



Sagrada

ALTERNATIVE REAL ESTATE INVESTMENT

# A private healing & transformation center.

Invest in our first joint-venture. This modest project in San Juanillo, Costa Rica is designed for people to rest, recover and live longer, more meaningful lives.



## Invest \$100,000

We own the land. We seek one partner to invest in this joint-venture.



## Title-Secured

You get the title to the property if we don't sell in 10 years.



## 1.5-3X Return

55% straight split with quarterly payouts until property sale.



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MEET THE FOUNDERS OF SAGRADA

# Daniel D'Alonzo & Svetlana Shulim

In 2022, we met at a retreat in San Juanillo and we've been collaborating ever since. Sagrada is our real estate company that is building, managing, and selling wellness villages. Here we are on the lot in San Juanillo...



We bought this 2,700 m2 lot in San Juanillo because we share the vision to develop a humble, private village that we can enjoy ourselves, rent out to friends, and eventually sell to fund the development of our next project. We made this deal simple and straightforward because we want to learn about the real estate process in Costa Rica so we can get better at building, managing, and selling villages. We would like to find one investor to partner with us in this joint-venture village so we can get our first deal under our belts.



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THIS IS OUR FIRST-EVER REAL ESTATE DEAL

# Our focus is to keep the risk low and produce financial returns.

We already purchased the land for \$65,000. We would like you to invest \$100,000 to be used for the construction of two bungalows, meditation space, and other amenities listed on the next page. We handle everything: management, construction, rentals/repairs, and we broker the sale.



## Your Projected Returns\*

Your Principal Investment  
**\$100,000**

Your Compensation  
**55% Straight Split**

Your Yearly Revenue  
**\$16,500**  
**(\$4,125 paid quarterly)**

Your Property Sale Return  
**\$137,500 - \$275,000**  
**1.5 - 3X Return**

\*All returns are projected and not promised.

We will begin to market the property for sale approximately within six (6) months after construction is complete. We estimate the sale price to be between **\$250,000 to \$500,000**. We estimate yearly rental revenues to be **\$30,000**. You receive a 55% straight split of total revenues paid quarterly until the property sells upon which you receive 55% of total sale price.



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EVERYTHING YOU NEED. ALL IN ONE PLACE.

# Spaces and amenities for rejuvenation.

This modest village is designed for visitors to retreat on their own or with small groups in managed experiences that start from within and end with learning to share your gifts into ventures that make an impact.



Bungalows



Studio



Garden



BBQ



Ice Bath



Hot Tub



Wi-Fi



Laundry



Parking



Work  
Space



Kitchen &  
Appliances



5-Min Drive  
to Beach





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## ARCHITECTURE

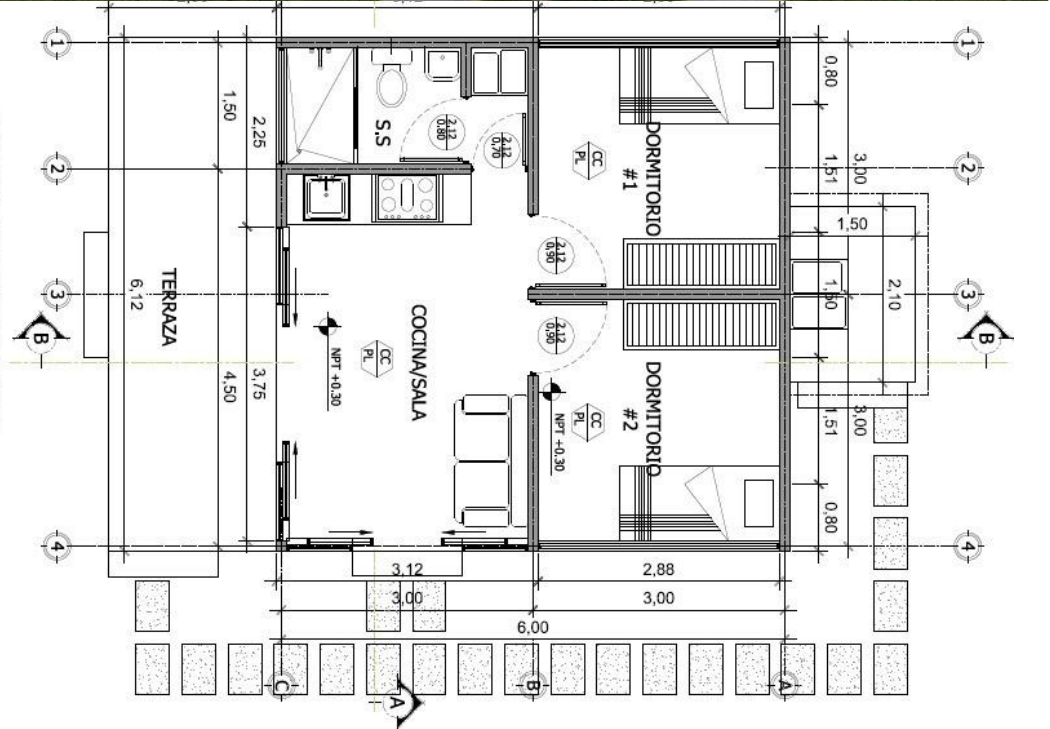
# Humble Bungalows Built By Local Hands

We are grateful to have partnered with a local architect who also owns a construction company. They started the design process and are ready to begin construction.



**Bungalow #1**

A minimal design, two bedroom bungalow with terrace, kitchen, living room, and bathroom.





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ALTERNATIVE REAL ESTATE INVESTMENT

# Keep track of your investment with our transparent portal.

Stay up to date with the progress of this project by logging in 24/7 to see what is happening with the status of the project, profits, and sale.

Total invested  
\$ 100,000

Total earned  
\$0

Transactions

Withdrawals



Principal Investment  
May 1, 2024

\$100,000

Transaction ID  
#1



Construction Materials  
May 5, 2024

\$44,000

Transaction ID  
#2



Architect & Engineer  
May 5, 2024

\$14,000

Transaction ID