$25MM Phase 1 Equity Request

C-SUITE PROPERTIES

Exclusive Caribbean Property Investment Opportunity in Roatán

Invest in Paradise.

Earn in Dollars.

Version Date:
June 25, 2026



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The equity interests offered hereby (the "Securities") are being offered pursuant to an exemption from registration under Rule 506(c) of Regulation D of the Securities Act of 1933, as amended. The Securities have not been registered under the Securities Act or any state securities laws and may not be offered, sold, or transferred without registration or an applicable exemption. All purchasers must qualify as "accredited investors" under Rule 501(a) of Regulation D and will be required to provide verification documentation prior to purchase.

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Any securities offering will be made by Entoro Securities, LLC, a registered broker-dealer and member of FINRA/SIPC, acting as Placement Agent.

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Roatán, Honduras



- **Location:** largest of the Bay islands, ~40 miles off Honduras's north coast in the Caribbean Sea
- **Size & Population:** ~48 miles long, ~120,000+ residents; English widely spoken
- **Tourism Hub:** World-class diving, white-sand beaches, eco-tourism, and resorts
- **Accessibility:** Direct flights from US (Houston, Miami, Atlanta, Dallas), Canada, and Central America
- **Infrastructure Growth:** New roads, expanding utilities, high-speed internet, and airport upgrades

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Market Opportunity

Robust Tourism Economy

- Over 1.7MM annual cruise passengers, positioning Roatán as the #1 cruise destination in Central America[1]

Compelling Real Estate Value

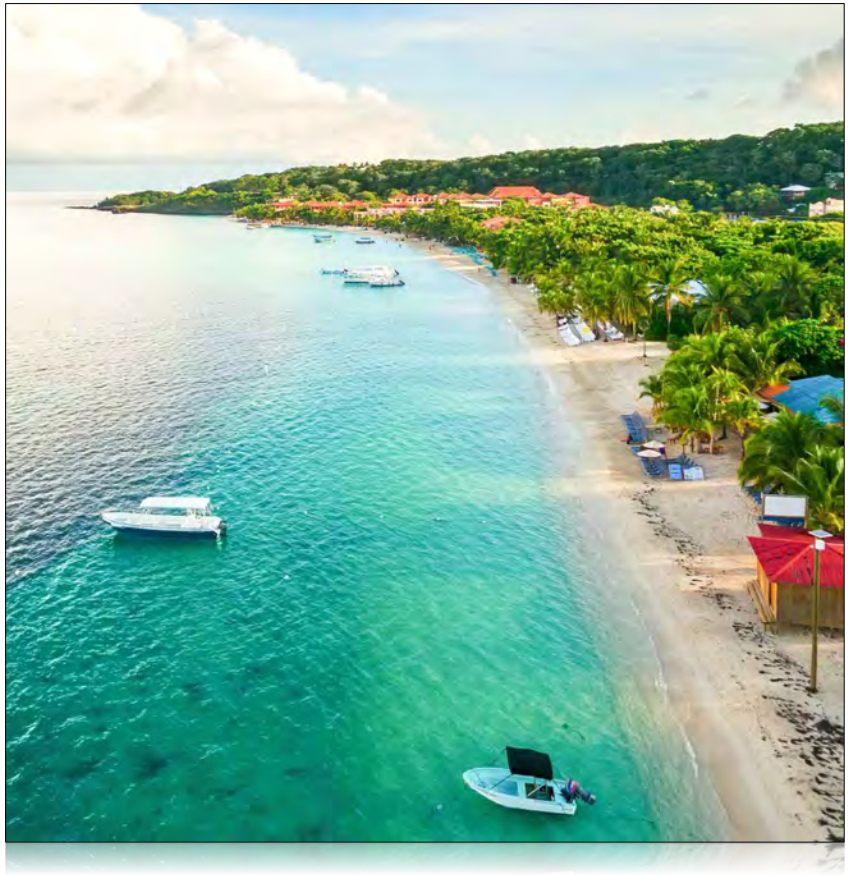
- Properties priced below comparable Caribbean markets, with third-party data indicating 4%-10% annual appreciation in prime coastal locations

Investor-Friendly Jurisdiction

- No restrictions on foreign ownership and low property taxes (~0.35% annually)[2]

Expanding Infrastructure & Demand Drivers

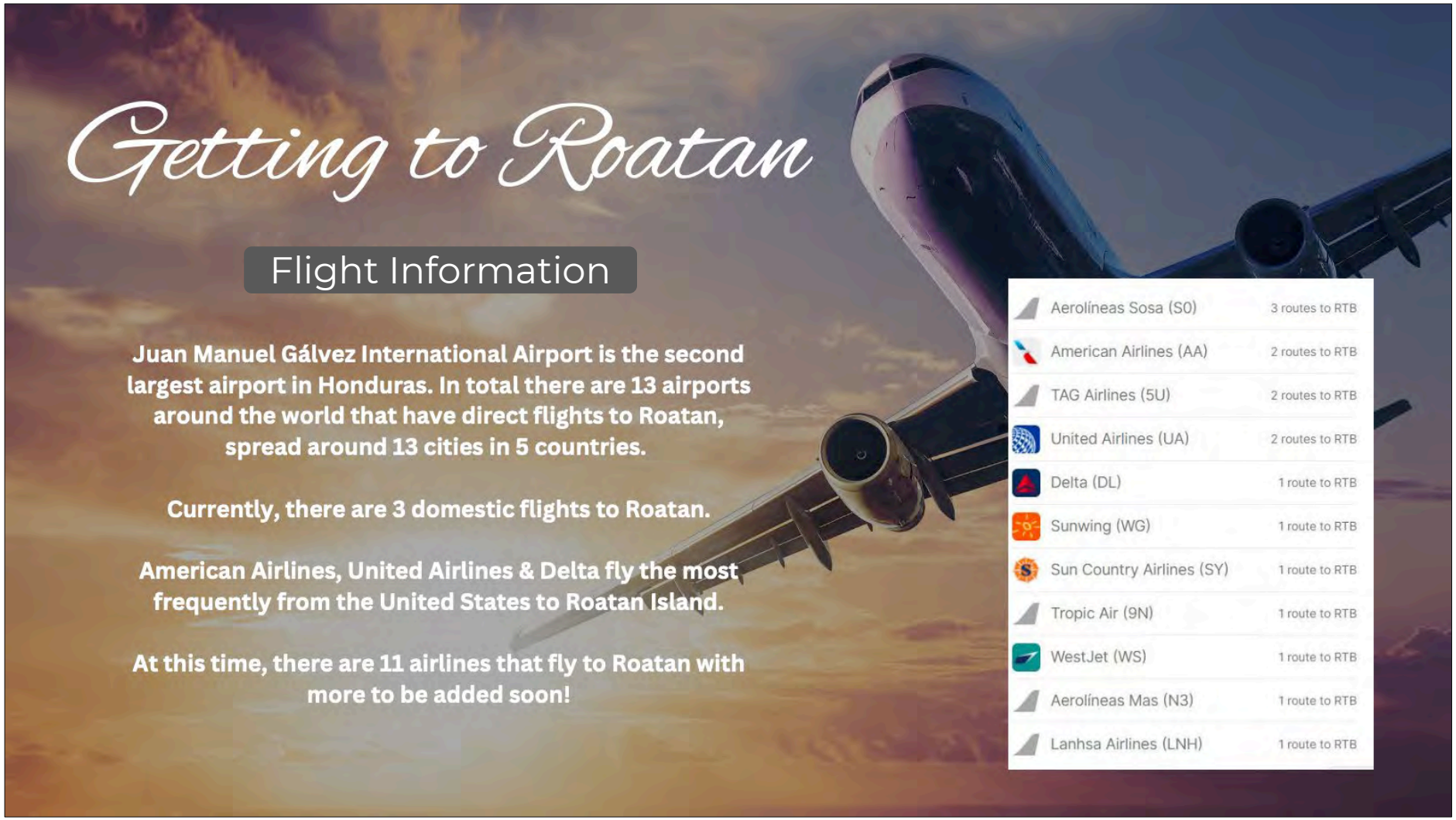
- Direct flights from 13 global cities and rising demand for eco-luxury and long-term rental housing



[1]Roatan Tourism Bureau - https://roatantourismbureau.com/roatans-record-cruise-arrivals-2024
[2]About Roatan Real Estate 2025/2026 – www.abouttroatanrealestate.com

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Quick Access: ~2 Hours from Major US Cities



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Most Visited Cruise Destination

Roatán has experienced remarkable growth in tourism, welcoming **over 1.7 million cruise passengers in 2024**, making it the **most visited cruise destination in Central America**.

The island's two major ports, Mahogany Bay and Coxen Hole, serve as key entry points for visitors arriving by sea.



Cruise Ship Arrivals

Mahogany Bay:
Can accommodate 8,000 passengers disembarking in a single day.

Coxen Hole:
Roatán's original port, primarily serving Royal Caribbean and Norwegian Cruise Lines.

Cruise Port Features

- Duty-free shopping
- Guided tours & excursions
- Cultural exhibitions
- Handcrafted artisan gifts & souvenirs
- Live cigar rolling demonstrations
-

Port Capacity & Infrastructure

The Port of Roatán can accommodate **three cruise ships at once.**
Water depth: 12 meters (39 feet), allowing large vessels to dock.
Economic Impact
Cruise ship tourism is a major economic driver for Roatán and Honduras.

Local businesses, artisans, and tour operators heavily depend on tourism revenue to sustain the island's economy.
With its pristine beaches, rich culture, and growing tourism industry, Roatán continues to thrive as a top Caribbean destination for cruise travelers.

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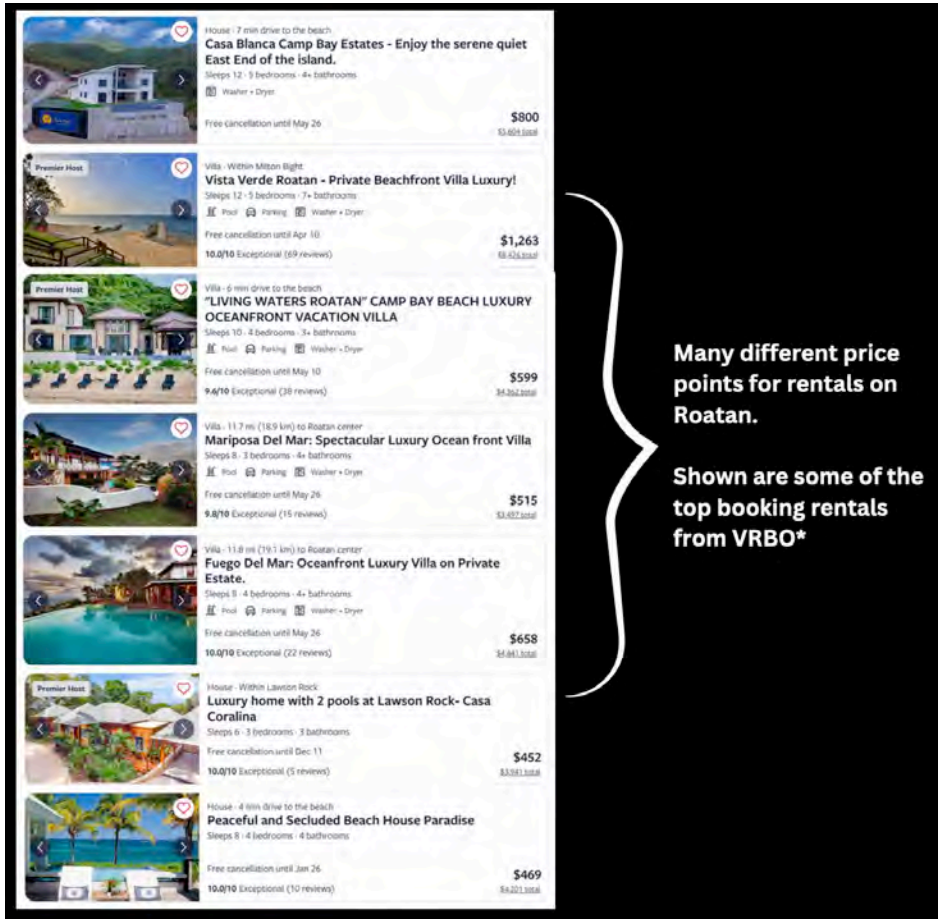
Why Roatán?

- **Booming Tourism & Rental Demand**
  Roatán welcomed over 1.7 million cruise passengers in 2024, making it the most visited cruise destination in Central America. Rising visitor arrivals support sustained demand for short-term vacation rentals across the island.[1]
- **Documented Property Value Growth**
  Independent third-party data indicates prime coastal properties on Roatán have appreciated at 4%–10% annually, with beachfront locations at the higher end of that range. Over the past decade, West Bay prime locations have seen cumulative appreciation of 50%–80% in nominal terms.[2]
- **Investor-Friendly Legal Framework**
  Foreign nationals may purchase titled urban residential property on Roatán under Honduran Decree 90-90. No restrictions apply to USD-denominated transactions, and property taxes are approximately 0.35% annually.[3]
- **Low Carrying Costs Relative to Other Caribbean Markets**
  Roatán's combination of lower absolute purchase prices, low annual property taxes, and established short-term rental infrastructure has historically attracted international buyers from markets with higher acquisition and holding costs.[2]
- **Year-Round Accessibility**
  Juan Manuel Gálvez International Airport serves 11 airlines across 13 international routes, with direct service from major U.S. cities including Houston, Miami, Atlanta, and Dallas. Flight times from major U.S. hubs are approximately 2–3 hours.
- **Growing Expat & Long-Term Rental Base**
  Roatán's established expat community and pensionado residency program create a secondary demand source for long-term rentals, reducing reliance on peak tourist season alone.[4]
- **Established Short-Term Rental Market**
  As of early 2026, approximately 800–1,000 active short-term rental listings operate on Roatán. Top-quartile properties achieve 50%+ occupancy; top-decile properties achieve 69%+ occupancy. Island-wide median occupancy is approximately 30%.[5]

[1] Roatán Tourism Bureau, "Roatán's Record Cruise Arrivals 2024," roatantourismbureau.com.
[2] TheLatinvestor, "Property Price Forecasts Roatán Island (2026)," Apr. 2026; "Best Areas to Buy Property in Honduras (2026)," Apr. 2026. Historical appreciation data is not indicative of future results. Real estate values may decline.
[3] About Roatán Real Estate 2025/2026, aboutroatanrealestate.com; TheLatinvestor, "Property Foreign Ownership Roatán Island (2026)," Apr. 2026.
[4] InternationalLiving.com, "Roatán, Honduras: Cost of Living, Retiring & Lifestyle Information 2026."
[5] AirROI, Roatán Bay Islands STR Market Report, TTM Feb. 2025–Jan. 2026, airroi.com. Occupancy data reflects market-wide averages and is not a projection of SPV property performance.

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Roatán Rental Market Overview



Year-Round Tourism Base

Roatán attracts a consistent flow of visitors across cruise, dive, eco-tourism, and expat segments, supporting demand for short-term rentals throughout the year.[1]

Documented STR Market Activity

As of early 2026, approximately 800–1,000 active short-term rental listings operate on Roatán across platforms including Airbnb and VRBO. Top-quartile properties achieve 50%+ occupancy; island-wide median is approximately 30%.[2]

Diverse Rental Price Points

Active market listings reflect a wide range of nightly rates across property types and locations, from entry-level condos to luxury beachfront villas, as illustrated by the comparable listings shown at left.[3]

Long-Term Rental Demand

Roatán's growing expat and retiree community provides a secondary demand source for longer-term furnished rentals, reducing dependence on peak tourist season.[4]

[1] Roatán Tourism Bureau, "Roatán's Record Cruise Arrivals 2024," roatantourismbureau.com.
[2] AirROI, Roatán Bay Islands STR Market Report, TTM Feb. 2025–Jan. 2026, airroi.com.
[3] Listings shown are third-party VRBO market comparables as of June 2025 and are not projections of SPV property performance. Actual rental rates will vary by property, location, season, and management.
[4] InternationalLiving.com, "Roatán, Honduras: Cost of Living, Retiring & Lifestyle Information 2026."

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Executive Summary

$100MM total equity raise
(1st of 4 sequential $25MM phases)

Entity:	C-Suite Properties SPV#1 LLC
Use of Proceeds:	Acquiring completed, pre-built properties (lots, homes, condos, commercial). No infrastructure; minor construction only for alterations
Strategy:	Income from rentals and property appreciation as primary drivers; flexible exit via resale
Our Market Outlook:	One of the top cruise destinations in Central America, 1.7MM+ annual visitors, opportunity for property appreciation[1]
Team:	Principals with track record; local property management & sales partners in place

[1] TheLatinvestor, "Property Price Forecasts Roatán Island (2026)," Apr. 2026; "Roatán Island Property Market Outlook for 2026," Aug. 2025. Past appreciation is not indicative of future results.

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Investment Highlights

Access to luxury Caribbean real estate at scale





$100MM Multi-Phase Program

- Structured across four $25MM phases, with investor exits available per phase

Attractive Value Entry

- Roatán properties are available at price points well below those of comparable Caribbean island markets, with third-party data indicating 4%–10% annual appreciation in prime coastal locations[1]

Downside Protection

- Focus on completed assets only, avoiding development and construction risk

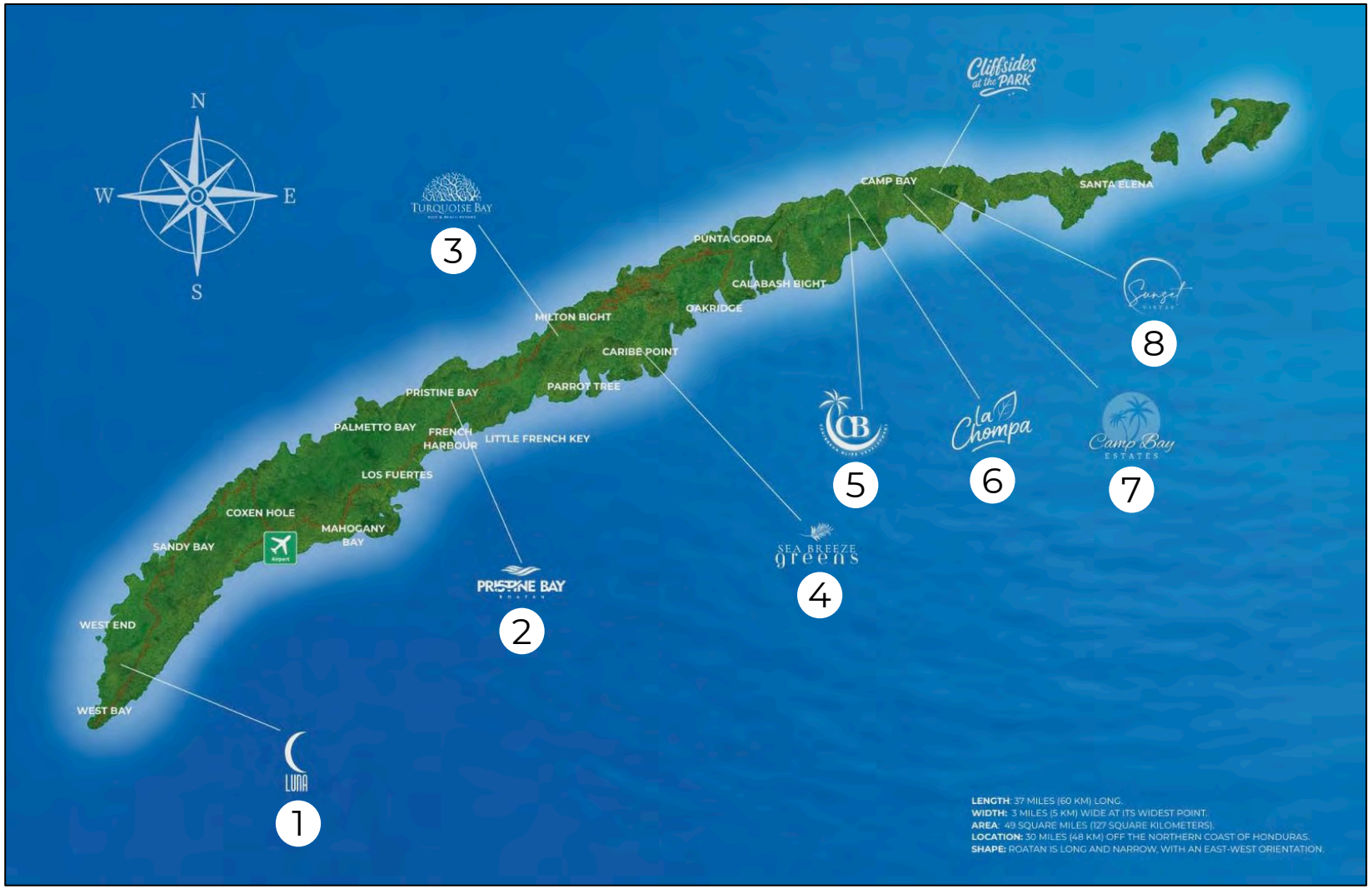
Investor Discounted Rentals (any of the C-Suite properties)

- 50% discount on available properties under management – based on investment tier and availability

[1] TheLatinvestor, "Property Price Forecasts Roatán Island (2026)," Apr. 2026; "Roatán Island Property Market Outlook for 2026," Aug. 2025. Past appreciation is not indicative of future results.

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Property Acquisitions



Properties:

1. Luna Beach
2. Pristine Bay Condos
3. Turquoise Bay
4. Seabreeze Greens
5. Caribbean Bliss
6. La Chompa
7. Camp Bay Estates
8. Sunset Vistas

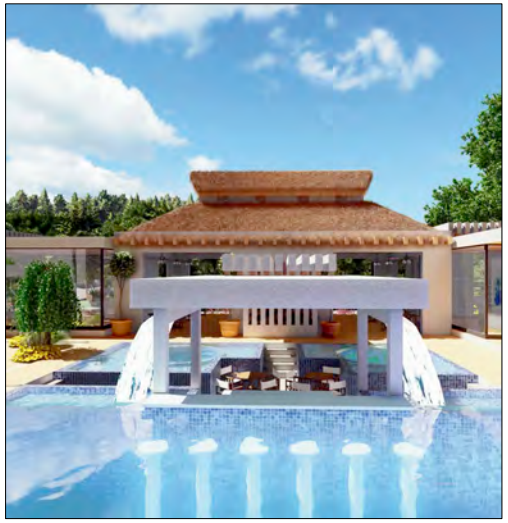
Listed order according to location on island west to east. NOT ranked on acquisition interest.

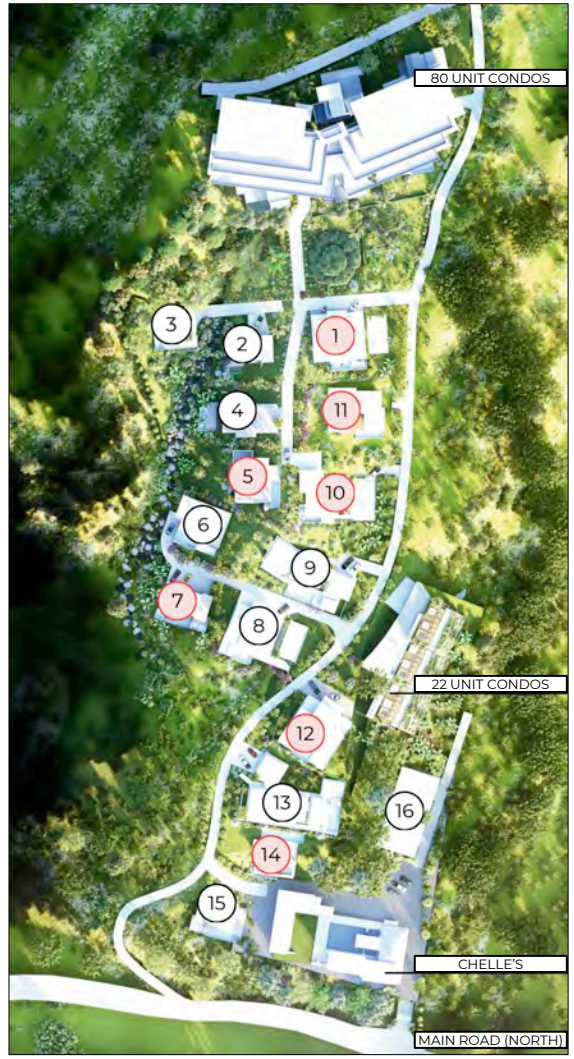
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Camp Bay Estates

- **Overview:** 8-acre luxury community on East End, adjacent to state park
- **Highlights:** Custom homes, condos, future luxury tower, wellness facilities, beach proximity
- **Homes:** 3,500–6,800 sq. ft. luxury residences. Prices **$1.1M–$2.5M**
- **Condos:** 22-unit building (from $300K) + 80-unit building (from $300K–$2M)
- **Lots:** From $330K
- **Unique Point:** Long-term rental & resale potential in exclusive location







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Sunset Vistas

- **Overview:** 7.8 acres near Camp Bay Beach & Lodge
- **Highlights:** 44 home lots + 32-unit ocean view condo building
- **Pricing:**
  - **Homes:** Lots $225K–$400K; Finished 4-BR home with pool $988,900
  - **Condos:** 1,300–1,500 sq. ft., $500K–$1.5M
- **Amenities:** Gated security, beach access, panoramic island views
- **Unique Point:** Combines individual home investment with oceanview condo tower





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Use of Proceeds - $25MM Phase 1

Line Item	Amount	% of Gross
Gross Raise (Phase 1)	$25,000,000	100.0%
Capital Raise Cost (estimated)[1]	($822,500)	3.3%
Operative Reserve	($60,444)	0.2%
Net Capital Available for Acquisition	$24,117,056	96.5%

Asset Type	Count	Avg. Purchase ($)	Total Deployed
Houses / Penthouses (5–7BR luxury)	7	$1,500,000	$10,500,000
Condos Type 1 (3BR, ~$750K)	6	$750,000	$4,500,000
Condos Type 2/3 (2–3BR, ~$500K)	10	$500,000	$5,000,000
Land Lots (appreciation hold)	7	$250,000	$1,750,000
Startup / Furnishing (all-in)	—	—	~$2,358,250
Total Portfolio (All-In)	**30 assets**		**~$24,108,250**

Disclaimer: FOR ILLUSTRATIVE PURPOSES ONLY. These figures are unaudited projections based on assumptions the Sponsor believes to be reasonable but does not guarantee. Actual capital deployment, fees, and portfolio composition may differ materially. Nothing herein constitutes an offer to sell or solicitation to purchase any security. Prospective investors must rely solely on the definitive Offering Documents.

Figures are illustrative and subject to change based on asset availability, negotiated purchase prices, and market conditions at time of acquisition. Startup and furnishing costs are estimates and vary by property type. See Offering Documents for final allocation.

[1]Entoro Securities LLC, a FINRA/SIPC-registered broker-dealer (CRD #35192), acts as Placement Agent. Fees per Placement Agency Agreement dated June 22, 2026

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Portfolio Pro Forma – Unit Economics (Base Case, Illustrative)

	House (1 Unit)	Condo $750K (1 Unit)	Condo $500K (1 Unit)
Purchase Price	$1,500,000	$750,000	$500,000
Startup / Furnishing	$123,250	$109,250	$84,000
Total All-In Cost	**$1,623,250**	**$859,250**	**$584,000**
Year 1 Nightly Rate	$600	$450	$450
Year 1 Occupancy	50%	50%	50%
Year 1 Gross Revenue	**$109,500**	**$82,125**	**$82,125**
Operating Expenses (excl. PM)	(27% of rev)	(35% of rev)	(35% of rev)
Property Mgmt Fee	(15% of rev)	(15% of rev)	(15% of rev)
Year 1 Net Operating Income	**~$63,510**	**~$41,063**	**~$41,063**
Year 1 Cash-on-Cash Yield	~3.9%	~4.8%	~7.0%
Property Value (8% apprec., Yr 5)	~$2,387,330	~$1,193,665	~$795,777

Disclaimer:
FOR ILLUSTRATIVE PURPOSES ONLY. Single-unit economics shown under Base Case assumptions. Actual revenues, occupancy, expenses, and appreciation will vary by property, location, season, and market conditions. Past rental performance of comparable properties is not indicative of future results. These figures are not guarantees of return.

-Land lots: held for appreciation only; no rental income. Annual hold cost ~$600/lot (taxes & insurance).
-Nightly rate comp: actuals from Camp Bay Estate, 2025 — $791/night avg, 234 nights rented (4,410 sq. ft., 5BR). Source: Sponsor operating records.
Occupancy benchmarks: AirROI TTM Jan 2026 — island median ~30%; top-quartile properties 50%+; top-decile 69%+. Source: AirROI, Roatán Bay Islands STR Market Report, Jan. 2026 (www.airroi.com).
-Appreciation: prime Roatán beachfront properties 8% annually per TheLatinvestor (Apr. 2026) and Roatán Island Property Market Outlook 2026. Source: thelatinvestor.com.
-Year 1 occupancy reflects top-quartile market performance per AirROI data; actual occupancy may be lower
- OpEx lower for houses due to private pool/utility scale vs. condo HOA structure)

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5-Year Portfolio Pro Forma – 3 Scenarios (Illustrative)

Line Item	Conservative	Base Case	Aggressive
Annual Appreciation Rate	4%	8%	12%
House Occ. (Yr 1 → Yr 5)	45% → 60%	50% → 70%	60% → 80%
Condo Occ. (Yr 1 → Yr 5)	40% → 60%	50% → 70%	70% → 85%
Year 1 Portfolio NOI	**$737,799**	**$1,097,370**	**$1,897,742**
Year 5 Portfolio NOI	**$1,011,402**	**$1,590,007**	**$2,578,211**
5-Year Cumulative NOI	**$4,470,723**	**$6,879,981**	**$11,405,698**
Portfolio Value, Year 5 (gross)	$29,331,372	$35,422,929	$42,486,974

-NOI = Net Operating Income after all operating expenses and 15% third-party property management fee, before management fee to Sponsor and waterfall distributions.
-Appreciation applied to total all-in acquisition cost (purchase + startup/furnishing). Source for 8% Base Case: TheLatinvestor, "Property Price Forecasts Roatán Island (2026)," Apr. 2026 — prime beachfront properties 6%–10% annually; "Roatán Island Property Market Outlook 2026," Aug. 2025 — beachfront 8%.
-Source for occupancy: AirROI, Roatán Bay Islands STR Market Report (Feb. 2025–Jan. 2026) — median 30%; top quartile 50%+; top decile 69%+. Base Case assumes SPV targets above-median locations and professional management.
-Rate escalation: 2% annual (Base/Conservative); 3% (Aggressive). OpEx escalation: 2%–3%, consistent with Honduras CPI trend.
-Portfolio NOI shown does not deduct Sponsor annual management fee of up to 2% of net deployed capital

Disclaimer: FOR ILLUSTRATIVE PURPOSES ONLY. Three-scenario projections are forward-looking estimates based on assumptions that may not be achieved. Conservative, Base, and Aggressive scenarios reflect a range of plausible outcomes, not guaranteed results. Actual NOI, occupancy, and portfolio values may differ materially. Prospective investors should not rely on these figures as predictions of future performance.

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Distribution Waterfall – 5-Year Hold Structure

Tier	Trigger	Investor Share	CSP Share
Tier 1 — Return of Capital	Until 100% of invested capital returned	**100%**	0%
Tier 2 — Growth Share	From 100% up to 150% cumulative cash-on-cash	**80%**	20%
Tier 3 — Upside Share	Above 150% cumulative cash-on-cash	**70%**	30%

Exit Structure:

- Target hold: 5 years (management may extend if deemed in investor interest)
- Year 4: 25% of portfolio sold at appreciated value, net of ~5% selling costs
- Year 5: Remaining 75% liquidated at appreciated value, net of ~5% selling costs
- All net sale proceeds distributed through the waterfall above

Sponsor Fees (Deducted Before Waterfall):

- Annual Management Fee: up to 2% of net deployed capital (~$482k/year at full deployment), accrued quarterly; scales down as portfolio liquidates
- Acquisition Fee: 1% of each property's purchase price, paid once at closing (~$217,500 total)
- Third-Party Property Management: 15% of gross rental revenue per property (paid to external PM; not Sponsor income)

[1]Under Conservative and Base Case projections, investors do not reach the 150% cash-on-cash hurdle; Tier 3 (70/30) does not activate. Under Aggressive projections, Tier 3 activates.
[2]The 5-year hold is a planning assumption. The General Partner retains discretion to extend the hold period if market conditions warrant.

Disclaimer: FOR ILLUSTRATIVE PURPOSES ONLY. Waterfall mechanics described herein are subject to the definitive terms of the LLC Operating Agreement and Subscription Agreement. Tier thresholds, splits, and timing are illustrative. Sponsor fees and waterfall structure are subject to revision in final Offering Documents. Investors should review all Offering Documents carefully and consult independent legal and financial advisors.

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Projected Investor Returns – Scenarios (Illustrative)

Return Metric	Conservative	Base Case	Aggressive
Annual Appreciation	4%	8%	12%
Investor Total Value (5-Yr)	$28,611,083	$34,761,013	$42,470,081
Investor Net Profit	$3,611,083	$9,761,013	$17,470,081
Equity Multiple (MOIC)	**1.14x**	**1.39x**	**1.70x**
Investor IRR (XIRR, 5-Yr)	**2.9%**	**7.5%**	**13.0%**
Investor Cumulative Cash-on-Cash	1.14x	1.39x	1.70x
Year 1 Investor Cash Yield	~1.0%	~2.5%	~5.7%
Year 5 Investor Cash Yield	~2.1%	~4.4%	~8.4%
Tier 3 Activated (>150% CoC)?	No	No	Yes
CSP Total (Fees + Promote + Acq.)	$3,411,391	$4,948,874	$7,763,655

Disclaimer: FOR ILLUSTRATIVE PURPOSES ONLY. Projected returns are estimates based on unaudited assumptions the Sponsor believes to be reasonable but does not guarantee. MOIC and IRR are not guarantees of future performance. Actual results may differ materially. IRR is sensitive to the timing and amount of cash flows; small changes in assumptions can produce materially different results. Real estate investments are speculative and involve a high degree of risk, including possible loss of all invested capital. Only accredited investors as defined under Rule 501(a) of Regulation D may participate. Prospective investors must rely solely on the definitive Offering Documents and consult their own advisors.

Cash yields represent net operating cash distributed to investors (portfolio NOI less management fee) as a percentage of $25MM committed capital. Year 5 uses the Year 4–5 average due to partial liquidation.
IRR calculated as XIRR on dated annual investor cash flows from Year 0 (closing) through Year 5 (full liquidation), including operating distributions and net sale proceeds.
This is a Roatán property appreciation-driven return structure. Rental income provides current cash flow during the hold; the primary value creation event is asset appreciation at exit.
Source: Internal pro forma model available upon request. Pro forma assumptions sourced from: TheLatinvestor (Apr. 2026), AirROI TTM Jan. 2026, Sponsor operating records (Camp Bay Estate, 2025).

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Phase 1 – Investment Terms (1 of 2 slides)

Topics	Terms
Issuer	C-Suite Properties SPV#1 LLC (Wyoming LLC)
General Partner	Jeffrey Hayzlett
Offering Type	Common equity via SPV; Phase 1 of 4
Offering Exemption	Reg D Rule 506(c) – Accredited Investors Only
Target Raise	Up to $25,000,000
Total Program	$100,000,000 across 4 sequential $25MM
Minimum Investment	$25,000 (1 Unit = $25,000)
Hold Period	5 years (target); GP may extend if warranted by market conditions
Minimum Lock-Up	24 months per investor
Early Exit Penalty	20% of invested amount if exit before 24-month minimum

Full terms, conditions, and risk factors are set forth in the Subscription Agreement, and Operating Agreement, each of which supersedes this summary in its entirety.

Disclaimer: This summary is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any security. Any offering will be made exclusively through definitive Offering Documents. Securities offered pursuant to an exemption from registration under Rule 506(c) of Regulation D. Securities have not been registered under the Securities Act of 1933 or any state securities laws. Investment involves substantial risk; investors may lose all or part of their capital.

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Phase 1 – Investment Terms (2 of 2 slides)

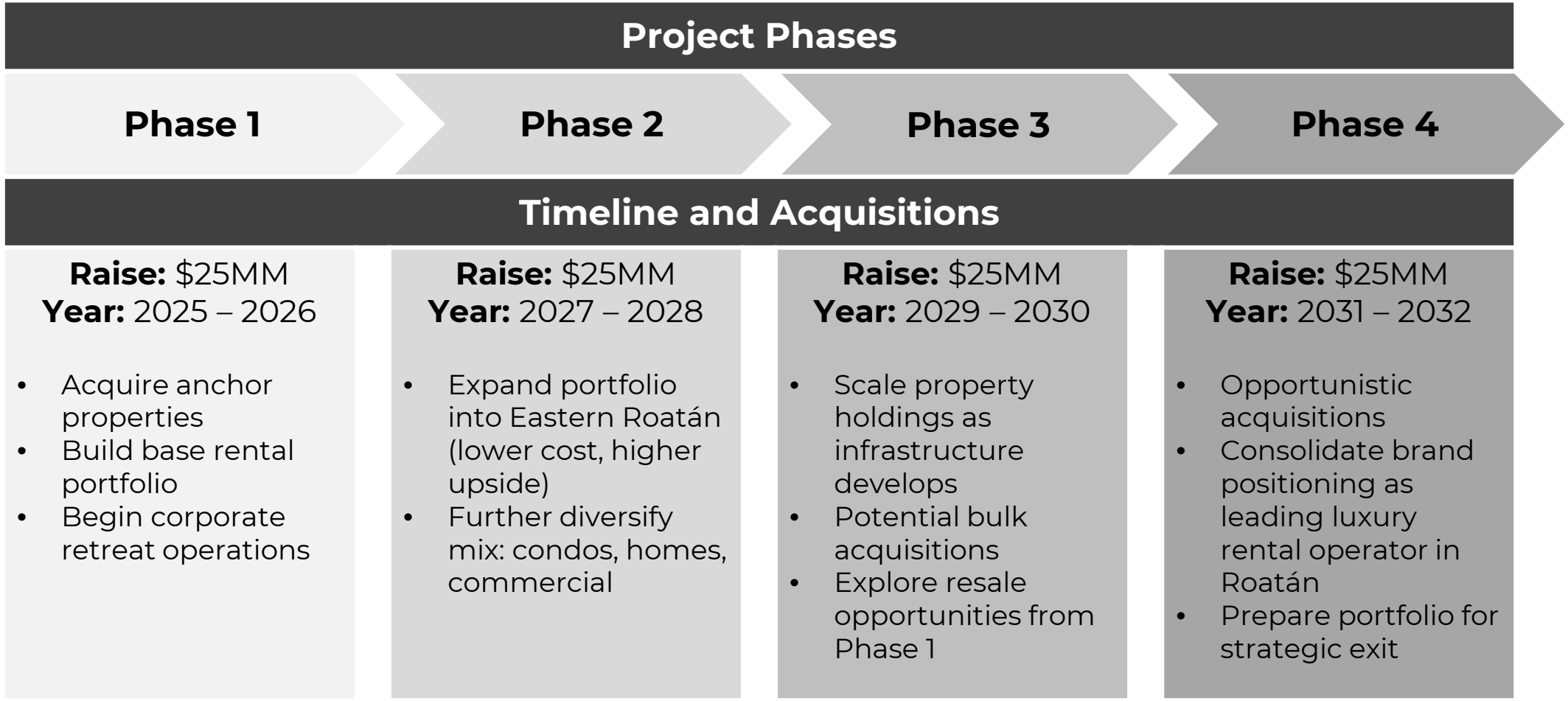
Topics	Terms
Investor Benefits	Up to 10 discounted rental nights annually; 50% discount on available properties (subject to availability and investment tier)
GP First Right	GP holds first right of refusal on investor exits
Currency	USD-denominated
Placement Agent	Entoro Securities LLC (FINRA/SIPC, CRD #35192)
Investor Reporting	Quarterly
Accredited Investor Verification	Required prior to subscription

Full terms, conditions, and risk factors are set forth in the Subscription Agreement, and Operating Agreement, each of which supersedes this summary in its entirety.

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Growth & Scale Timeline



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Risk Matrix

Risk Category	Description	Mitigation
Political & Sovereign Risk	Honduras has a history of political shifts, with potential for regulatory changes affecting foreign investment, property rights, or taxation.	Use strong local legal counsel; structure entity with US/offshore protections; include arbitration clauses and international investor treaties where applicable.
Regulatory & Legal Risk	Possible changes in property ownership laws, rental regulations, or ZEDE (special economic zone) policies could impact operations.	Work with established Honduran law firms; ensure clean title through reputable notaries; maintain compliance with evolving local laws.
Market Risk	Real estate demand in Roatan may fluctuate due to global economic downturns, reduced tourism, or oversupply.	Focus on diversified property mix (luxury, mid-market, retreat); stagger acquisitions across phases; maintain flexible rental/resale strategy.
Tourism Dependency Risk	Rental income relies heavily on tourism and cruise arrivals; shocks (pandemic, global slowdown, hurricanes) could impact occupancy and rates.	Diversify revenue: long-term expat rentals, retreats, corporate rentals; maintain reserves for low-occupancy periods.
Operational Risk	Local property management quality, maintenance delays, or contractor issues may affect rental yield and guest satisfaction.	Engage vetted property managers; implement strict service-level agreements; establish redundancy with multiple vendors.
Liquidity & Exit Risk	Limited secondary market for shares; investor exits restricted by fund lock-up (24 months minimum).	Allow structured exits per phase with GP first-right; disclose penalties clearly; maintain capital reserves to accommodate redemptions.
Financial Risk	Currency fluctuations (HNL vs USD), rising insurance costs, or unexpected maintenance could pressure returns.	USD-denominated investments and revenues; insurance coverage for property/operational risks; conservative underwriting on expenses.
Environmental & Climate Risk	Roatán is in the Caribbean hurricane belt; climate events could damage property and disrupt tourism.	Comprehensive insurance (property + business interruption); acquire properties outside high-risk flood zones; build to U.S. standards.
Reputation & Management Risk	Negative publicity, mismanagement, or conflicts of interest could harm fundraising and investor trust.	Transparent governance; independent board oversight; quarterly reporting to investors.
Projection Risk	Illustrated returns depend on appreciation, occupancy, and rate assumptions that may not be achieved. Conservative scenario assumes 4% appreciation; actual appreciation may be lower.	Three-scenario modeling; conservative occupancy below prime-location benchmarks; full pro forma available upon request.
Conflicts of Interest	The GP's dual role as sponsor and primary distribution channel may create conflicts of interest in property selection, fee decisions, and investor communications	Quarterly independent reporting; investors may review all fee and acquisition decisions; GP interests are disclosed in the Operating Agreement

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C-SUITE PROPERTIES Team



Jeffrey Hayzlett – General Partner

Founder & Chairman of **C-Suite Network**, Jeffrey Hayzlett is a global business strategist, best-selling author, and Hall of Fame speaker. A former Fortune 100 C-Suite executive and media personality, he is known for bold leadership, innovative marketing, and building platforms that accelerate growth for companies and executives worldwide



Tricia Benn – Partner

CEO of **C-Suite Network** and GM of The Hero Club, Tricia Benn is a recognized leader in building executive communities and driving growth for global enterprises. With 25+ years in strategy, marketing, and business development, she has led multi-billion-dollar organizations to double-digit growth and now heads one of the world's most influential networks for C-level executives

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Next Steps

C-SUITE PROPERTIES

Join us in Phase 1 of this $100MM program.

Contact us to discuss investment participation and due diligence access.

Contact Information	
Jeffrey Hayzlett General Partner jeffreyh@hayzlett.com +1-212-786-2483	**Tricia Benn** Partner tricia.benn@c-suitenetwork.com +1-917-993-4291

To invest:

1. Complete accredited investor verification (through Entoro Securities)
2. Execute Subscription Agreement
3. Wire funds per instructions provided at Closing

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Supplemental Information



Pristine Bay Condos

- **Overview:** Luxury condo project in French Harbour within gated Pristine Bay community
- **Highlights:**
  - Black Pearl Golf Course (Pete Dye design)
  - Bitcoin Center & Coffee Shop
  - Gym, yoga, and tennis courts
  - Private beach
  - Restaurants
- **Units:** 76 total (72 condos + 4 penthouses)
- **Sizes:** 800–2,500 sq. ft.; 2–3 BR layouts
- **Pricing**: **$500K–$2.5M**. Penthouses include private pools
- **Fees:** $245/month maintenance



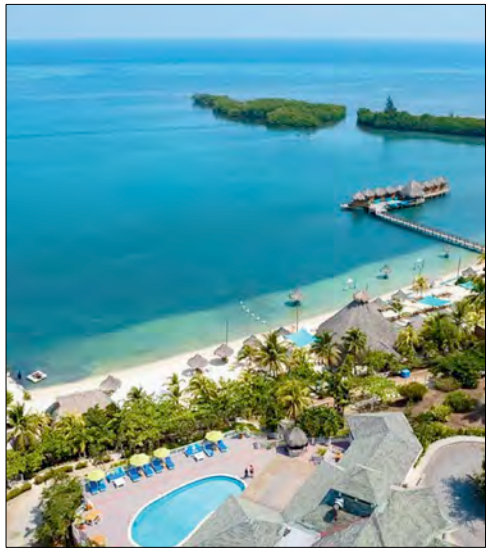




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Turquoise Bay

- **Overview:** Exclusive 12-lot subdivision mid-island, near resort and marina
- **Highlights:** Private white-sand beach, PADI 5-star dive center, spa services, resort amenities
- **Offerings:**
  - 0.25-acre land lot: **$175K**
  - Spec Home: 3,400 sq. ft., 4 BR/4.5 BA, pool & hot tub. Price: **$950K**
  - Dual-Home Property: Two houses on one lot (2,840 sq. ft. + 2,400 sq. ft., pool, garage). Price: **$1.7M**







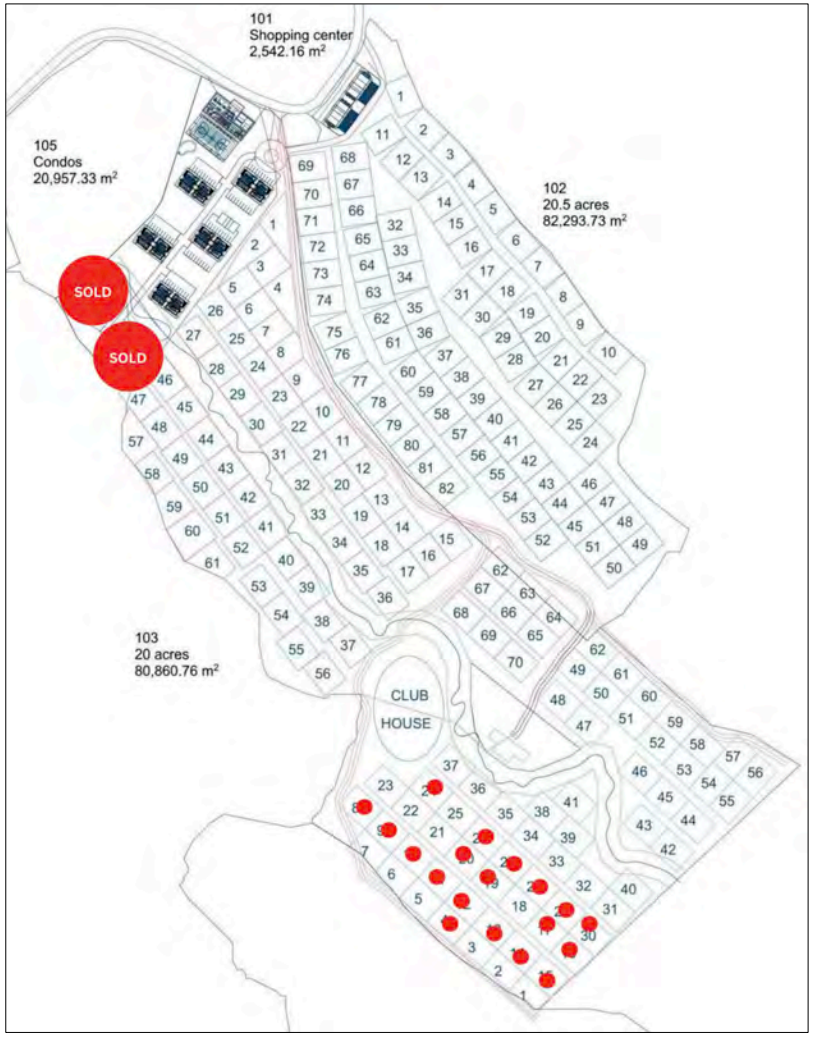
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Seabreeze Greens

- **Overview:** 167-acre, 8-phase master community
- **Highlights:** 358 home lots, 540 condos, 84-slip marina, 120K sq. ft. commercial space, sports center, spa, restaurants, bowling alley, mini golf, waterpark
- **Pricing:** Lots from **$85K**; Condos (waterfront) start at **$400K**
- **Maintenance:** Homes $200/mo; Condos $225–$400/mo
- **Unique Point:** Largest planned mixed-use project on Roatán with tech package & extensive amenities



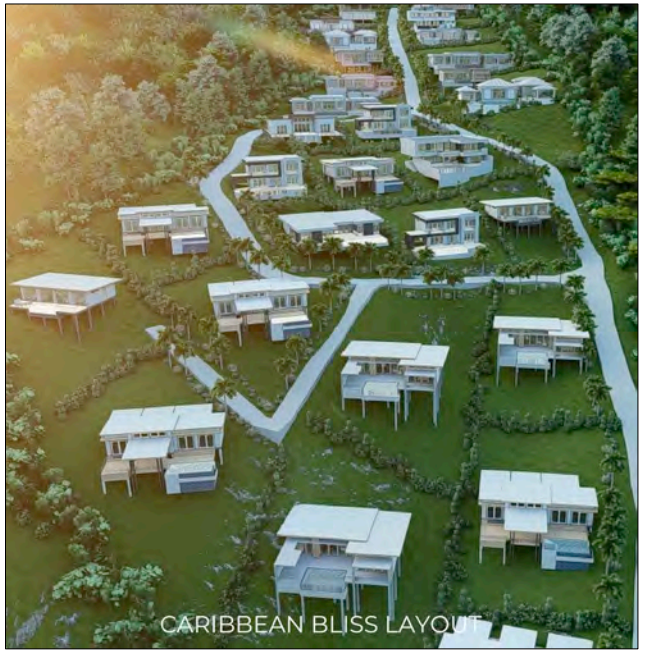




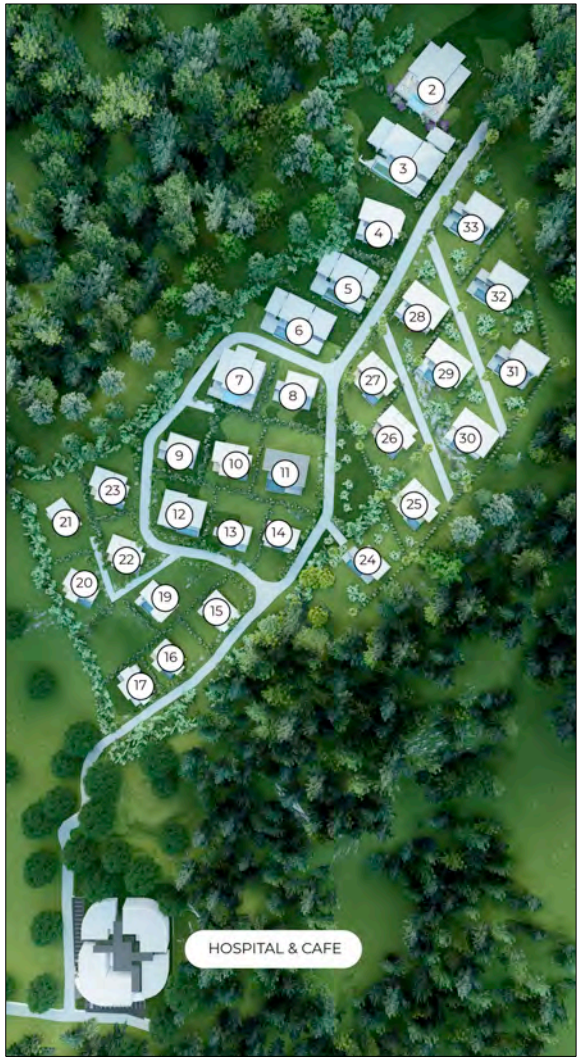
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Caribbean Bliss

- **Overview:** 33-lot residential community in Diamond Rock, near Paya Bay
- **Highlights:** Private hospital & medi-spa, clubhouse with pool/bar, coffee shop, access to 22 miles of hiking trails
- **Pricing:** Lots start at **$90k**, up to $250k. One finished home complete
- **Maintenance:** $200/mo
- **Unique Point:** Peaceful, health-focused community combining nature & wellness infrastructure







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La Chompa

- **Overview:** 7.6-acre marina-front luxury community
- **Highlights:** 4 condo buildings (178 units), overwater bungalows, 33 boat slips, restaurants & brewery, beach access, event venue
- **Pricing:** Condos **$500k–$2MM**
- **Amenities:** 24/7 security, rental program, day pass guest access, owner discounts
- **Unique Point:** Resort lifestyle blending marina, hospitality, and residential





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Luna Beach

- **Overview:** Established beachfront community near West End with resort-style amenities
- **Highlights:** Community pool, open-air & indoor dining, dive center, excursion rentals, private beach loungers, water taxi hub
- **Assets Available:**
  - **Luxury Beach House:** 6,200 sq. ft., 6 BR (2 masters), private pool/hot tub, garage. Price: $2.5M
  - **Tree House Beach Home:** 2,600 sq. ft., 4 BR/4.5 BA, private plunge pool, turnkey ready. Price: $950K
- **Investment Note:** Location proximity to West End and beach access (2-minute walk to beach, 7-minute walk to West End)





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