



Valle de Luz

Development Information

September 2012

OCR Properties Group Inc. and Group of Companies

- Development** Valle de Luz is an exquisite private development of gorgeous rolling hills and lush green spaces. Nature abounds as the community weaves its way through hundreds of acres of tropical forest. Beautiful gardens, rivers and cascading waterfalls give home to many species of Costa Rican flora and fauna – including the friendly White Faced Monkey and the majestic Scarlet Macaw. Custom home sites are exquisitely set in a suburban-influenced infrastructure. This exclusive Estate Community is located within minutes from countless activities, important amenities and many other services. Stunning beaches, golf courses, gourmet restaurants and water-based activities are only a few of the many nearby conveniences our discerning clients expect. The prestigious entrance to Valle de Luz houses the management and security office that provide 24 hour service for our clients. The development will be divided into different phases including an upscale Retail and Business Plaza and areas reserved for future growth and development.
- Partners** **Own Costa Rica (“OCR”) / Monterra Developer Group LTDA (“Monterra”)**
OCR has been representing Costa Rican properties since the year 2000. OCR is proud to have the exclusive sales license for all Monterra properties. Monterra develops tropical and exotic property located in the Tambor region of Costa Rica. The properties come fully serviced with roads, water, and electricity.
- Monterra’s projects strike a balance between luxurious tropical living and environmental responsibility. Combining conscientious design and building practices with leading edge technology, our developments deliver comfort and convenience to our clients while enhancing the surrounding community and environment.
- Prices** Lot prices range from \$69,000 USD to approximately \$179,000 USD. There are no closing costs.
- Gated Community** Valle de Luz is surrounded by security gates and has 24 hour security. It is a private community for residents and guests only.
- Location** Valle de Luz is located in the village of Florida near the Town of Tambor on the southern tip of the Nicoya Peninsula in Costa Rica.
- Phases** There is only one phase currently available called Palmares. Four previous phases are sold out: Casa Fauna, Florida, Nativa and Viento del Mar.
- Lot Sizes** Lots range in size from 1/8 to ¾ of an acre.
- Elevation** The community is located 300 to 400 feet above sea level (100 to 125 meters).
- Infrastructure** The development features paved roads, streetlights, sidewalks, fire hydrants and buried utilities. All of the properties will be fully serviced with roads, water and electricity. This infrastructure is included in the lot price.
- Roads** Interlocking and paved roads will be built throughout Valle de Luz.

- Water** Crystal clear, natural spring water will be drawn from our community's natural underground Artesian wells using a clean energy source. The water is potable (drinkable).
- Power/Hydro** Valle de Luz will be powered by specially shielded electrical wire, supplying 94% renewable energy. The electrical wiring will also have an extra coating to protect wildlife where it is not buried underground. Owners may choose to remain 'off-grid' by utilizing solar and other green technologies. Hydro costs are approximately \$150 to \$300 USD per month, if the air conditioner is used regularly. The size of your home is a significant factor in determining the cost of your utilities.
- Waste** Waste pick-up will cost approximately \$25 USD per month.
- Street lights** Energy efficient LED street lights will be used throughout the development.
- Sewage** Each custom-built home will include our exclusive seven phase, state-of-the-art waste management system—the benchmark in environmental conscientiousness and efficiency. The system requires no septic sludge removal and does not require pumping. The purchase cost is approximately \$7,500 USD and this is not included in the price of the property. This Aeroseptech Hybrid Sewage Treatment Plant is the only system approved for this development; septic tanks are not permitted.
- Phone** Telephone service will be available to all homes. It will be the home owners' responsibility to coordinate services with the phone company.
- Internet** High-speed internet access will be available to all homes. It will be the home owners' responsibility to coordinate services with the internet provider.
- Amenities** Construction of the amenities will begin after the first 50 homes are built in Valle de Luz.
- Commercial Plaza** The Retail and Business Plaza will provide valuable goods and services for our residents and their guests. It also includes potential business and investment opportunities for our clients. Anticipated tenants could include a bank, grocery store, medical clinic, private school, and restaurants. Plans are also in the works for a self-storage area and an on-site nursery to grow tropical plants for the development and our clients.
- Community Club House** The Valle de Luz Clubhouse and Spa will feature a large community swimming pool, tennis courts and a play area for children. This facility will house a fitness room, a furnished social area and a media room equipped with a large-screen satellite TV.
- Building Guidelines** Homeowners can build on up to 70% of the total area of their property. For example, since a ¼ acre equals about 10,000 square feet, the largest foot print on a ¼ acre lot is 7000 square feet. Homes must be a minimum of 1200 square feet and home designs must be approved by Monterra in order to maintain the community aesthetics. Design approval will not be unreasonably withheld. A second story may be built.

Approximate building costs are as follows:

\$100 to \$125 USD per square foot to build, depending on the lot topography and finishes chosen;
\$15,000 to \$30,000 USD for a custom built pool; and,
\$50.00 USD per square foot for a patio and outdoor living area.

Building Deadline	Owners must build a home before January 1, 2020; otherwise, Owners with lots and homes will be required to sell their lot with a building clause and commitment in place. The lot owner will also be subject to fees as detailed in the home owners association.
Property Management	Valle de Luz on-site property management and security office will be an important hub for meeting our clients' various needs. Courteous staff will manage the maintenance of Valle de Luz and provide Monterra shuttle service to a variety of activities and amenities. A concierge desk, rental management and general office services for the residents and vacationers of Valle de Luz will also be available. The property management team can arrange for expert gardeners and domestic help at a fraction of what you would pay in Canada or the USA. Monterra can also find suppliers of fresh seafood, free-range meats and organic fruits and vegetables and have these products delivered to your home in Valle de Luz.
Developer Financing Available	OCR offers in-house property financing of up to 80% of the lot purchase price to its clients without a credit check. Terms are up to 7 years at an annual interest rate of 3.5% to 7.5%. This loan is open and can be paid off at any time without penalty or further interest. Payments can be made monthly or quarterly. If owners prefer a more traditional mortgage, they may arrange for an equity mortgage or second mortgage on domestic assets. Payment Schedule from the date the \$500 USD reservation fee is received: Within 10 days, a 10% down payment made payable to OCR Properties Group Inc.; Within 90 days, a second 10% down payment is required; and, Within 120 days, payment full is due or financing payments begin.
Property Tax	Property taxes are approximately \$150 USD per year for raw land. Once a home is built, property taxes are approximately \$350 USD per year. Property taxes commence once property title is issued. OCR will pay your property taxes to the municipality and bill you or your corporation.
Maintenance Fees	An annual fee of \$300 USD is payable to Monterra for lot maintenance and security. Upon title availability and or title transfer to the purchaser, the monthly maintenance fee starts at \$100 and will replace the annual fee and shall be payable to Monterra for maintenance, services, amenities and security, as they are introduced to the development. This monthly maintenance fee is subject to change. Failure to pay the monthly maintenance fee may result in the loss of services.
Corporations	Incorporation fees are approximately \$800 USD and arrangements may be made with the OCR office.