

The background of the slide is a photograph of a man and a woman relaxing on a wooden deck overlooking a turquoise ocean under a blue sky with white clouds. They are sitting in wooden lounge chairs, facing away from the camera, with their feet touching. Both chairs have blue and black striped towels draped over the backrests. A straw hat is placed on the back of the woman's chair. The scene is peaceful and idyllic.

A Hard Asset, Pre-IPO Success Story



Michael K. Cobb

Chairman & CEO
ECI Development

ECI Development offers affordable luxury residence and resort communities in Central America, providing our clients with various premier lifestyle options from the Caribbean to the Pacific.

ECI delivers inspired residences for adventurous souls.



ECI Delivers
Inspired
Residences For
Adventurous
Souls in The
Tropics

EST.
1996

Belize



Belize Marriott®
Residences



Best Western Grand
Baymen Gardens



TES Village Belize

Nicaragua



Gran Pacifica

Honduras

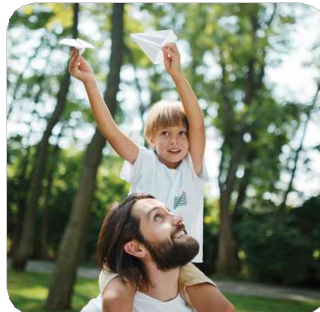


Gran Atlántida

Panama



Gran Highlands



Teak Hardwoods



Los Islotes

Costa Rica



Gran Caribbean

And More



With More To Come



Belize



Nicaragua



Panama



Mexico



Argentina



Costa Rica



Honduras



Ecuador

ECI has adopted
the proven Del
Webb model and is
the only developer
in the region that
has done so.





**Our focus is on
listening to the client
and helping them find
a home in whichever
climate or geography
they prefer.**

Own Shares of ECI

Scale Up 24-Year
Proven Track
Record

IPO for a 8x ROI

Diversified Real
Estate Portfolio

Own Shares
Inside Your IRA



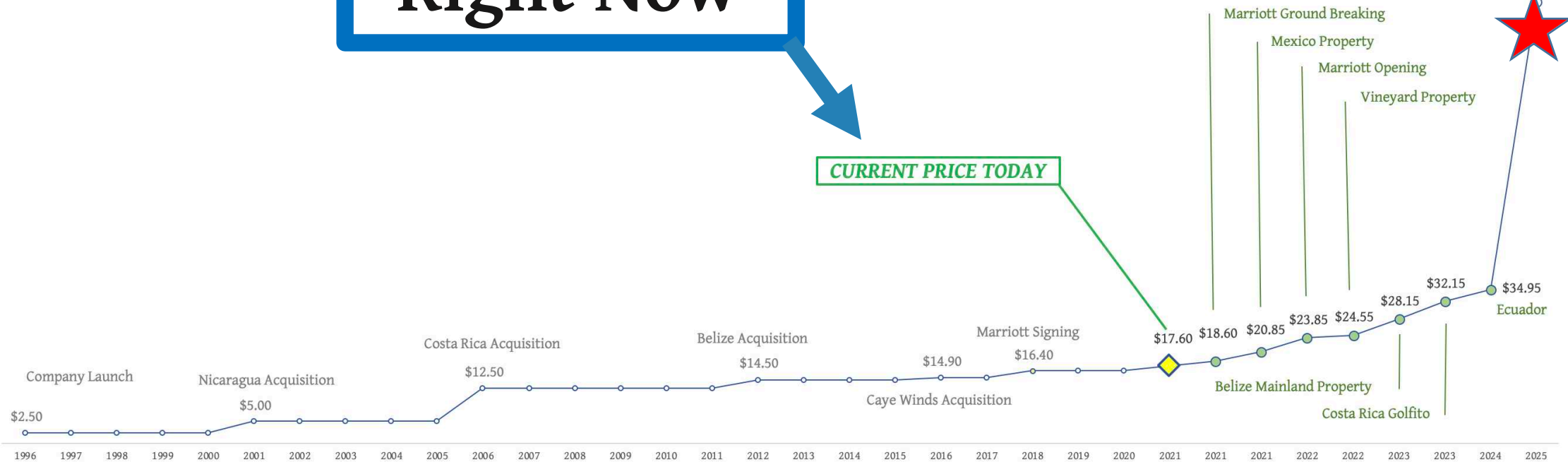
ALL ACQUISITIONS & MARRIOTT OPENING

Share Price Increase

Right Now

CURRENT PRICE TODAY

**Planned
IPO \$90+**



Today's Minimum = 4600 shares @ \$17.60/share (min \$80,960)

Future Minimum = 4600 shares @ \$18.60/share (min \$85,560)

OCEANFRONT LIVING ON AMBERGRIS CAYE, BELIZE



MARRIOTT RESIDENCES BELIZE AMBERGRIS CAYE

Beachfront Caribbean Residences
Starting at \$319,990

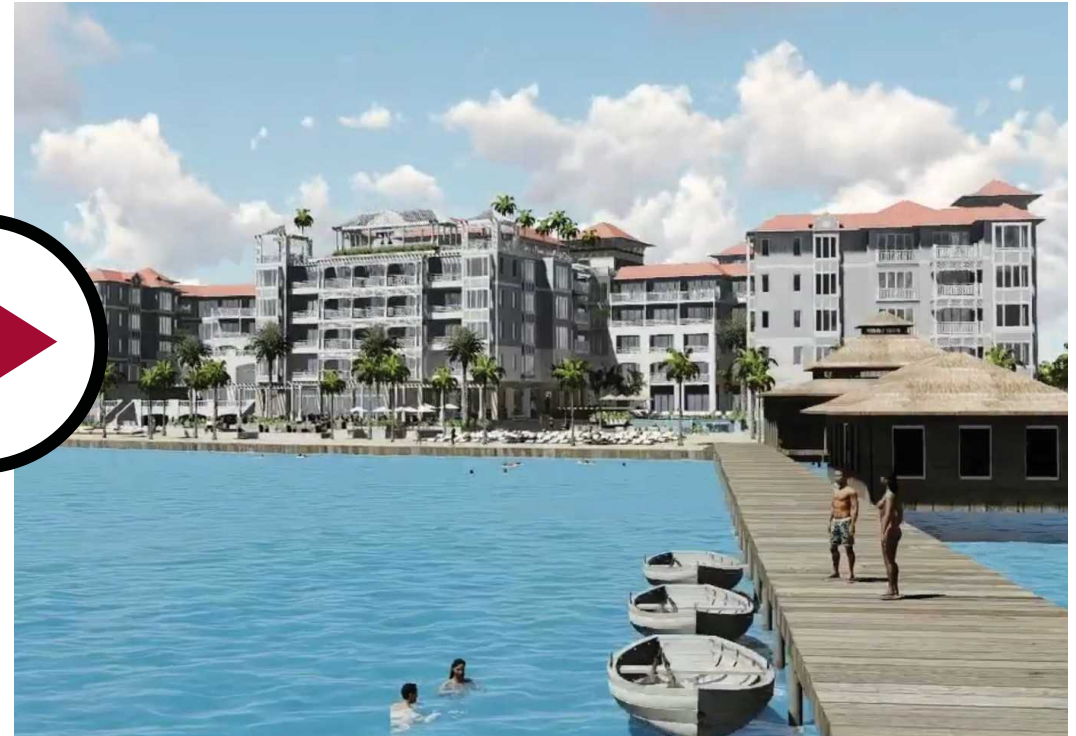
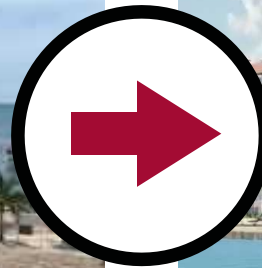


OCEANFRONT LIVING ON AMBERGRIS CAYE, BELIZE

**\$1.8M invested in 2020 for
Marriott Pre-Development**



TEAR DOWN AND
SITE PREP



ARCHITECTURAL
AND ENGINEERING

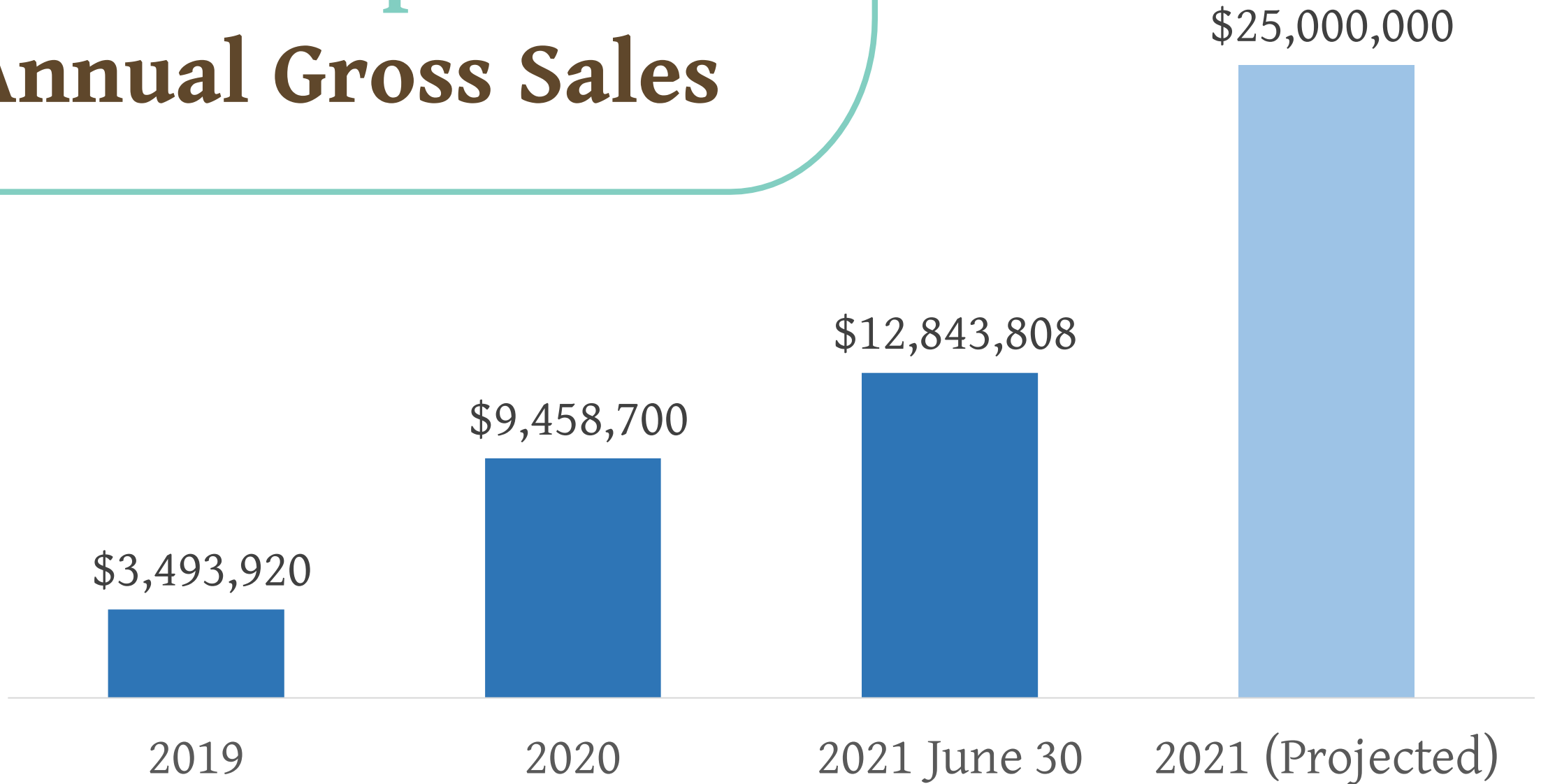
2020/2021 Milestones

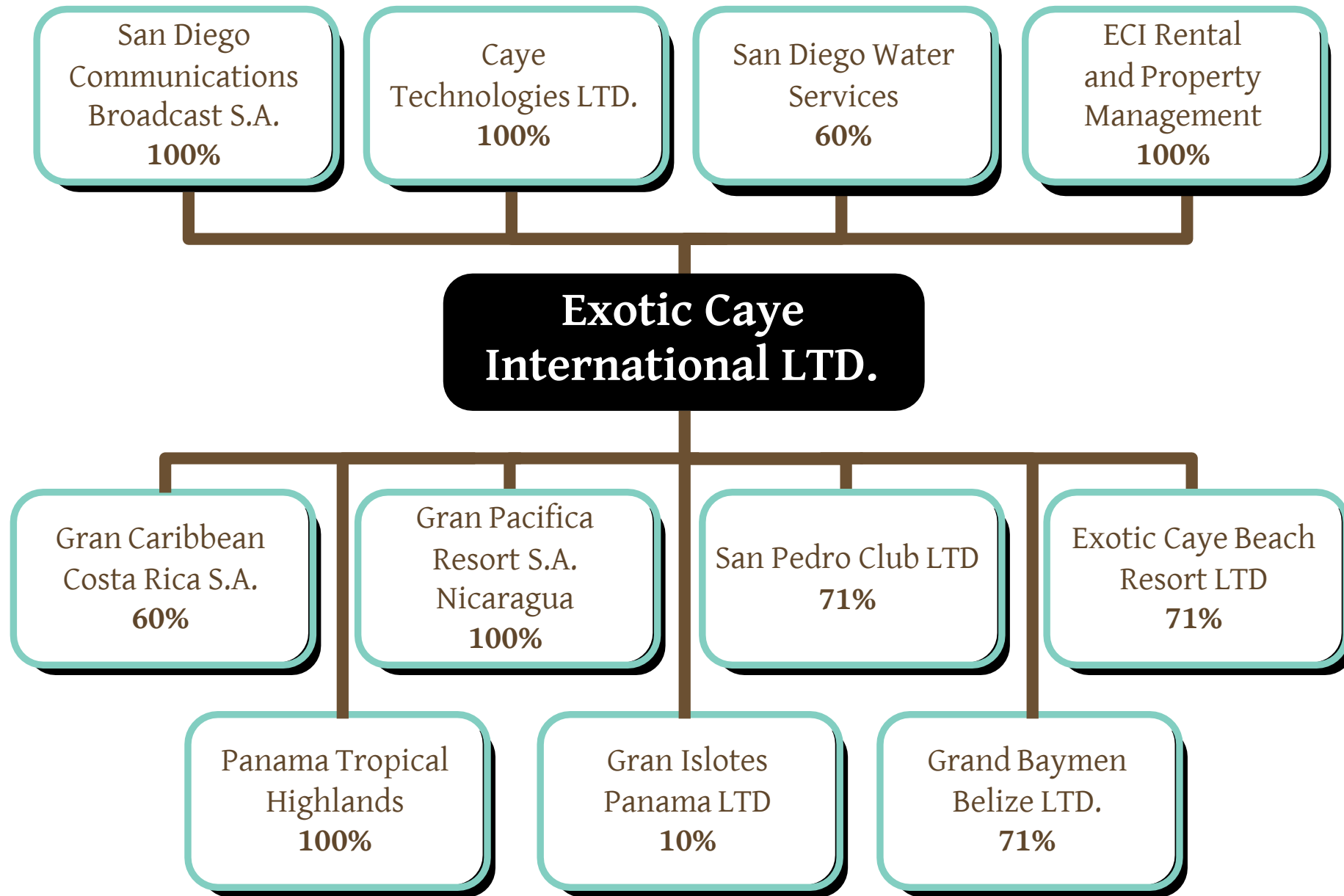
Reviewing top
5 milestones
in depth at
the end of the
presentation



ECI Development

Annual Gross Sales







ECI Owners a Real Sense of Community

LioVirtual@ECIDEVELOPMENT.COM



Play a Round of Golf

LioVirtual@ECIDEVELOPMENT.COM



Enjoy a Day Out with Friends



LioVirtual@ECIDEVELOPMENT.COM

Homeowners Enjoying A Day on the Water



LioVirtual@ECIDEVELOPMENT.COM



- 78 Homes and Condos Complete
- 53 Residents in the Community
- 12 Homes Under Construction

“Gran Pacifica has crossed the tipping point and has become the beach town we all hoped it would be.”

The Cobb Family Moves to Nicaragua



Michael K. Cobb

**CEO/ Co-Founder,
ECI Development**

NAR Board

**Former Expat in Nicaragua
Global Real Estate Investor**





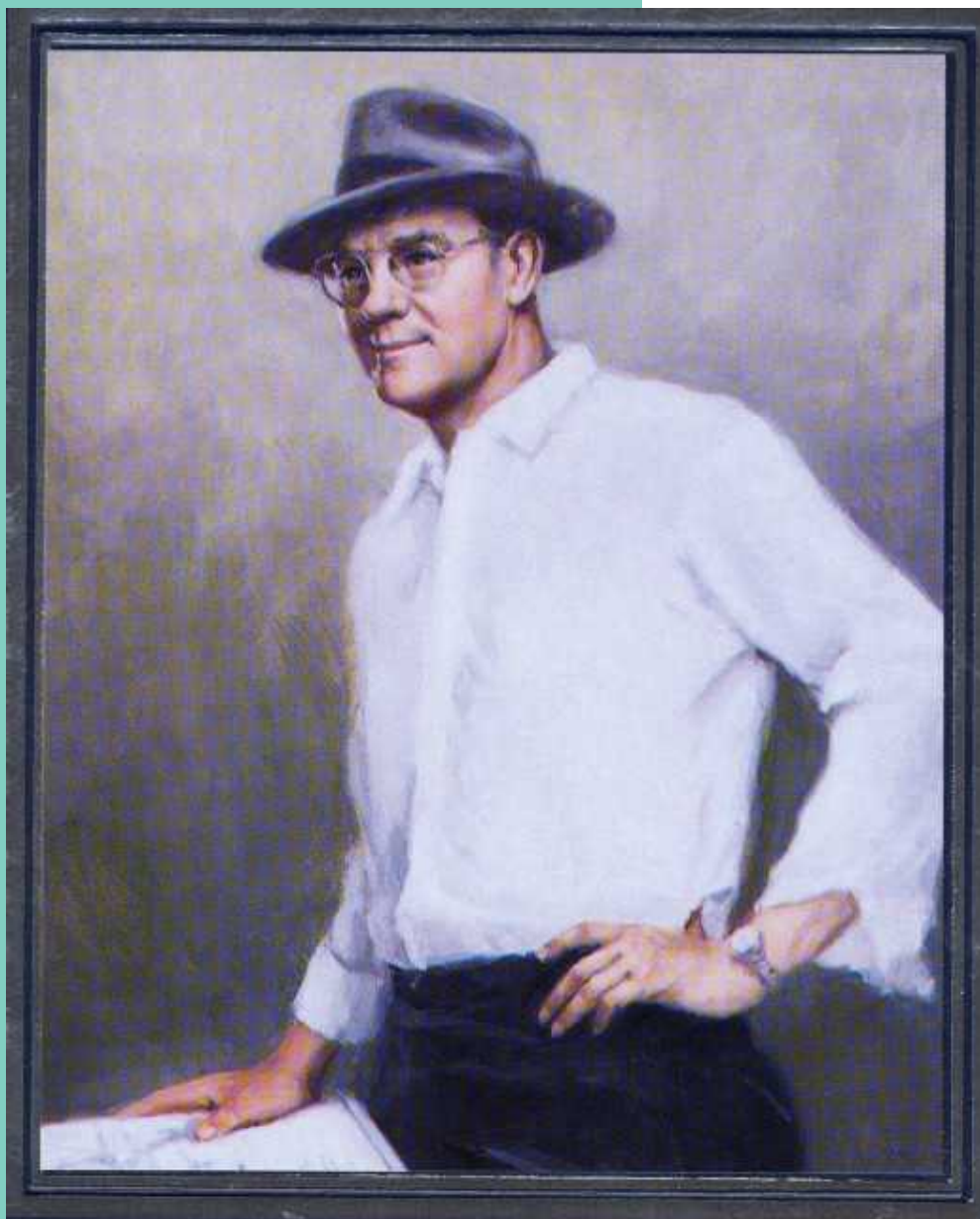


Waves of Change
=
Waves of Opportunity

Dell Webb Understood 3 Key Factors to Developmental Success in the Market

- Demographics
- Create an amenity-centered community for social, active retirement
- Give consumers a choice of geography and climate





Del Webb

Redefined Community
Living Across the US,
Sun City in 1960s

Sold to Pulte for \$1.8
billion in 2001



Belize



Nicaragua



Panama



Mexico



Argentina



Costa Rica



Honduras

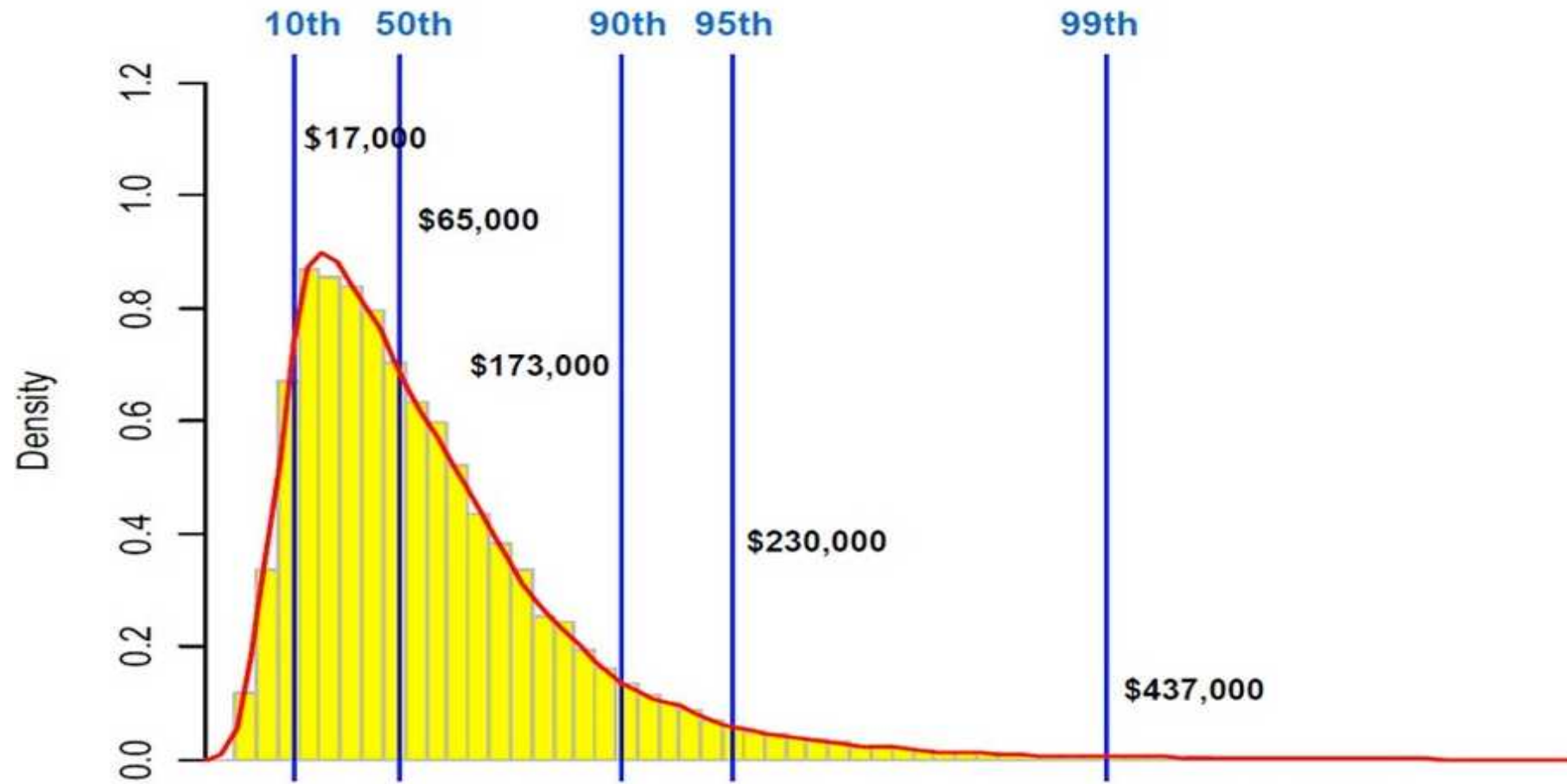


Ecuador

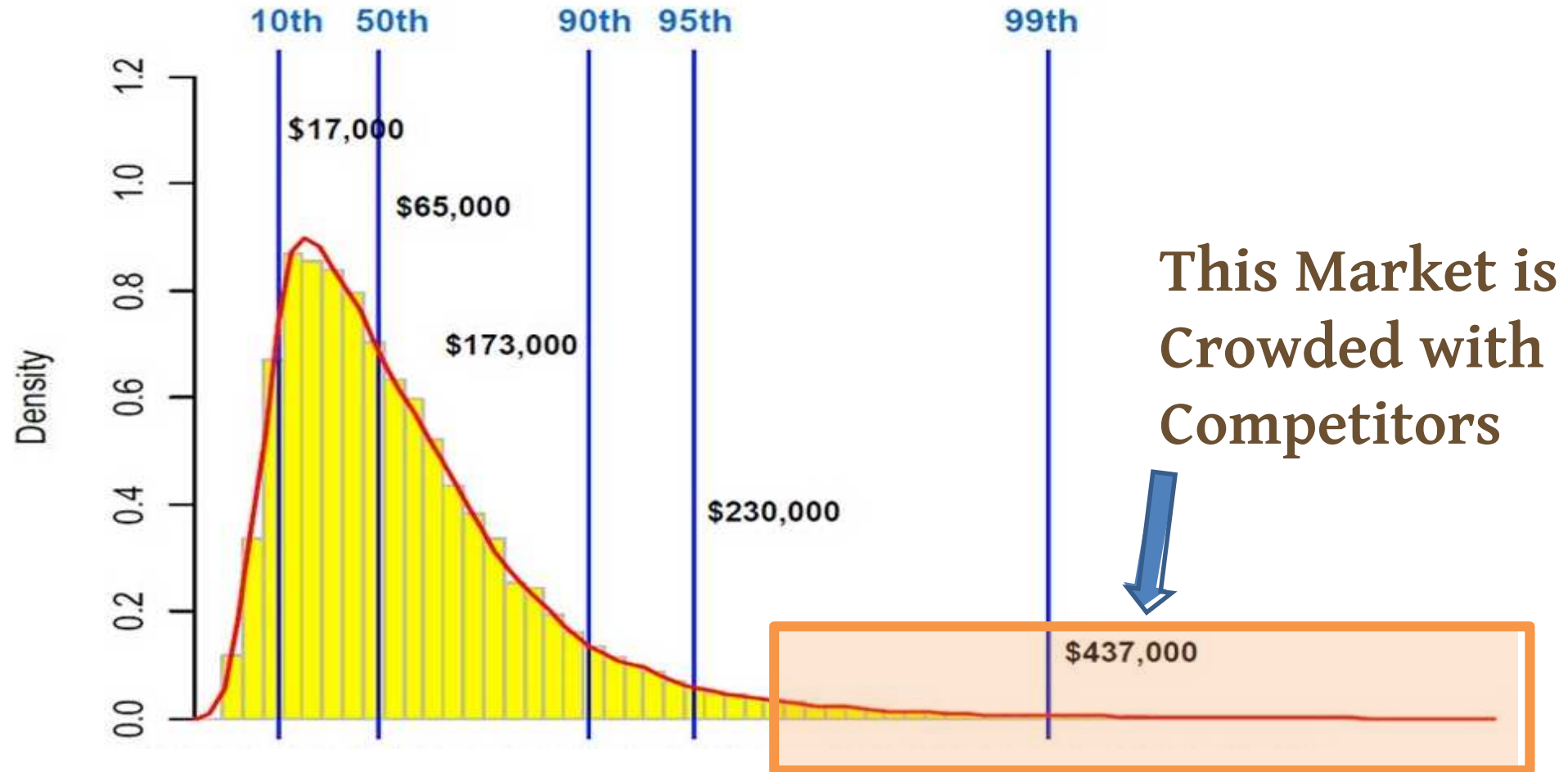
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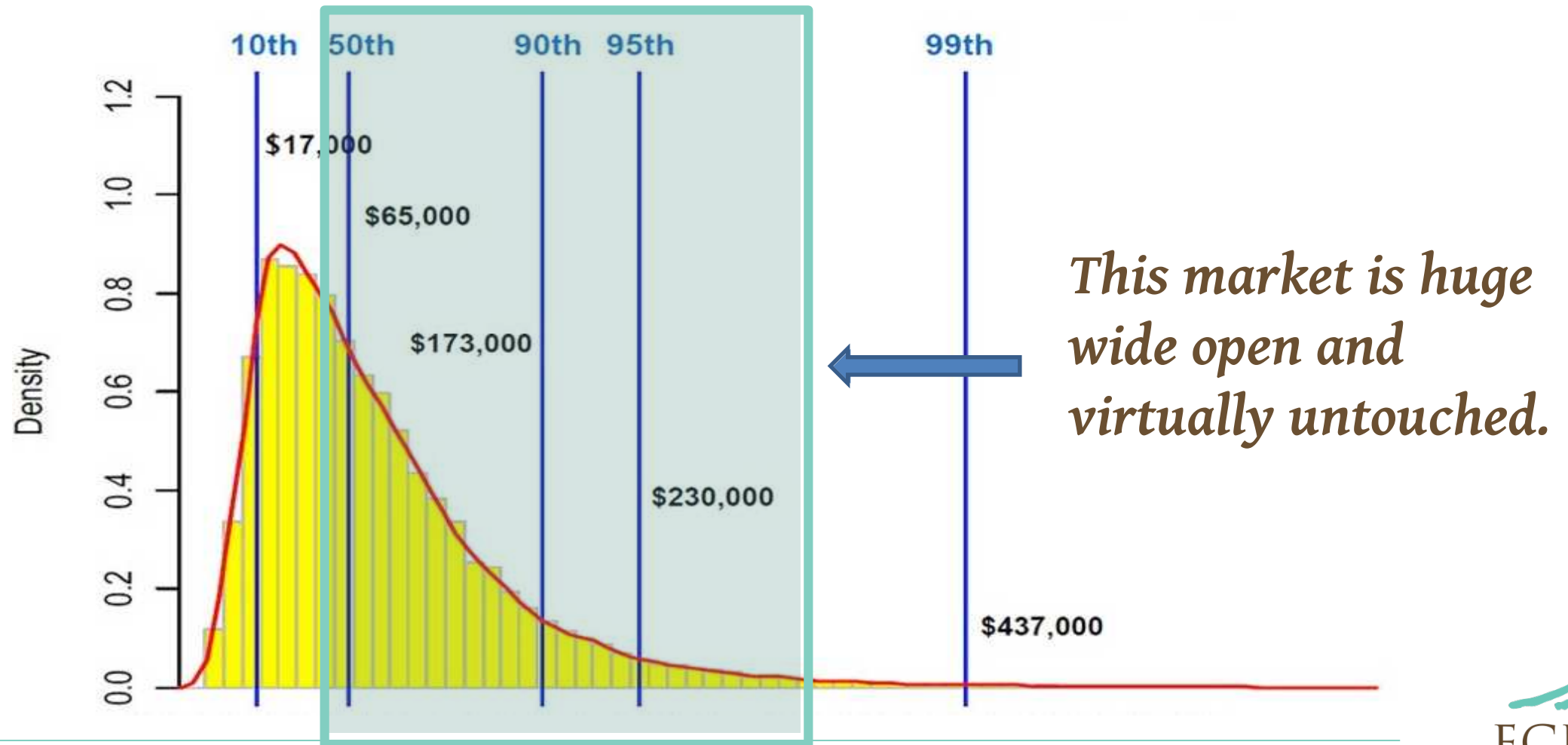
Distribution Of Family Size-Adjusted Income



Distribution Of Family Size-Adjusted Income

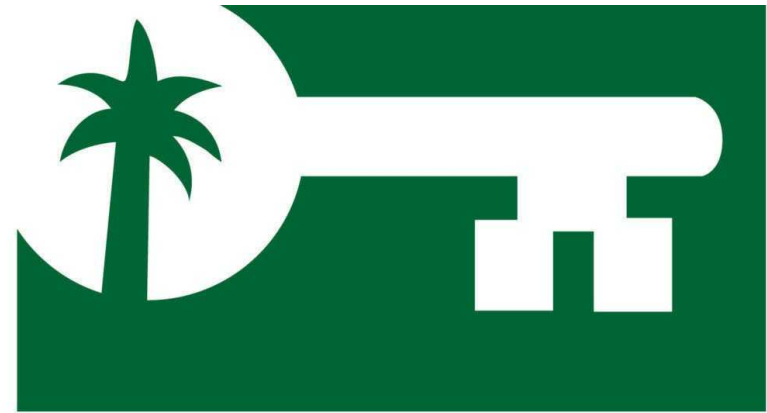


Distribution Of Family Size-Adjusted Income





Pre-approved Financing



CAYE
International Bank Ltd.

Some Boomer Statistics

- **93 million** U.S. and Canadian citizens were born between 1946 and 1964
- Over **1/3** of the population
- Account for **3/4** of spending
- Control **70%** of wealth
- Own **80%** of all money in banks
- Own **66%** of all money in equity markets





11,500 U.S. and
Canadian Baby
Boomers will retire
every day...

For The Next
16 Years

Zogby International

Survey of 103,000 U.S. Citizens

- 11.6%, equal to 26 million, seriously considering relocating or owning property outside of North America.
- 17.2% of those respondents, equal to 4.5 million, consider Latin America their first choice.





TD Waterhouse

Poll of Canadian Citizens

- **45% of respondents** say they will spend at least one month abroad when they retire
- With a total of 9.4 million baby boomers in Canada, this means **4.23 million potential owners and renters**



Relocation is a Mega Reality

- Over 8 million North Americans currently live outside of the U.S. and Canada
- 613,000 U.S. retirees already receive their Social Security income outside of the United States



Relocation is a Mega Reality

With job flexibility, more people are relocating abroad at a younger age.

A Higher Quality of Life

- Massage for under \$20/hour
- Maid Services for \$160/month
- Low cost of food & organic produce



Getting the Care You Deserve

Private Nurse:	\$400/month
Teeth Cleaning:	\$30
Chiropractor visit:	\$30
Annual Physical:	\$75

JCI Accredited Hospitals in Region:

Hospital CIMA (Costa Rica)

Clinica Biblica (Costa Rica)

Punta Pacifica Johns Hopkins (Panama),

Clinica Hospital San Fernando,

Metropolitano Vivian Pellas (Nicaragua)

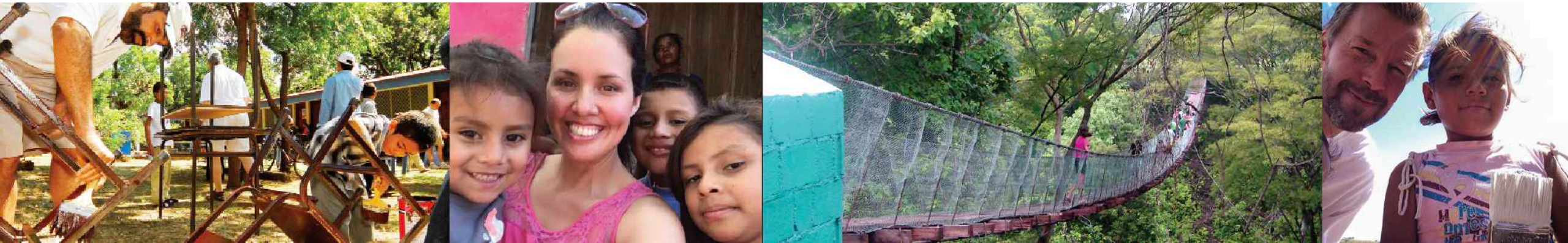


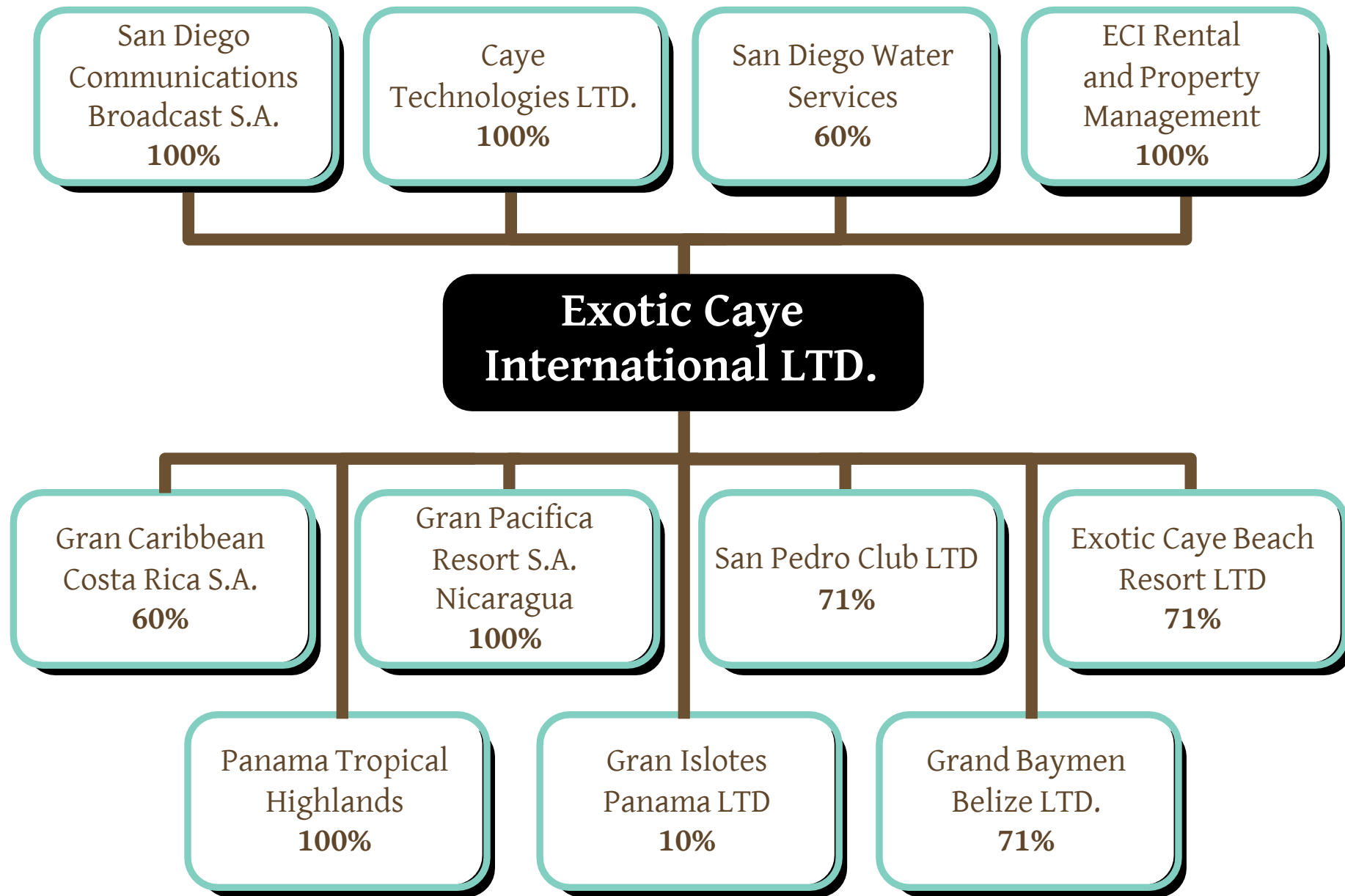


Handicap accessible and age-friendly,
walkable communities



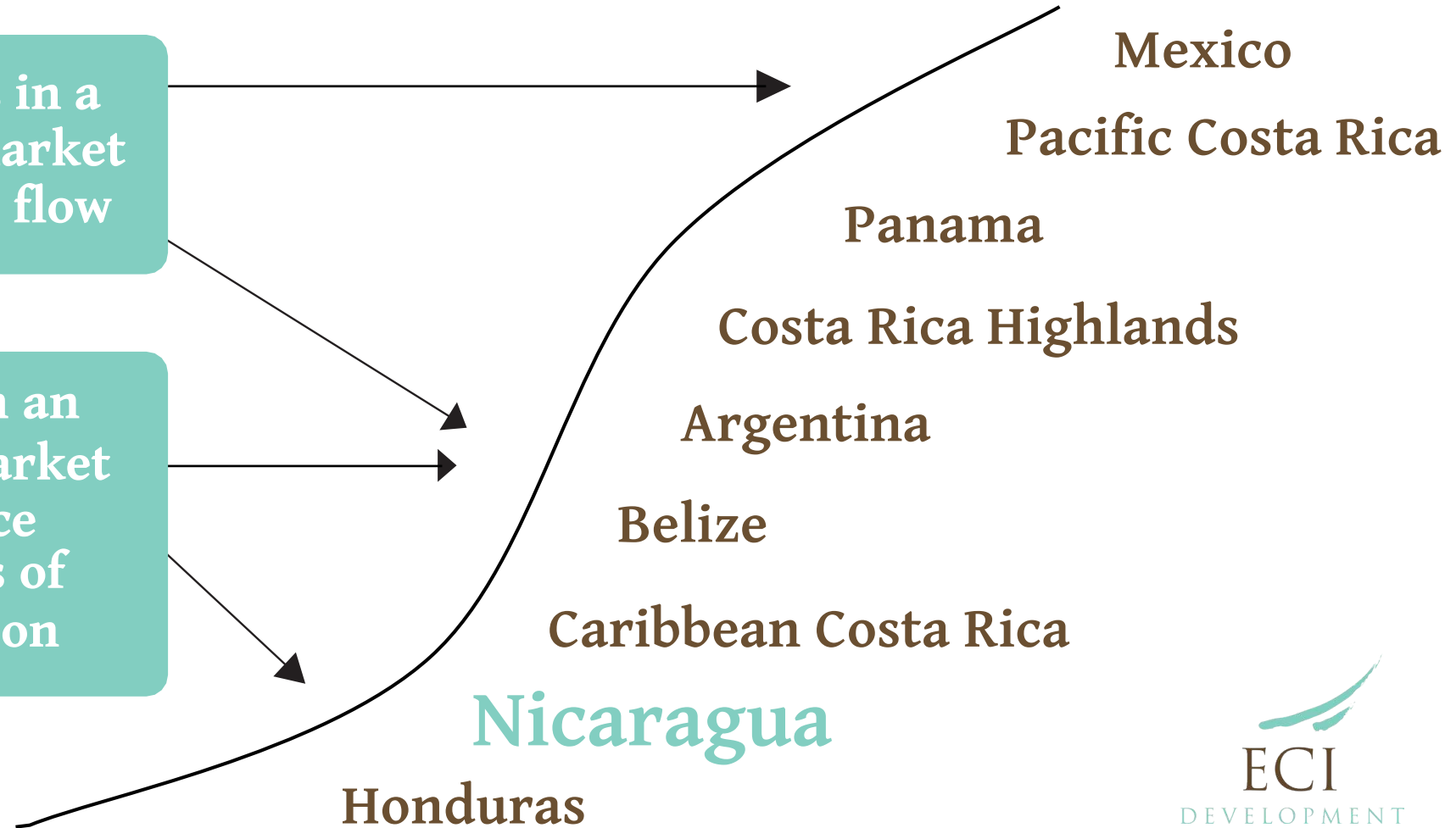
Corporate Social Responsibility & Outreach to Local Communities





Products in a
mature market
may cash flow

Products in an
emerging market
experience
high levels of
appreciation





Discover Gran Pacifica



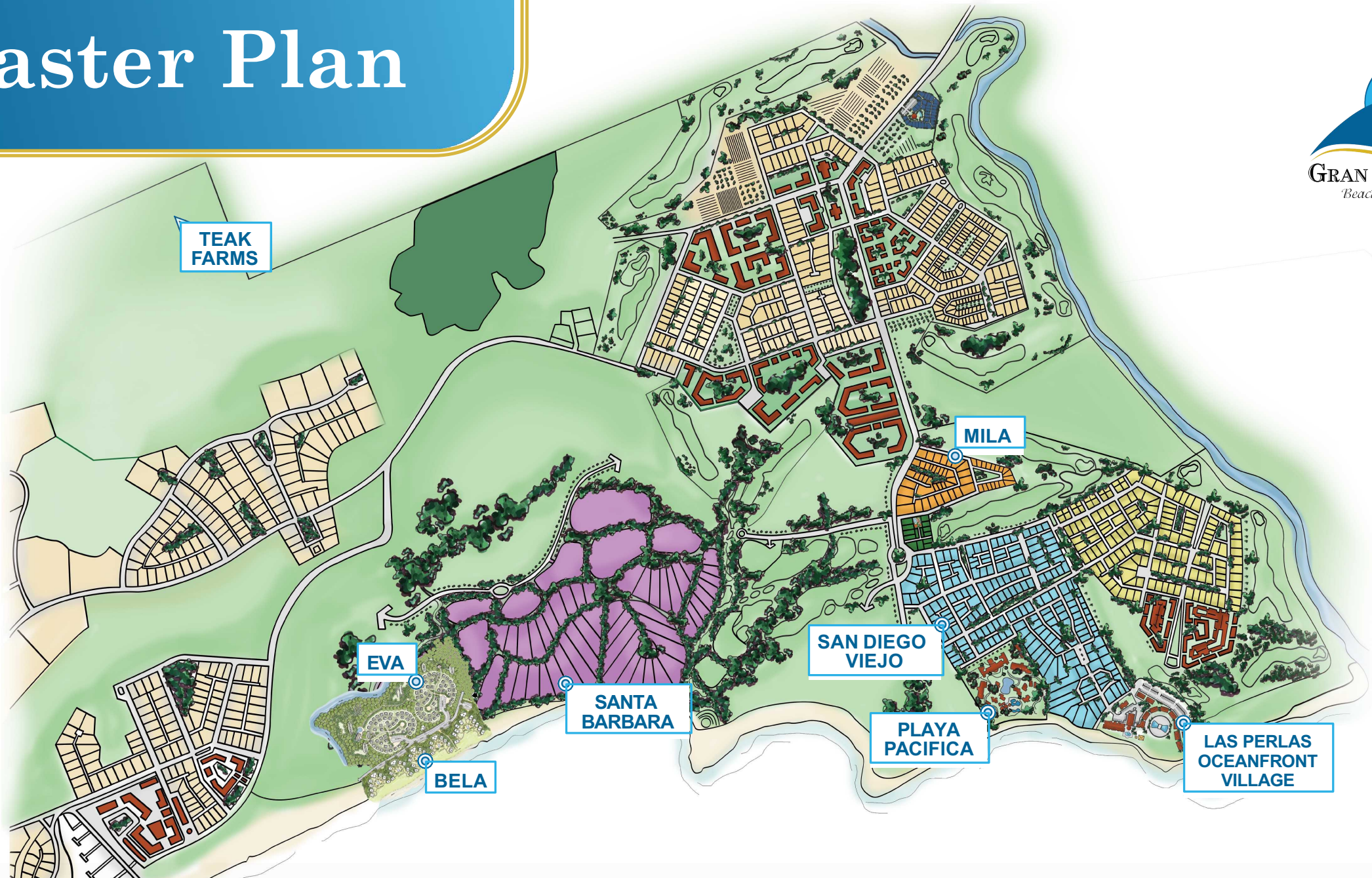


**3.5 miles of beach
on 2,500 acres**

**Golfing, Surfing, Boating,
Fishing, Biking, Hiking,
Horseback Riding**



Master Plan





Gran Pacifica Residences



San Martin
Casita
\$139,900



3-Bedroom
Home
\$239,000



Oceanfront
Condo
\$139,000



Luxury
Villa
\$469,000

Why Teak?

- Teak is being harvested at a rate 8-12 times the rate of replanting
- Global demand
- Green and responsible
- Real worth

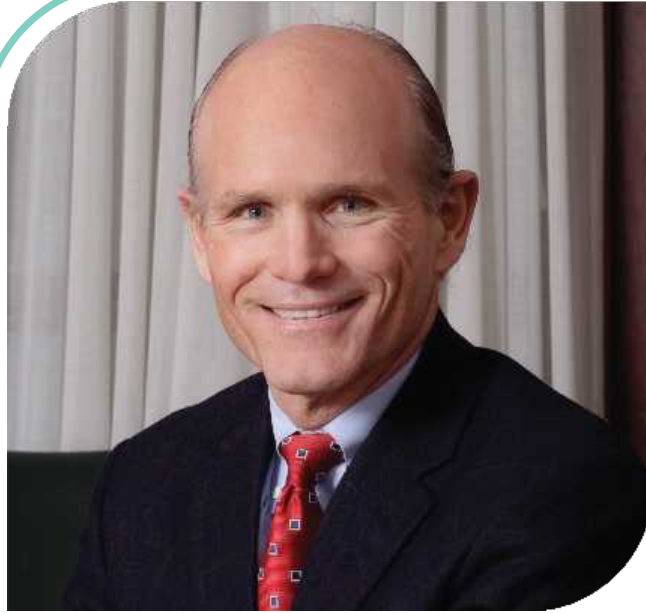


Who's Already Profiting From Timber Ownership?



John Malone

**2.2+ Million Acres
Of Timber**



**Harvard
Endowment Fund**

**10% Of Assets In
Timber, \$3 Billion**



Ted Turner

**2+ Million Acres
Of Timber**





Why Costa Rica?

Products in a
mature market
may cash flow

Products in an
emerging market
experience
high levels of
appreciation



GRAN CARIBBEAN

Costa Rica

- 1,100 acres
- 1.8 miles of direct Caribbean beach frontage
- 5 km of riverfront and a deep-water canal
- Port of Limón 10 miles south of property
- Envisioned marina community

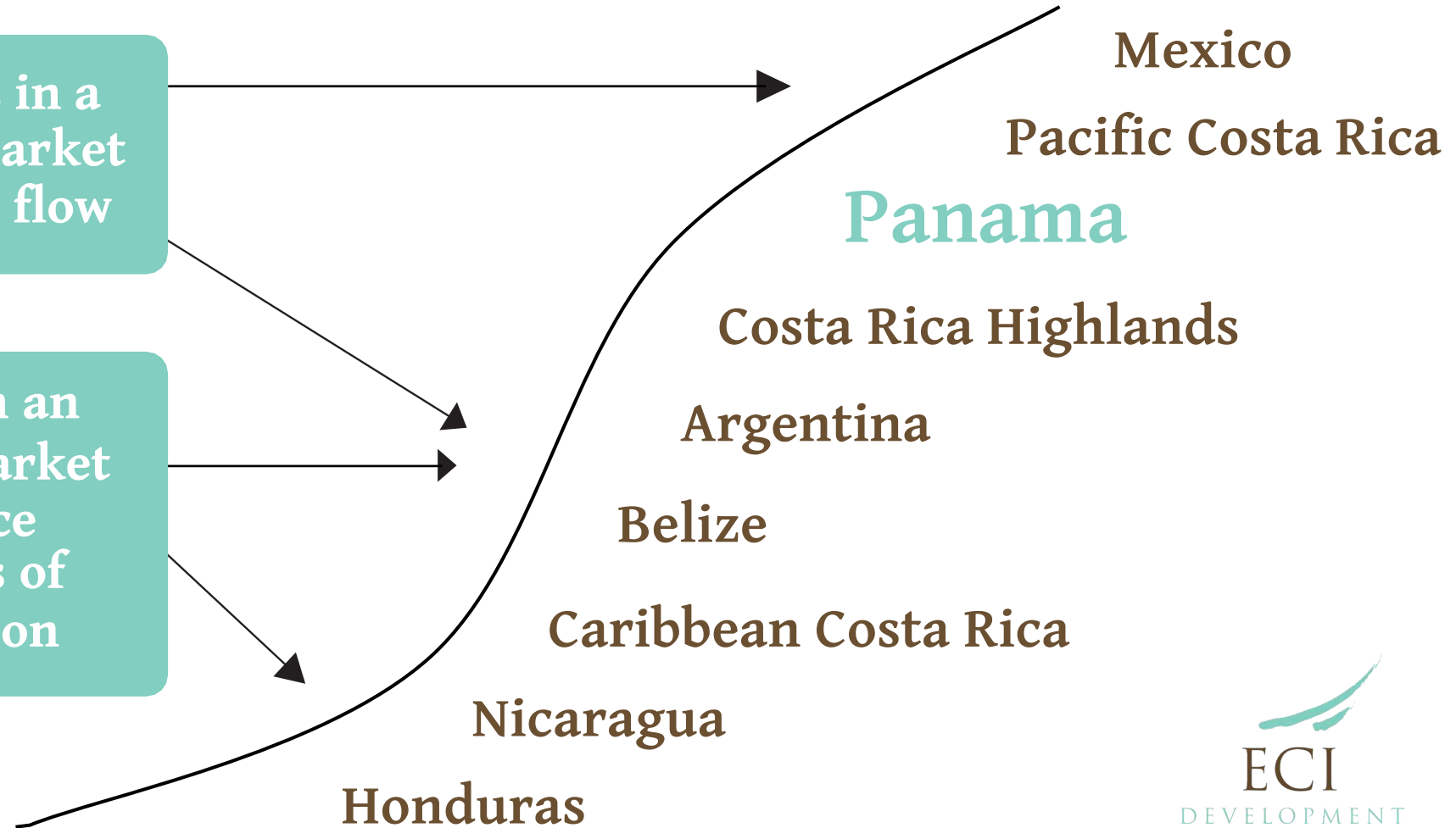




Why Panama?

Products in a
mature market
may cash flow

Products in an
emerging market
experience
high levels of
appreciation





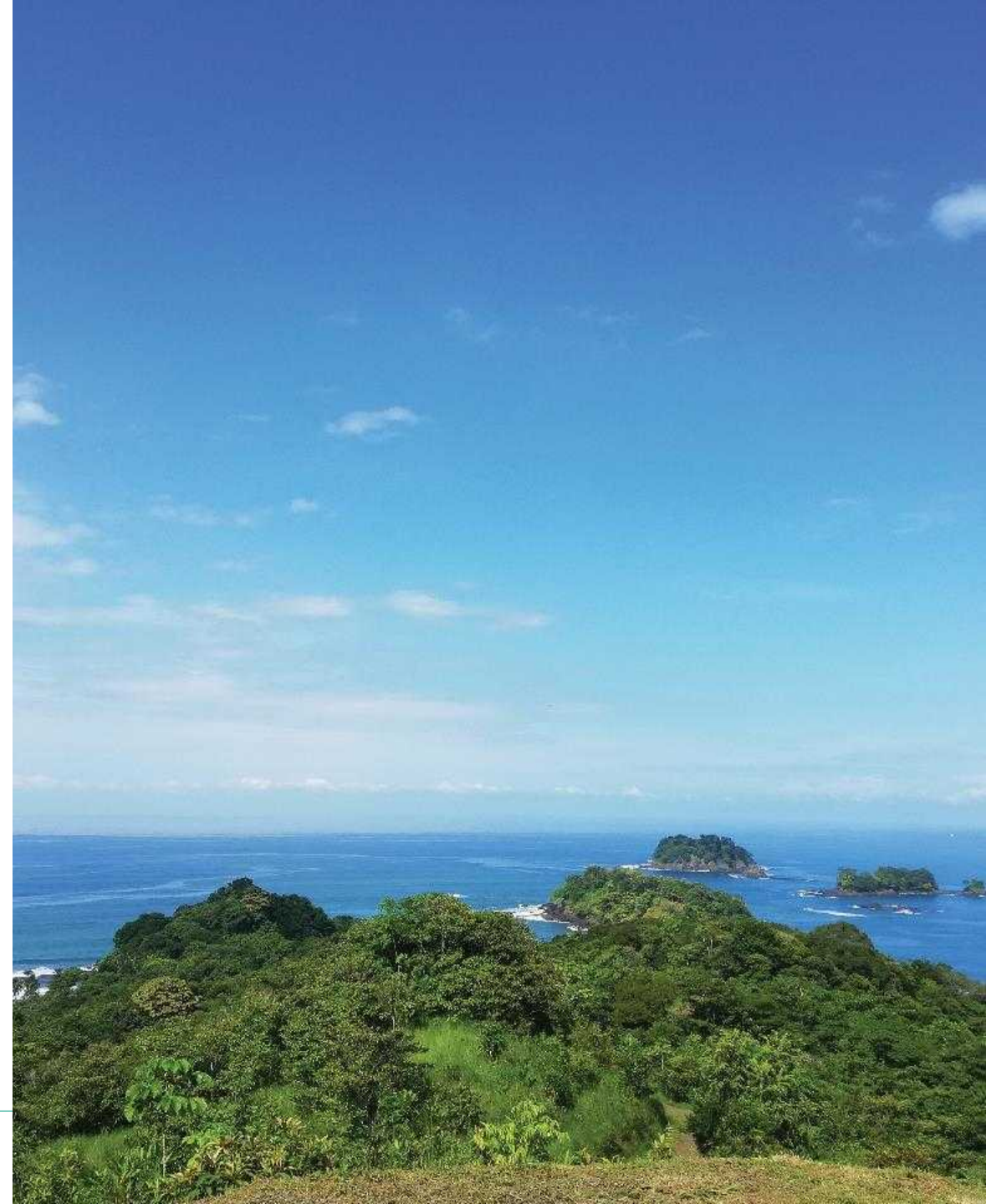
Beaches and Highlands



LOS ISLOTES

Panamá

- 750 acres of rolling hills
- One-half mile of direct Pacific Ocean frontage
- Town Plaza and old-world charm
- Ocean views throughout the community





GRAN HIGHLANDS

Panama





Parking

Condominiums

Reception

Entrance

Artisan's Market

Orchard & Gardens

Gran Highlands

A Preview of the
Tropical Highlands

Freedom Village - Phase 1
(A Block Down)

Eco-Tiny Homes



Orchid

\$119,900
+ Closing & Furniture



Heliconia

\$149,900
+ Closing & Furniture



Hibiscus

\$149,900
+ Closing & Furniture

ECI Tiny Home Options



With more to come...



Why Belize?

Products in a
mature market
may cash flow

Products in an
emerging market
experience
high levels of
appreciation



Top Of The Charts On Trip Advisor And Popular Travel Sites



Top 10 Destinations — Central America

UNITED STATES WORLD REGIONS

1

Ambergris Caye, Belize Cayes





**Best
Western®**

**Grand Baymen
Gardens Resort**





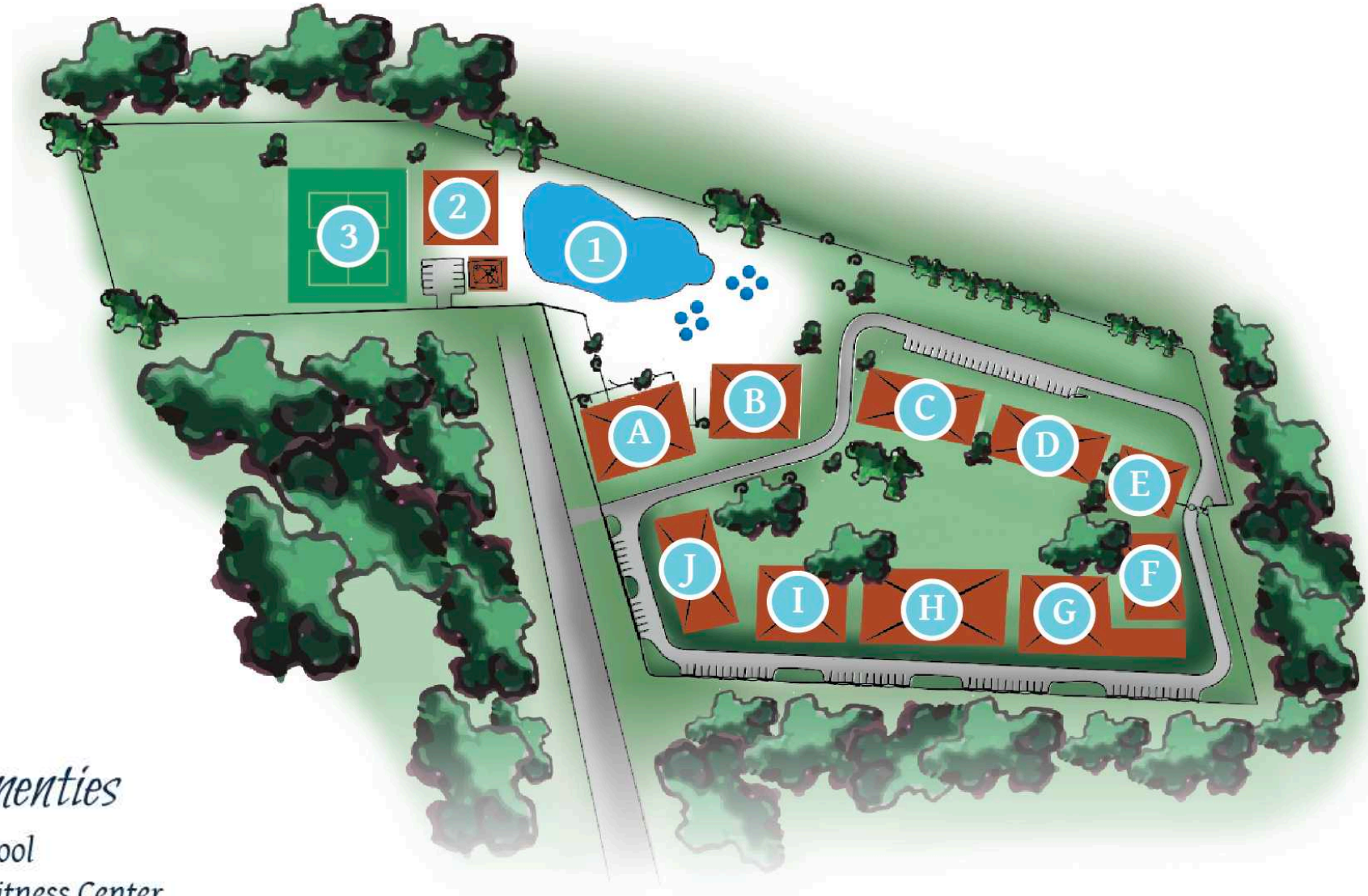
Grand Baymen Gardens Resort

A. Anchor
B. Breeze
C. Captain
D. Dolphin
E. Explorer

F. Fleet
G. Galleon
H. Harbour
I. Islander
J. Jetty

Amenties

1. Pool
2. Fitness Center
3. Tennis Courts





The Anchor Building

SOLD OUT



The Captain Building

SOLD OUT



The Dolphin Building

SOLD OUT



The Explorer Building

SOLD OUT





**Best
Western®**

Grand Baymen Gardens Resort

Each Best Western® branded hotel is
independently owned and operated.





Spacious Balconies

Enjoy the sounds of nature out on your spacious private balcony, designed to give you and your guests ample outdoor space to enjoy the exceptional tropical Belizean weather.



Proven Rental Program

As a Grand Baymen owner, you have the privilege of entering the Best Western Rental Program. Being the 7th largest hotel chain in the world means access to a worldwide system to put heads in beds for a greater revenue stream to owners.



Amenities Already in Place

The resort community boasts a beautiful swimming pool with a new swim-up bar, tennis courts and on-site gym. Excellent Wi-Fi, secured parking, and in-room conveniences add to the appeal.

OCEANFRONT LIVING ON AMBERGRIS CAYE, BELIZE



MARRIOTT RESIDENCES BELIZE AMBERGRIS CAYE

Beachfront Caribbean Residences
Starting at \$319,900





“The opening of the Belize Marriott® Residences Ambergris Caye Resort will **create more than 200 permanent jobs for the country.** The **economic benefits** will reach far beyond the physical property as owners and guests participate in water sports like diving and snorkeling, explore Mayan ruins and shop for art, woodcrafts and other souvenirs. The ripple effect of their **consumption, purchasing and participation will be experienced throughout Belize.**”

– Honorable Heredia,
Former Minister of
Tourism for Belize

OCEANFRONT LIVING ON AMBERGRIS CAYE, BELIZE

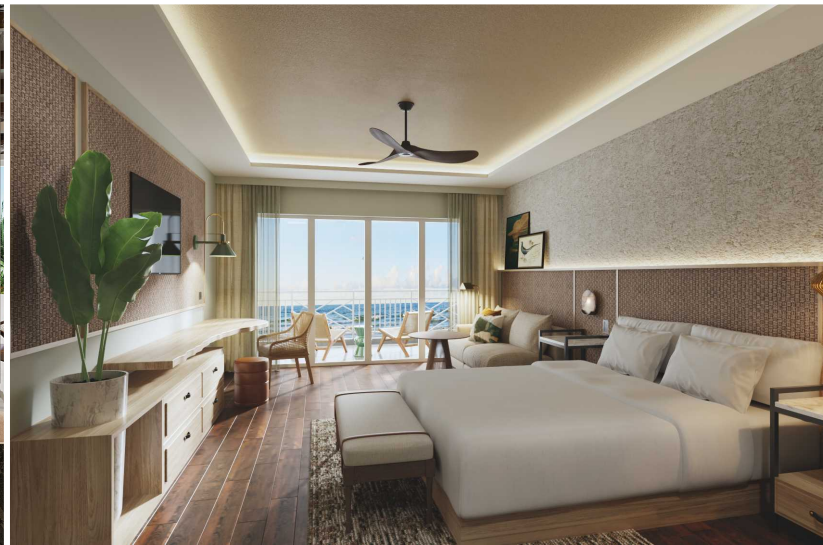


MARRIOTT RESIDENCES
BELIZE AMBERGRIS CAYE

- ECI will retain 60% of the residences
- Net revenue projections \$2.74M per year

TRIPLE NET ROI PROJECTIONS

				ROI**			Year 1	Year 5	Year 10
1st floor	Area (ft ²)	Price	HOA	Year 1	Year 5	Year 10	Annual Revenue	Annual Revenue	Annual Revenue
Duke Studio	420	\$ 319,900.00	\$ 291.20	6.22%	10.70%	15.84%	\$ 19,888.00	\$ 34,245.00	\$ 50,686.00
Princess Studio	524	\$ 399,900.00	\$ 354.88	4.83%	8.39%	12.46%	\$ 19,325.00	\$ 33,561.00	\$ 49,813.00
Queen 1BR	894	\$ 499,900.00	\$ 615.74	5.47%	9.55%	13.59%	\$ 27,346.00	\$ 47,757.00	\$ 67,931.00
Prince 1BR	826	\$ 499,900.00	\$ 567.46	5.47%	9.55%	13.59%	\$ 27,346.00	\$ 47,757.00	\$ 67,931.00
King 2BR	1344	\$ 759,900.00	\$ 906.94	3.62%	6.46%	9.16%	\$ 27,482.00	\$ 49,089.00	\$ 69,632.00
Windsor - 3BR	1878	\$ 999,900.00	\$ 1,245.72	4.11%	7.29%	10.00%	\$ 41,141.00	\$ 72,861.00	\$ 99,970.00



ECI Delivers Quality of Life



Meaning, Significance, Legacy

Environmental Engagement



Milagro Verde

Eco-friendly, 100% solar powered homes, geo thermal cooling, grey water reuse, all low draw appliances and LED lighting, salt water pool, etc.

Sea Turtle Sanctuary

9 years of saving thousands of turtles each year.
3 species including rare leatherback. Releases from
November through March each year

Environmental Engagement



Beach Clean-Ups

Regular clean-ups are conducted by residents, locals and employees. Representatives from the Miss Earth International Pageant visited Gran Pacifica to help clean up trash along the beach.



Sustainable Gardens

Help school kids plant gardens of vegetables and fruit and train them to take care of them. They feed themselves healthy lunches and our restaurant buys surplus to provide funding for school supplies.

Social Engagement



Installation of Wells

Water wells were installed in 13 schools around the community that previously did not have access to water.

Medical & Dental Trips

Coordinated mission trips and hosted dozens of medical and dental groups.

Social Engagement



Shoes for Children
Providing shoes for kids so that they
can attend school.



“The best time to
join a company is when
they are in the midst of
a global expansion
or a new product launch.”

— Forbes

Future Assets



Vineyard Community

- Planned vineyard concept
- Comfortable, dry temperatures
- Beautiful vineyard views

Ecuador

- 3 different geographies
- Most affordable retiree location
- Popular destination for U.S. retirees

Upcoming Acquisition - Mexico









El Salvador

BARRON'S

ADVISOR INVESTING | ADVISOR NEWS

Latin America Embraces Bitcoin. What's Next for Crypto in Emerging Markets?



Sabrina Escobar
July 19, 2021 2:35 pm ET

INVESTMENT
WEEK



Paying for coffee with crypto: Will it become our daily routine?

Will the world follow El Salvador in
adopting BTC?

IPS



EN



El Salvador: a safe haven for Bitcoin?



globetrender.com



Globetrender



El Salvador becomes first country on Earth to adopt bitcoin as legal tender



Rose Dykins

4 weeks ago

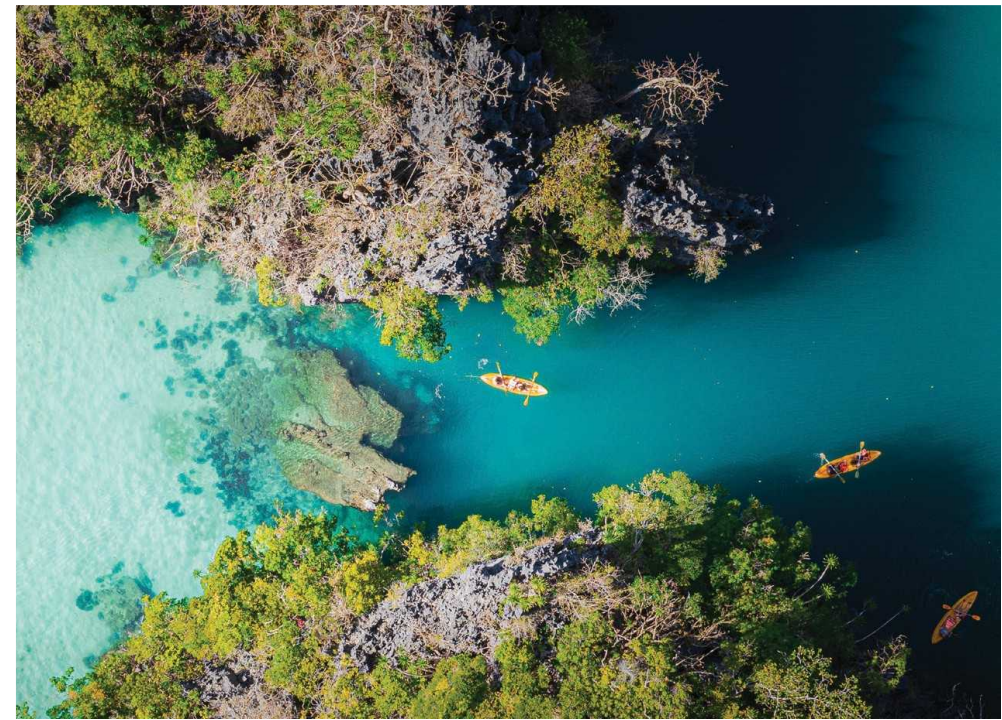


Worth

Newsletters

HOME > FINANCE

El Salvador: The Spark That Ignited The Powder Keg?





El Zonte
“Bitcoin Beach”



Our Competitive Advantage

- Top notch talent
- Geographic diversification
- Powerful demographics
- Pre-IPO value



ECI Delivers
Inspired
Residences For
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Souls in The
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EST.
1996

Meet the Executives



Michael Cobb

CEO and Co-Founder
ECI Development



Joel Nagel

Co-Founder & Legal Advisor
ECI Development



Michael Bata

Chief Operations Officer,
ECI Development



Patrick Hiebert

Chief Operations Officer,
ECI Development



Valeria Espinoza

Vice President of
Operations



Rachel Jensen

Vice President of
Sales and Marketing

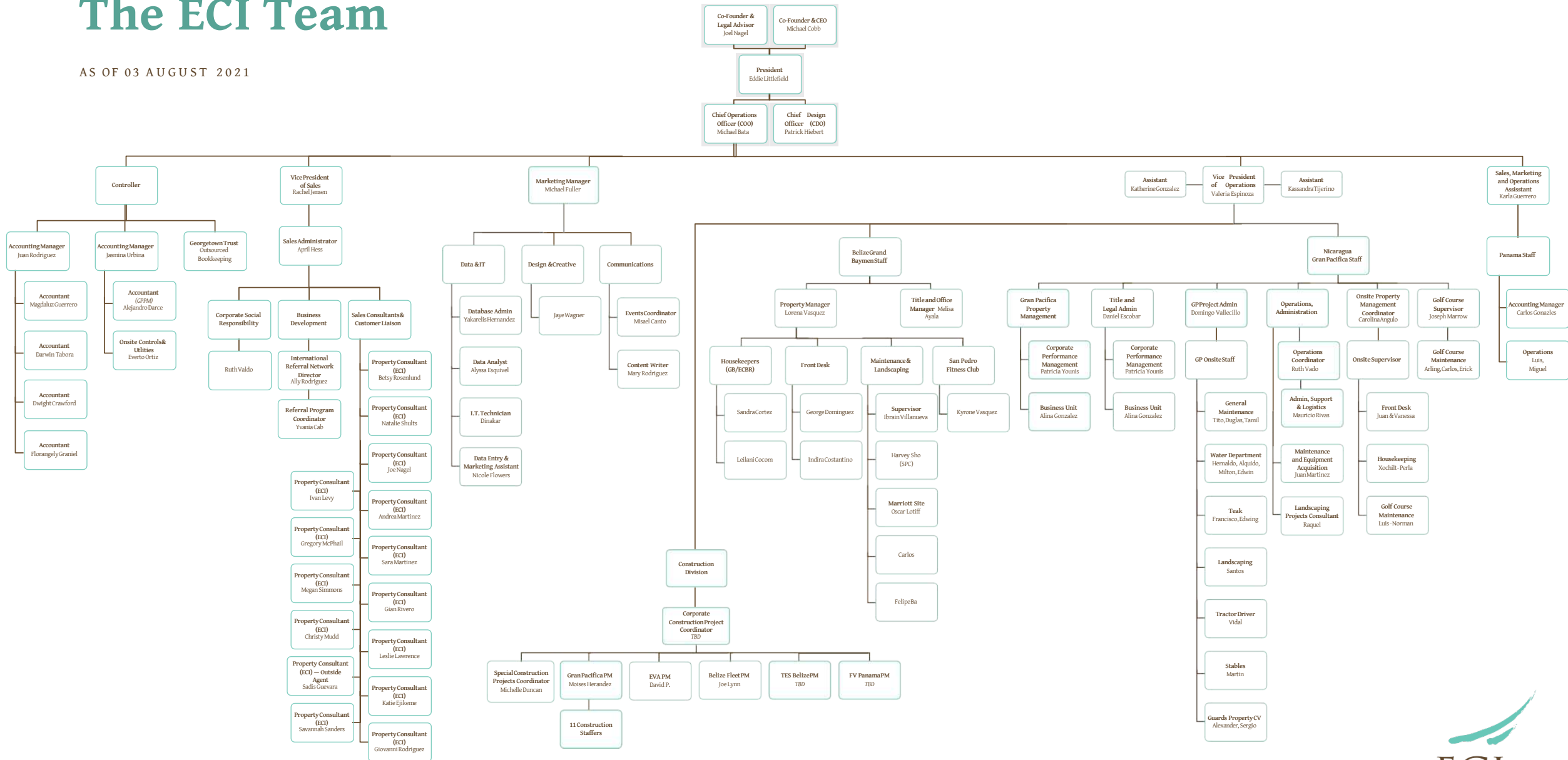


Michael Fuller

Marketing
Manager

The ECI Team

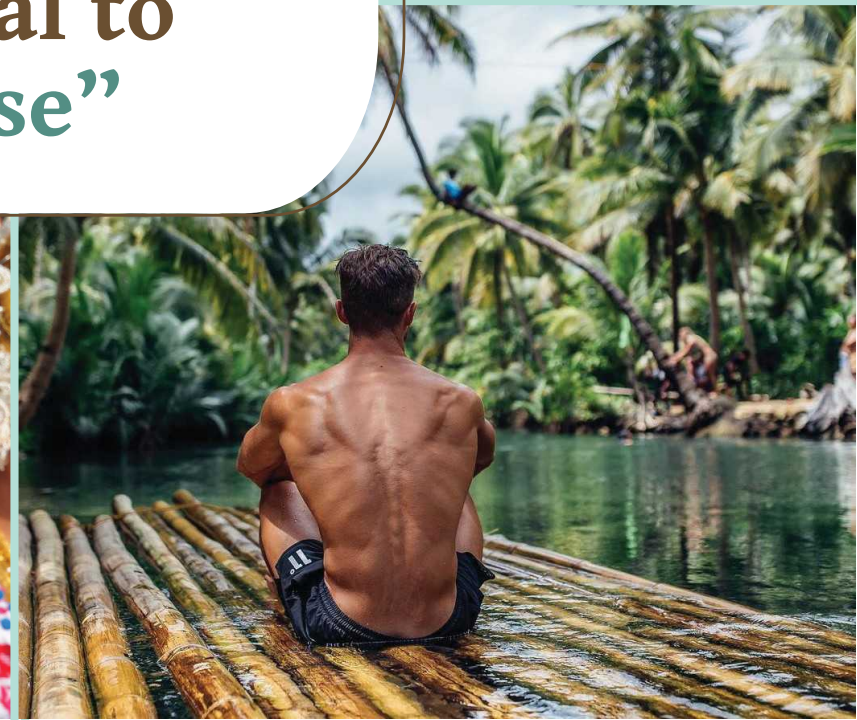
AS OF 03 AUGUST 2021



LioVirtual@ECIDEVELOPMENT.COM



**ECI's Diversity Means More
Choices and Wider Appeal to
“Own a Piece of Paradise”**



Hard Assets = Real Worth

- 4,300 acres in 4 countries right now
- Over 5 miles of beachfront property
- Proof of concept in place
- \$61M balance sheet
- As new assets are added to the company books, share price will increase and new investors will pay more.



ECI Consolidated Balance Sheet

(BASED ON ECI SHARE %)

ECI Consolidated Balance Sheet (Based on ECI Share %)

	2019	2020	Change \$	Change %
ASSETS				
Current Assets				
Checking/Savings	118,429.00	2,172,008.97	2,053,579.97	1734%
Accounts Receivable	3,360,445.00	3,089,611.64	-270,833.36	-8%
Other Current Assets	31,491,673.00	32,462,992.07	971,319.07	3%
Total Current Assets	34,970,547.00	37,724,612.68	2,754,065.68	8%
Fixed Assets	19,254,080.00	22,930,040.76	3,675,960.76	19%
Other Assets	1,214,158.00	1,261,178.80	47,020.80	4%
Total Non-Current Assets	20,468,238.00	24,191,219.57	3,722,981.57	18%
TOTAL ASSETS	\$55,438,785.00	\$61,915,832.25	\$6,477,047.25	12%
LIABILITIES & EQUITY				
Liabilities				
Current				
Liabilities	667,484.00	580,748.86	-86,735.14	-13%
Total Current Liabilities	10,195,610.00	12,975,895.56	2,780,285.56	27%
Long Term Liabilities	6,363,583.00	8,578,213.37	2,214,630.37	35%
Total Liabilities	16,559,193.00	21,554,108.93	4,994,915.93	30%
Other Current Liabilities	9,528,126.00	12,395,146.70	2,867,020.70	30%
Equity				
Opening Balances	303,812.00	303,812.36	0.36	0%
Additional Paid-In Capital	34,032,915.00	34,032,914.74	-0.26	0%
Retained Earnings	-9,672,477.00	-10,855,997.00	-1,183,520.00	12%
Share Capital	2,946,699.00	2,946,698.82	-0.18	0%
Surplus for revaluation	12,452,163.00	14,052,163.00	1,600,000.00	13%
Total Equity	38,879,592.00	40,361,723.32	1,482,131.32	4%
TOTAL LIABILITIES & EQUITY	\$55,438,785.00	\$61,915,832.25	\$6,477,047.25	12%

Your Profit From Property Sales

Community	Value
Gran Pacifica, Nicaragua	\$569,055,000.00
Grand Baymen Gardens, Belize	\$8,955,000.00
Gran Caribbean Costa Rica	\$406,560,000.00
Gran Islotes Panama	\$7,520,000.00
Total	\$992,090.000.00

\$551.01/share

Today's Share Price \$17.60

6.4 million shares outstanding

888%

Lifetime ROI



Recurring Revenues

Community		Value
Belize Marriott® Residences	ECI Cash Flow	\$2,740,600.00
TV, Alarm and Telecom GP	\$30 per month	\$5,752,000.00
Property Mangement	\$25 per month	\$7,698,000.00
Utilities	\$25 per month	\$7,698,000.00
Total		\$23,888,600.00

\$3.25 per share

Today's Share Price \$17.60

6.4 million shares outstanding

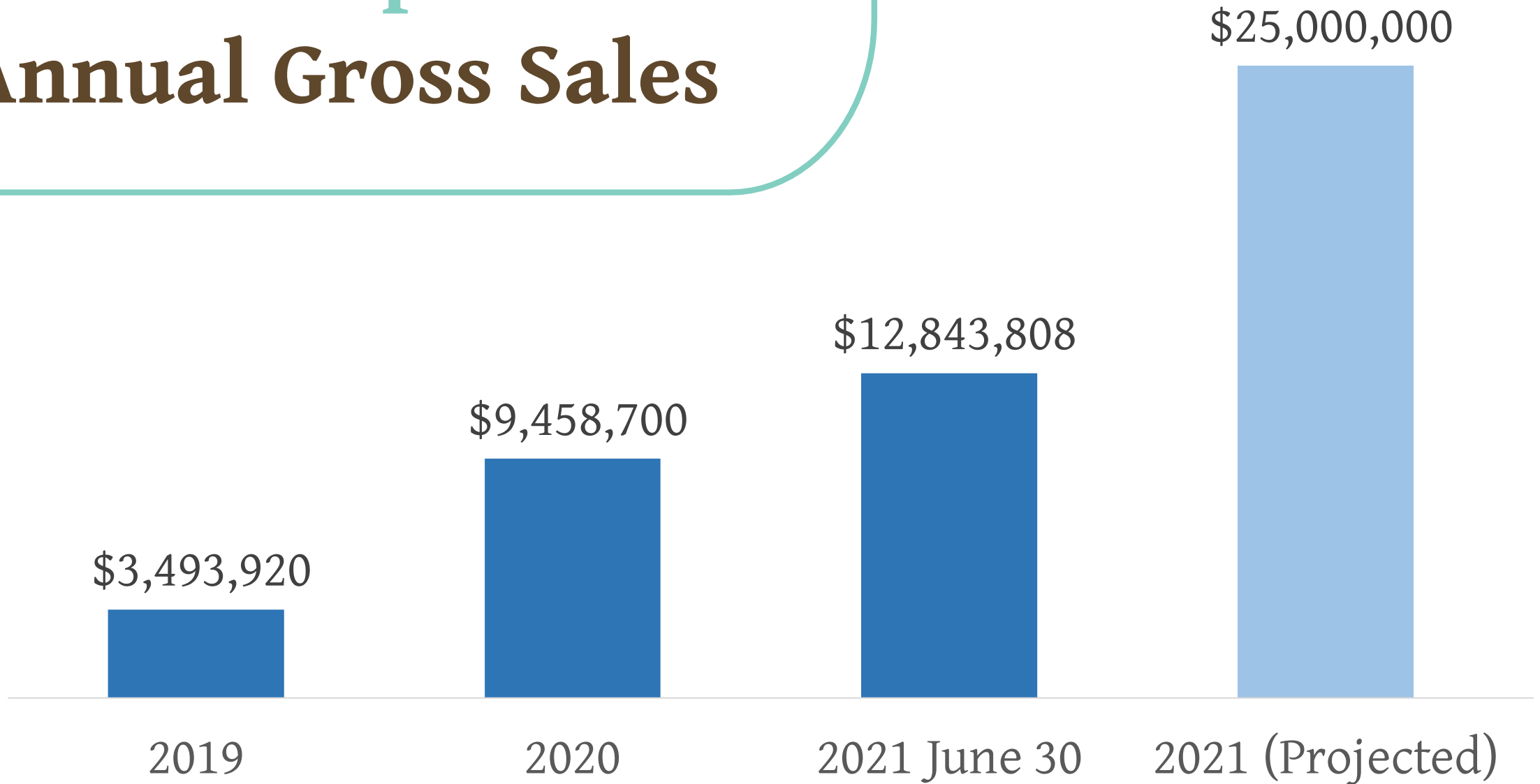
21.2%

Annual ROI



ECI Development

Annual Gross Sales



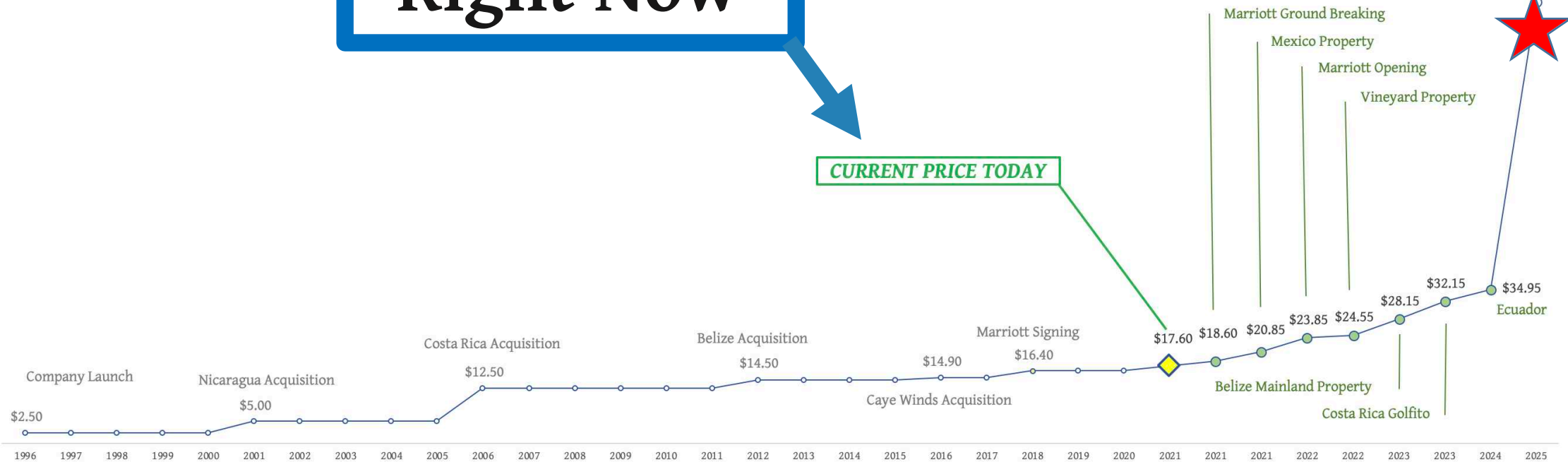
ALL ACQUISITIONS & MARRIOTT OPENING

Share Price Increase

Right Now

CURRENT PRICE TODAY

**Planned
IPO \$90+**



Today's Minimum = 4600 shares @ \$17.60/share (min \$80,960)

Future Minimum = 4600 shares @ \$18.60/share (min \$85,560)



Share Price Increase – Coming Up

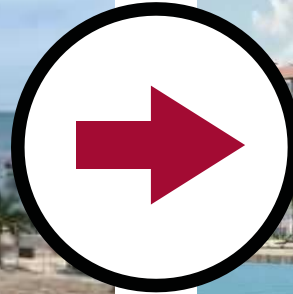
	TODAY	Marriott Breaking Ground	Mexico Property	Belize Marriott Opens
Per Share	\$17.60	\$18.60	\$20.85	\$23.85
Minimum Investment	\$80,960	\$85,560	\$95,910	\$109,710

SAVE \$4,600.00 BY TAKING ACTION TODAY

NOW IS THE RIGHT TIME.



Deconstruction of Exotic Caye Beach Resort Belize currently underway



Share price increase to \$18.60/share from \$17.60/share upon groundbreaking



Accredited

- ECI Stock (\$8.80/share)
- \$250,000 Infrastructure Bond

Non-accredited

- Property Ownership
- Best Western Studios From \$99,900

2020 Milestones



- Sold out 10 of 12 Best Western condo suites
- Completed Marriott over-water bar
- Sold out 20 Belize Tiny Homes with waiting list for 40 more in Phase 2
- 60 EVA homes sold

2020/2021 Milestones

- Acquired 110 Acres in Panama's Tropical Highlands
- Sold out 60 EVA Tiny homes in Phases 1 and 2. Opening a Phase 3



Helpful Considerations

- Crypto accepted
- Financing options available for property ownership
- SD-IRA Friendly





Join the Family

Michael K. Cobb
+1.800.290.3028

LioVirtual@ECIDEVELOPMENT.COM