

RIVER ISLAND

FINANCIAL PROFORMAS



RIVER ISLAND

Invest in River Island, a groundbreaking resort-style condominium project poised to redefine luxury living in the Dominican Republic. River Island promises to reshape condominium living with its innovative design and unparalleled amenities. Situated amidst the captivating landscapes of the Dominican Republic, this massive development offers investors a lucrative opportunity in the booming real estate market. With its hands-off investment approach, investors can rely on expert management for hassle-free rental income.

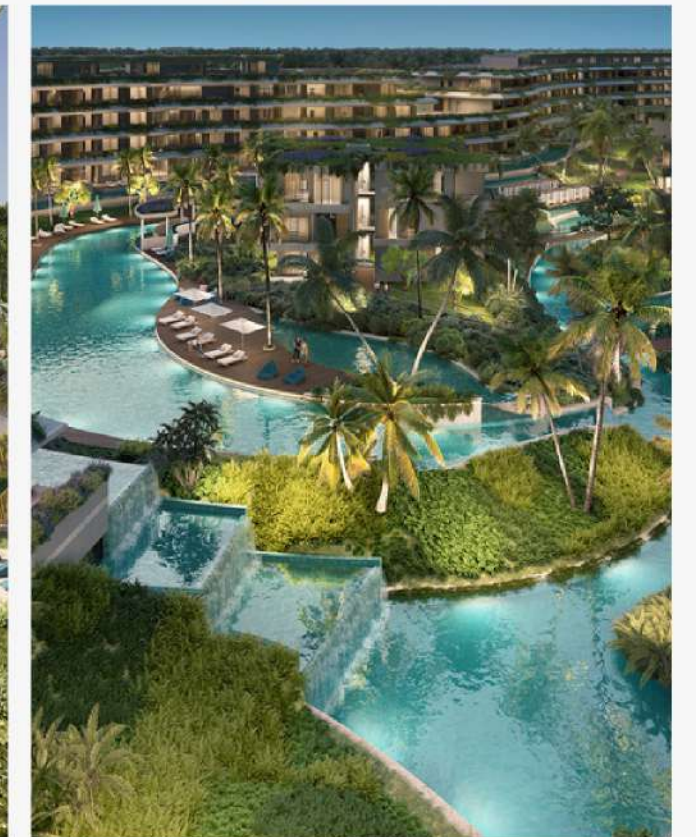
Projected Occupancy: November 2026





AMENITIES

- 16 pools, totalling 10,000 sq. metres
- Tropical garden
- Lobby
- BBQ areas
- Gym
- Tennis club
- Running circuit
- Biking route
- Club house
- Shopping area
- Green spaces
- Restaurants
- Museum











Unit L-306 at River Island



Assumptions

Mortgage Rate: 7%

Yearly Appreciation Rate: 4%

Appreciation Until June 2027

\$47,486.62

Incentives

Zero Closing Fees

No Property Tax for 15 Years

Financing Through Scotiabank

Furnished Package

Free Parking Space

\$2,000 Fly & Buy Credit

This financial proforma is provided for informational purposes only and does not constitute financial advice, investment advice, or any other type of advice. The figures and projections presented herein are based on assumptions and estimates that may change over time and are subject to various risks and uncertainties. Actual results may differ materially from those projected in this proforma. Investors and stakeholders should conduct their own independent analysis and consult with qualified professionals before making any investment decisions. Past performance is not indicative of future results. The information contained in this proforma may not be exhaustive and may not include all factors relevant to an investment decision. No representation or warranty, express or implied, is made regarding the accuracy, completeness, or reliability of the information contained herein. The creators of this proforma disclaim any and all liability for any direct, indirect, or consequential damages arising out of or in connection with the use of this proforma or any information contained herein.

Proforma - One Year After Completion

| Product Type | Size (sq.ft) | Purchase Price | 60% DOWN |
|--------------|--------------|----------------|-----------|
| 2 Bedroom | 1451 | \$340,000 | \$204,000 |

| Estimated Nightly Rate | Vacancy Rate | Number of People the Unit Can Sleep |
|------------------------|--------------|-------------------------------------|
| \$250.00 | 25% | 6 |

| Total Revenue @75% Occupancy | Property Management Fee 30% | Total Annual Fees (Maintenance, Insurance, Utilities) | Operating Cost | Owner Revenue |
|------------------------------|-----------------------------|---|----------------|---------------|
| \$68,437.50 | \$20,531.25 | \$8,111.00 | \$28,642.25 | \$39,795.25 |

| Mortgage Amount | Monthly Mortgage Payment | Annual Mortgage Payment | Net Cashflow | Monthly Cashflow |
|-----------------|--------------------------|-------------------------|--------------|------------------|
| \$136,000.00 | \$ 896.00 | \$10,752.00 | \$29,043.25 | \$2,420.27 |

| Cap Rate | Cash on Cash Return | ROI (w/ Appreciation and Mortgage) |
|----------|---------------------|------------------------------------|
| 8.54% | 14.24% | 37.51% |

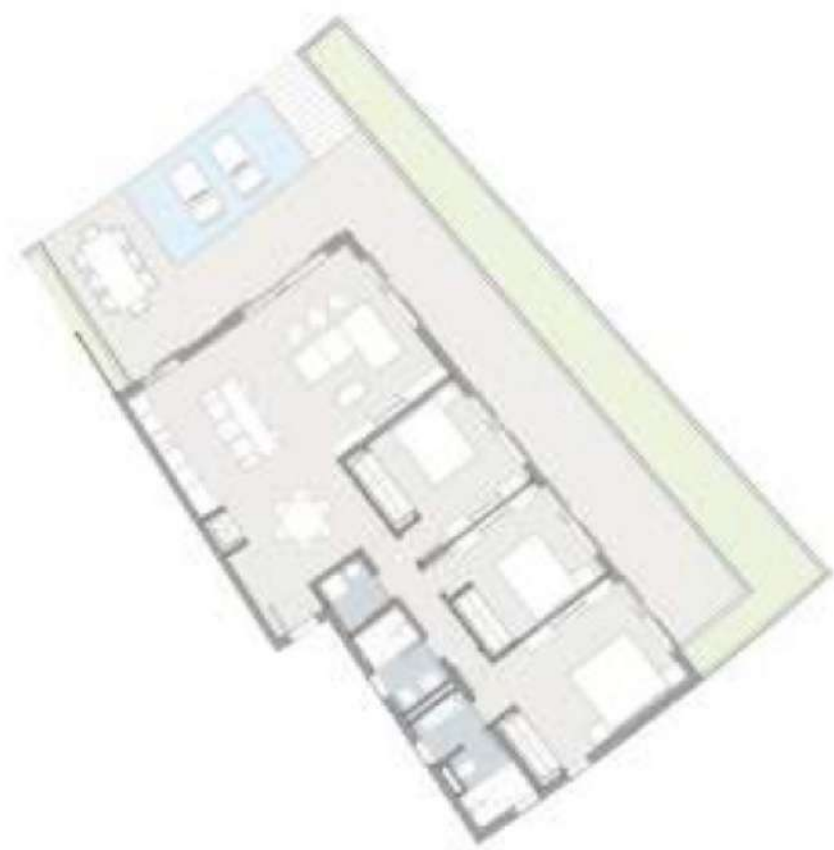
Deposit Structure

| On Signing | 20% In 45 Days | Balance of 60% | Finance 40% on Closing |
|------------|----------------|----------------|------------------------|
| \$5,000.00 | \$63,000.00 | \$136,000 | \$136,000 |

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| Paid in 3.64% Instalments, Every 3 Months. Paused if Construction Milestones Arent' Met |
|---|
| \$12,376 |

Unit L-114 at River Island



Assumptions
Mortgage Rate: 7%
Yearly Appreciation Rate: 4%

Appreciation Until June 2027
\$76,816.60

Incentives
Zero Closing Fees
No Property Tax for 15 Years
Financing Through Scotiabank
Furnished Package
Free Parking Space

\$2,000 Fly & Buy Credit

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Proforma - One Year After Completion

| Product Type | Size (sq.ft) | Purchase Price | 60% DOWN |
|---------------------|--------------|----------------|-----------|
| 3 Bedroom - Swim Up | 2794 | \$550,000 | \$330,000 |

| Estimated Nightly Rate | Vacancy Rate | Number of People the Unit Can Sleep |
|------------------------|--------------|-------------------------------------|
| \$300.00 | 25% | 8 |

| Total Revenue @ 75% Occupancy | Property Management Fee 30% | Total Annual Fees (Maintenance, Insurance, Utilities) | Operating Cost | Owner Revenue |
|-------------------------------|-----------------------------|---|----------------|---------------|
| \$82,125.00 | \$24,637.50 | \$8,111.00 | \$32,748.50 | \$49,376.50 |

| Mortgage Amount | Monthly Mortgage Payment | Annual Mortgage Payment | Net Cashflow | Monthly Cashflow |
|-----------------|--------------------------|-------------------------|--------------|------------------|
| \$220,000.00 | \$ 1,541.00 | \$18,492.00 | \$30,884.50 | \$2,573.71 |

| Cap Rate | Cash on Cash Return | ROI (w/ Appreciation and Mortgage) |
|----------|---------------------|------------------------------------|
| 5.62% | 9.36% | 32.64% |

Deposit Structure

| On Signing | 20% In 45 Days | Balance of 60% | Finance 40% on Closing |
|------------|----------------|----------------|------------------------|
| \$5,000.00 | \$105,000.00 | \$220,000 | \$220,000 |

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| Paid in 3.64% Instalments, Every 3 Months. Paused if Construction Milestones Arent Met |
| \$20,020 |