the US and abroad. In addition, establish a network of outside sales professionals to include financial planners, brokers, and other financial professionals in order to coordinate the use of Traditional IRA's as well as other sources of investment capital for purchase within the Samarillo project.

Secondly, a traditional high-quality printed media package for distribution during marketing seminars in the US, mailings to select client prospects, and available at the sales office in Samara. The media kit will feature a high-gloss folder with the projects mission statement, map location, amenities, floor plans, site plan, and master plan. The Company will distinguish Samarillo through their emphasis on its nature-based location and their strategic relationship with multi-national vendors such as KPMG, Scotia Bank, and Stewart Title.

The last approach will be the international presence through a multi-lingual website that will be interactive with the latest flash technology. The emotive images will give the viewer a sense of Costa Rica's natural beauty and the feel for seaside living at Samarillo. The Company's state-of-the-art technology through flash media, multi-lingual capability, and buyer questionnaire and with its optimization for search engines will make the web presence an excellent source for education and lead generation.

Risk Analysis

The Company could fail to generate the profitability needed to provide a return on the investment predicted

to be made by the Company for many reasons including without limitation the following reasons:

- ◇ Inadequate Capitalization: The economics of the Project are highly dependent on assumptions made by the Manager as to the prices at which any of the completed Residential Units may be sold. There can be no assurance that these revenue assumptions will be realized and if they are not realized, there is significant risk that Investors who purchase Units in the Offering could lose some or all of their investment.
- ◇ Inadequate Revenue: There are myriad reasons why the operating projections of the Company may fail to be realized including without limitation the following reasons: Permitting, Project Completion and Opening Delays, Competition and Other Factors Affecting Sales, Cost Overruns, and Assumed Revenue Per Residential Unit.

Competition

The Real Estate industry in Costa Rica is rapidly growing. SC faces competition prior, during, and in the future of the development of Samarillo. Two main competitors, Veneto and Ocio, are in the same development stages and pose a direct threat.

The Veneto project is marked to be completed by January 2008 with approximately 17 units available of which 9 have already been sold. The Ocio is still pending permits but has an estimate of 22 units coming. However The Company strongly feels that the project will not receive the permits in the next two years.

Management

John Smith is the sponsor and Managing Member of Green Development Company, LLC, a company that was established in mid 2004 for the sole purpose to purchase and develop real estate in Costa Rica. Mr. Smith is a 1986 graduate of Michigan State University with a degree in Marketing and Advertising. He has an extensive background in business development, franchising, and business consulting. He is the President and CEO of Mystic Builders LLC, a builder of residential and commercial structures in the Midwest United States. His entrepreneurial past includes the



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conceptual startup and operation of Bagels & Beyond, a chain of bagel and coffee shops with locations in Michigan and Connecticut, and A Better Bagel Company, a bread and bagel manufacturing company located in Michigan.

Patrick Boyle, also a sponsor and Member of Green Development Company, LLC, is currently operating as Jarco Capital managing investments in marketable securities, private equity, and real estate development. In 1993, Mr. Boyle founded Real Software Scandes (RSS), an application software company focused on developing and marketing solutions for the management of contracts and financial transactions related to the licensing of intellectual property. Under his leadership, RSS became the dominant provider of these solutions to the film entertainment, book publishing, technology, life sciences, and other markets. Mr. Boyle holds a Bachelors of Business Administration from the University of Pittsburg in accounting and finance and a Masters of Business Administration in Management from UCLA. He was licensed as a CPA in California in 1984.

Marc Kaplan has been an operations and financial consultant throughout his career. Upon graduation from New York University with a degree in hospitality management, he took a management position with Marriott Corporation in Naples, Florida. This began a career as a resort management specialist, later focusing on resort openings in the Caribbean. Over the next ten (10) years, he personally coordinated hotel openings for several resort hotel chains including Divi Hotels, the largest independent hotel chain in the Caribbean, and Windswept Resorts in the Windward Islands. He will be responsible for the sales and marketing of the Samarillo project.

Use of Proceeds

Samarillo Company, LLC (SC) will raise \$2,000,000 to be used to develop, build, and market Samarillo. GC is being purchased for \$1,800,000. The sellers have agreed to re-invest \$250,000 into SC and have agreed to defer payment of \$250,000 for twelve months. SC is scheduled to pay the sellers \$1,300,000 at close of the transaction. The remaining capital will be allotted as follows:

Offering Admin Fees	\$120,000
Legal	\$30,000
Professional Fees	\$55,000
Closing Costs	\$33,000
Permits/Social Investment	\$100,000
Land Purchase	\$1,100,000
Equipment/Vehicle Purchase	\$75,000
Working Capital	\$487,000
Total Use of Capital	\$2,000,000

Financial Projections

	Year 1	Year 2	Year 3
Member Dividends	\$67,500	\$135,000	\$67,500
Return of Capital	\$750,000	\$750,000	\$750,000
Capital Premium	\$0	\$0	\$175,000
Profit Participation	\$0	\$0	\$1,693,149
Total Return	\$817,500	\$885,000	\$2,685,649

Investment Conclusion

Samarillo Company is intending on becoming a company that develops and maintains gated residential communities in Costa Rica. The company has the potential to provide lucrative returns to investors.

Costa Rica happens to be a unique country with attributes found nowhere else in the world. Its biodiversity is the reason it has become one of the world top eco-tourism destination. In addition its well-developed infrastructure and the country's lengthy history of, social, political and economic stability attract increasing international tourism. For the company to proceed, the first step is to raise capital, which will be used for further development of the business, business infrastructure, and internal systems. The second step is for the implement of its Business Plan, and the third step is to launch new residential communities and commence the revenue phase. Providing that all of these steps are achieved in a timely and orderly fashion, Samarillo Company should be able to achieve success for many years to come.