

Casa De Opal

San Juan Del Sur, Nicaragua

A New Luxury Boutique Hotel Investment



Opening 2025

Fractional Investments from USD \$60,000*

Hotel & Land: USD \$3mil

YossiKaplan.com

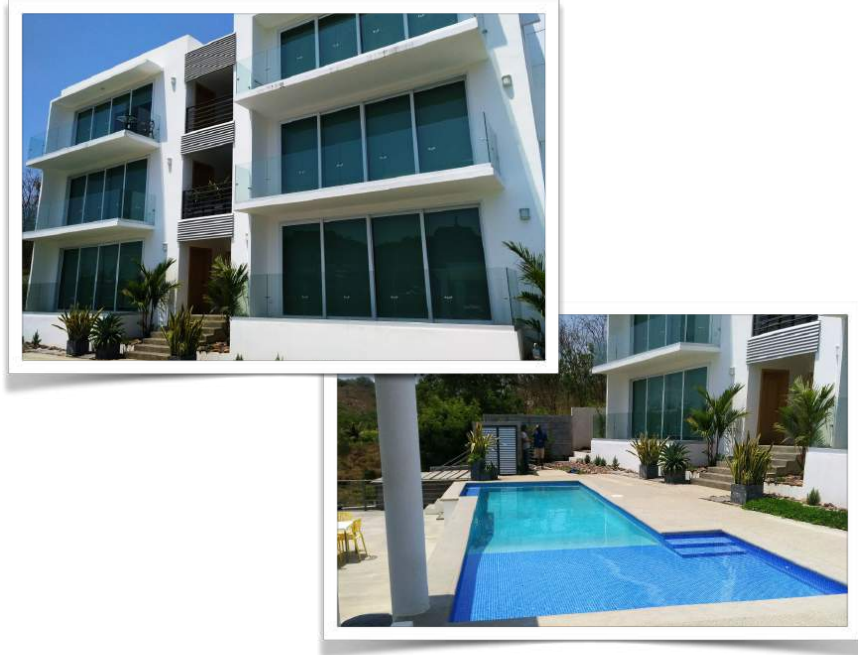




View from actual location

Why Invest?

1. Invest from USD \$60,000*
2. Receive Annual Dividends*
3. Own shares that hold a physical cashflow property!*
4. Sell your shares at any time*
5. Funds held in Escrow
6. No closing costs and no property taxes*
7. No monthly fees and an no annual fees
8. One time fees: Admin USD \$2,500 & Legal USD \$1,000*
9. Get a special discount code for you, your family and friends!
10. One Time investment. Digital signing, no travel required.



Invest from USD \$60,000:

Investment (\$USD)	Shares	Investment (\$USD)	Shares
\$60,000	2.00%	\$360,000	12%
\$120,000	4.00%	\$480,000	16%
\$240,000	8.00%	\$960,000	32%
1,500,000	50.00%	\$3,000,000	100%

We are raising USD \$1.5m for a Total Value of USD \$3m.

The land is owned, free and clear. Title will be transferred to the Holding Company. Investors are buying shares in the holding company, which holds the land.

Entire Project, including the Hotel & Land - USD \$3mil.



Cashflow + Capital Appreciation.

Casa de Opal pays annual dividend to shareholders.

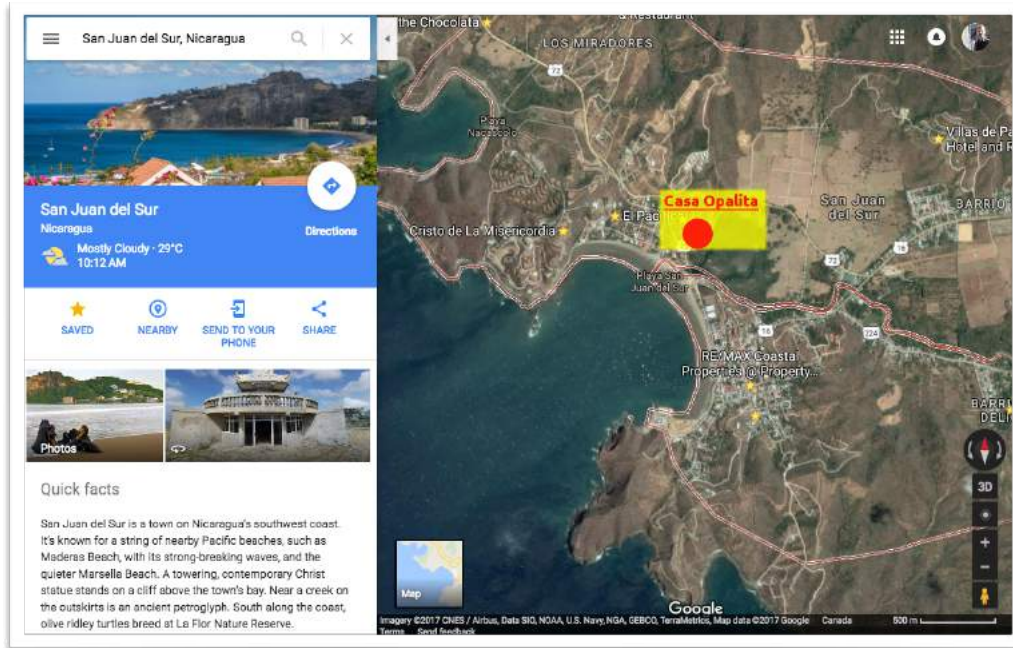
Each year, shareholders receive their share of the hotel's profits, in direct relation to the amount of shares they hold. For example, a person that owns 10% receives an amount double the amount that a person holding 5% would.

The dividends are delivered to your local bank account, or sent internationally if possible.

Shareholders do not pay any monthly or annual fees to Casa de Opal .

We carefully estimate that within a couple of years of operation, Casa de Opal could generate an Annual *Operational * Gross Return on Investment of 12%-36%. Net returns will vary.

The value of the Land + Hotel may grow by 20%-30% Annually.



Exit Strategy:

There are two options for you to exit: the first, is to sell your shares. The second, is that we sold the entire project.

1) Sell Your Shares:

- i. Sell your shares back to Casa de Opal *
- ii. Sell your shares in the open market
- iii. We can facilitate the sale for you - no commissions.

Casa de Opal does not charge it's shareholders any percentage on sale of shares. An admin & legal fees will be applied*

2) We sold the project - you get paid!

In the case we sold the project (check Agreement to Purchase for details), shareholders will be paid a lump sum for their respective investments. We protect our investors from a sale for less than investment value, with the exception of Act of God or financial collapse scenarios.

* Consult your Agreement of Purchase and Sale for rules, procedures and costs of selling shares.



Protecting Your Investment

Your investment is protected in multiple ways:

1. When you invest, you invest in our company which owns the LAND
2. You can sell your shares back to us or in the open market
3. No deduction for broker fees or commissions until Closing
4. Investment funds are held in Escrow
5. Funds only released from Escrow for direct operations

Fund Allocation:

- 80% Construction, Operations, Furnishings
- 10% Cost of Financing & Contingencies
- 5% Design/Planning/Permits
- 5% Soft Costs



Casa de Opal : A Boutique Hotel.

Casa de Opal is a new boutique hotel in San Juan Del Sur, Nicaragua.

Designed for the discerning travelers, Casa de Opal is located just 800m (1/2m) from the beach and features well appointed suites, a pool fitted with cabanas and daybeds, secure underground parking and on-premises staff.

Also offered is the optional **White Glove Service** which includes an airport pickup/drop-off service, on-request beach shuttle, experience and restaurant bookings, calling for food delivery and arranging for medical appointments or hospital visits, just in case.

Casa de Opal is available for group bookings and buy-outs for family gatherings, wedding parties or special events!



San Juan Del Sur, Nicaragua

Nicaragua's "South Beach".

Fun, safe and affordable - about half pricer than in Costa Rica!

San Juan Del Sur is Nicaragua's most famous beach town! San Juan is a hub for thousands of tourists, expats, surfers and yogis. The town is social and maintains a few active Facebook groups, one with over 15k members. The town is safe and friendly, with several "Canadian" bars right at the core. Tourist traffic is estimated to grow at a rate of 25% annually and as a result, property prices & rental rates are increasing.



Maximizing Revenue

We've designed Casa de Opal to yield a high revenue per square foot - by optimizing the space available and matching the design and finishes that are comfortable and confident at once. The Casa is available to rent room by room or as a buyout - all rooms booked together.

The optional White Glove service is a secondary source of income and is a concierge service including airport pickup and drop offs, beach shuttle, and ordering of various services.

Additional income will be collected through a-la cart services and commissions paid



Quality Construction.

Casa de Opal is built to last by Roger Valerio, the family-owned company that created the stunning Valerio Apartamentos, our immediate neighbor to the South. The Valerio Company employs 32 engineers at it's Managua HQ and 30 additional engineers managing 60 sites around the country. Valerio is currently building El Cielo and Talaguera Plaza in SJDS.

[Actual photos of Valerio Apartamentos]



Outstanding Finishes.

Casa de Opal features top-of-the-line finishes selected and installed by Roger Valerio Company. The Valerio design sensitivity and attention to detail creates a continuum of luxurious proportions expanding throughout the property. Magazine Material.

[Actual photos of [Valerio Apartamentos](#)]

A Visionary Team.

The Core Team is made of three exceptional and experienced individuals and their respective companies. Our strength is in our people.



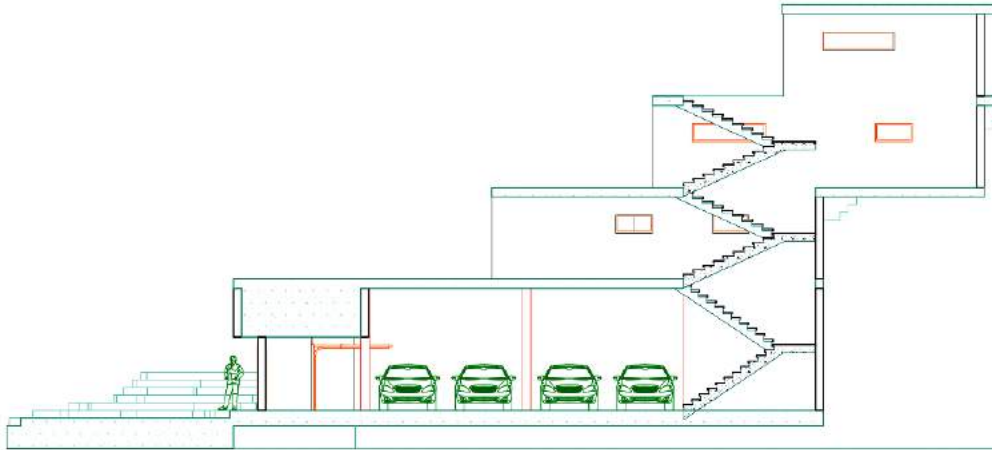
Yossi Kaplan | Vision

Yossi Kaplan, MBA is a Toronto-based Realtor & Investor. Yossi has rich industry experience spanning over 20 years. Yossi is now encompassing his vast experience into the success of this project.



Roger Valerio | Build

Roger Valerio Architects is the region's #1 Design-Build contractor. The firm focuses on high-quality, high-design and high-efficiency construction technologies.



Professionally Managed. Solid Returns.

Casa de Opal is designed as **cash-and-value generator** for years to come.

On-Site Leasing & Property Management Office is focused on providing the highest returns possible to our Owners and top service to Residents and Guests.

Maximum Income and Low Carrying Costs. We anticipate that our On-Site Office will demonstrate operational and financial efficiencies, reducing costs and increasing ROI for Owners. For example, AirBNB's booking fees are in upwards of 20%, whilst the On-Site Office fee is only 10% for the same service.

Owners Occupying their own units pay **NO Booking Fees** and **NO Hospitality Fees**.



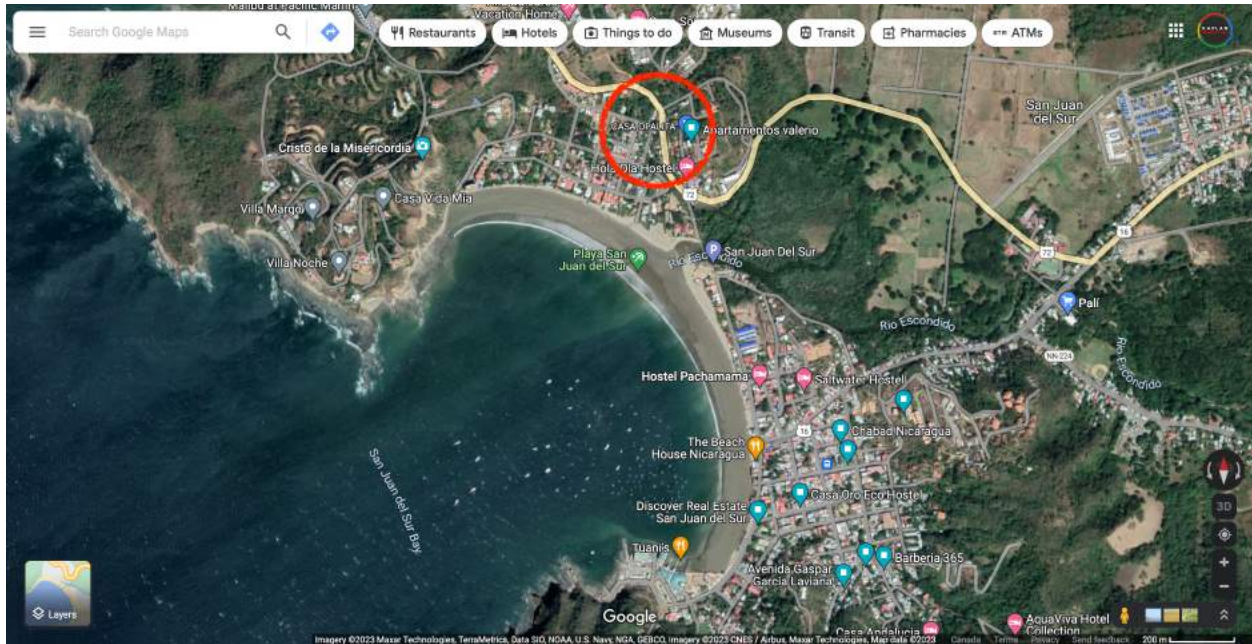
Investor FAQ.

Why San Juan Del Sur?

San Juan Del Sur (Wikipedia) is Nicaragua's renowned beach town-resort, serving wealthy tourists, surfers and yogis. The local ExPat community is active and growing, with over 8,700 members on the fb group. The ExPats are significant consumers of Real Estate Products, buying and renting homes and condos. US & Canadian Tourists make up the majority of tourists coming to the area, with average spend per night growing each year.

San Juan is currently experiencing rapid expansion, tourism numbers are up 25% annually. As a result, Property Values and Rental Rates are rising quickly.

Nicaragua's Government is stable and has been for many years. It invests in health, education and infrastructure. It is currently building a new Coastal Road, driving more tourism, increasing property values and rental rates.



Investor FAQ.

Who Will Manage The Property?

We are creating a World-Class On-Site Leasing & Property Management Office to service the needs of Owners, Residents and Guests.

What Kind of Rents Are you Expecting?

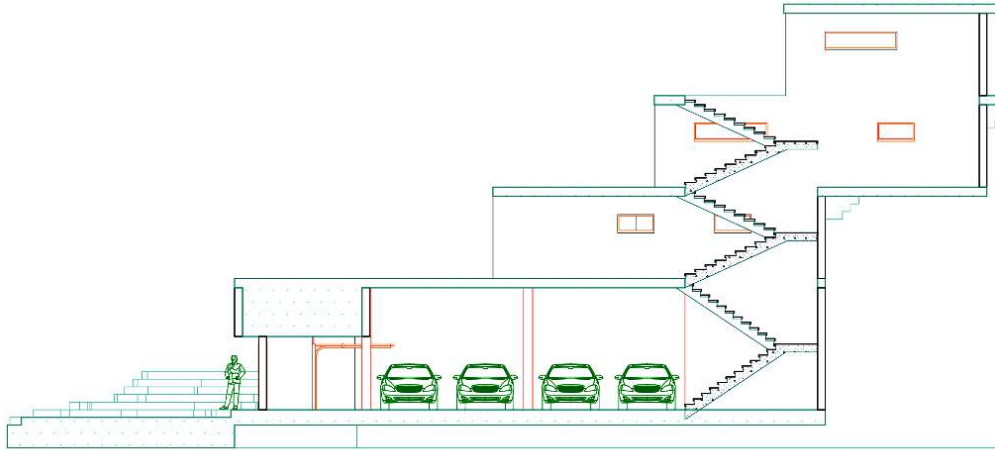
Rates vary by many factors incl. Holidays, seasons, storms and more.
Typical Rate for Casa de Opal will range from \$100-\$500/night.

What Other Services Are Offered?

Owners, Residents and Guests may request Private or Shared transportation to and from Managua Airport, and to most beaches and attractions, Surfing Lessons, Yoga Retreats, Meal Delivery, Private Chef or Professional Massage... Just ask.

Casa Opalita

Luxury Beach Residences in San Juan Del Sur



Professionally Managed. Solid Returns.

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Casa Opalita

Luxury Beach Residences in San Juan Del Sur

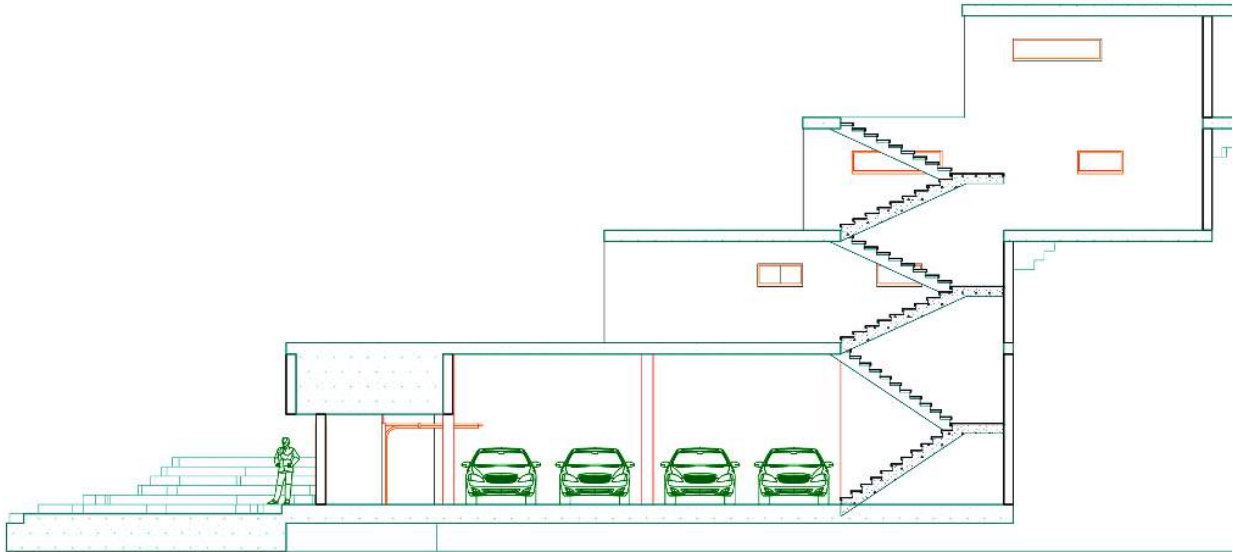
The Lower Level of Casa Opalita hosts the following amenities:

- Leasing & Property Management Office
- Caretakers Quarters (Live-In)
- Secure Garage (Underground)
- Operations & Machine Room (Underground)
- Laundry Room (Underground)
- Storage Lockers (Underground)



Casa Opalita

Luxury Beach Residences in San Juan Del Sur



Casa Physical Structure

Casa Opalita is made of Ten (10) units as follows:

- **PoolSide** - 4 Units
- **Club Floor** - 4 Units
- **Penthouse Level** - 2 Units (Split-Design)

Unit Sizes:

Pool and Club Floors are approx. 60sqm (650sqft) (indoor)

Penthouse with and approx. 140sqm (1500sqft) (indoor)

Terraces 12-16sqm (Pool and Club Levels) to over 40sqm (Penthouses)

Casa Opalita

Luxury Beach Residences in San Juan Del Sur

On-Site Leasing & Property Management Office

In order to maintain the highest level of service while achieving the best possible operational efficiencies, we have decided to bring all operations under one roof, in the same building.

Services Rendered:

- Sales & Marketing
- Guest Services
- House Keeping
- Daily Operations
- Financial Reporting
- Security, Maintenance & Repair

Benefits of On-Site Management Office:

- Guest Services with Quick Response
- Offering Additional Attractions and Services (upselling)
- Personal Touch "Mi Casa Your Casa"
- Operational Efficiencies
- There is always someone on the property
- Future Services

Casa Opalita

Luxury Beach Residences in San Juan Del Sur

Blockchain Technology Development

The team is also looking into developing a **Blockchain-based Hospitality Application** to handle Hotel Bookings & Management .

Blockchain Application Modules:

- Hotel Booking
- Hotel Management
- Local Integration - Area Deliveries
- Local Integration - Services Bookings (Yoga, Surf, Dinner)
- Cross-Platform Integration - AirBNB, VRBO, Expedia
- Exchange/Wall Integration

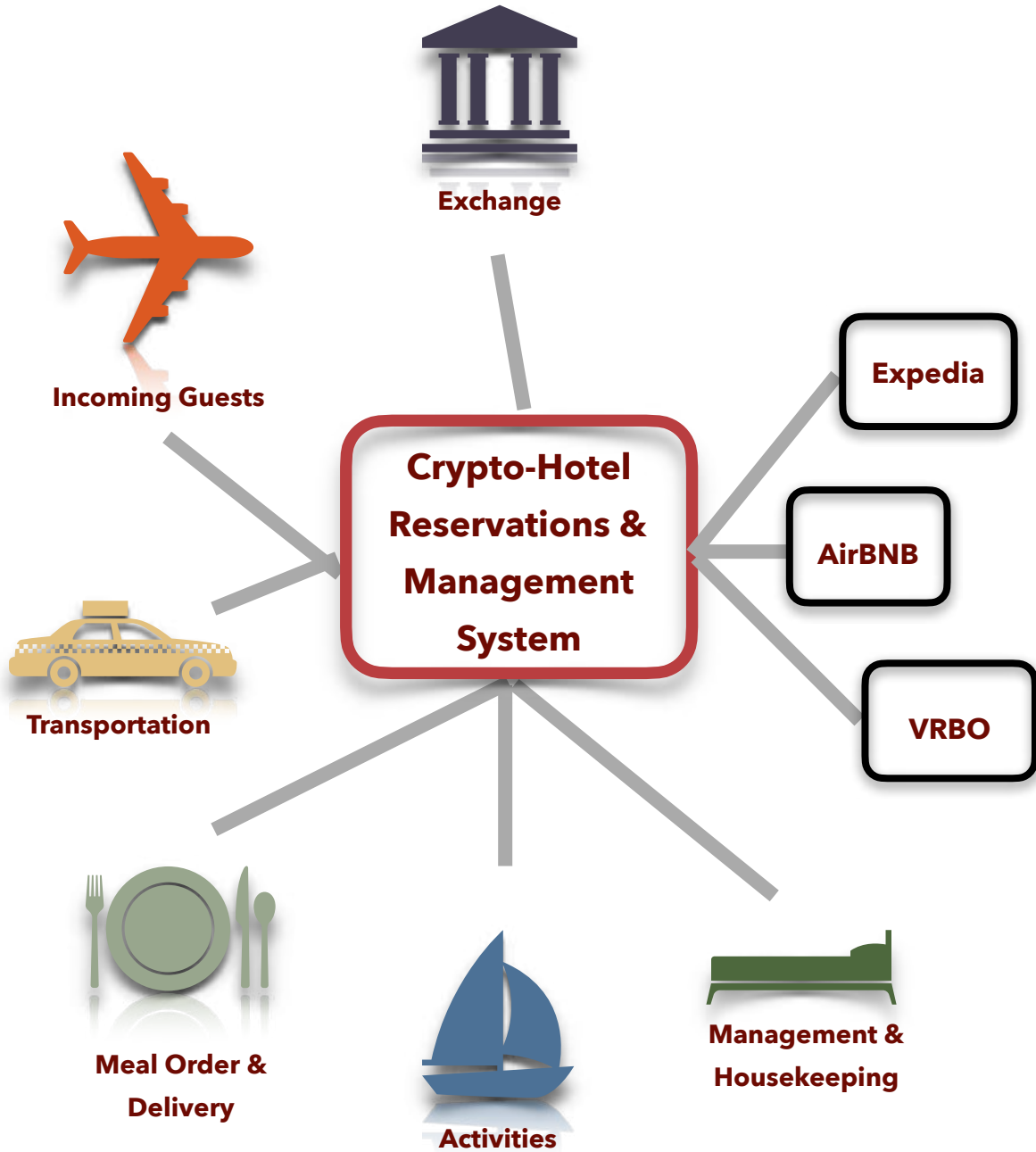
OPAL Token holders (at time of) will have access to a private pre-ICO stage.

The infographic on the next page illustrates the various modules & interactions we are looking to connect using Blockchain Technology.

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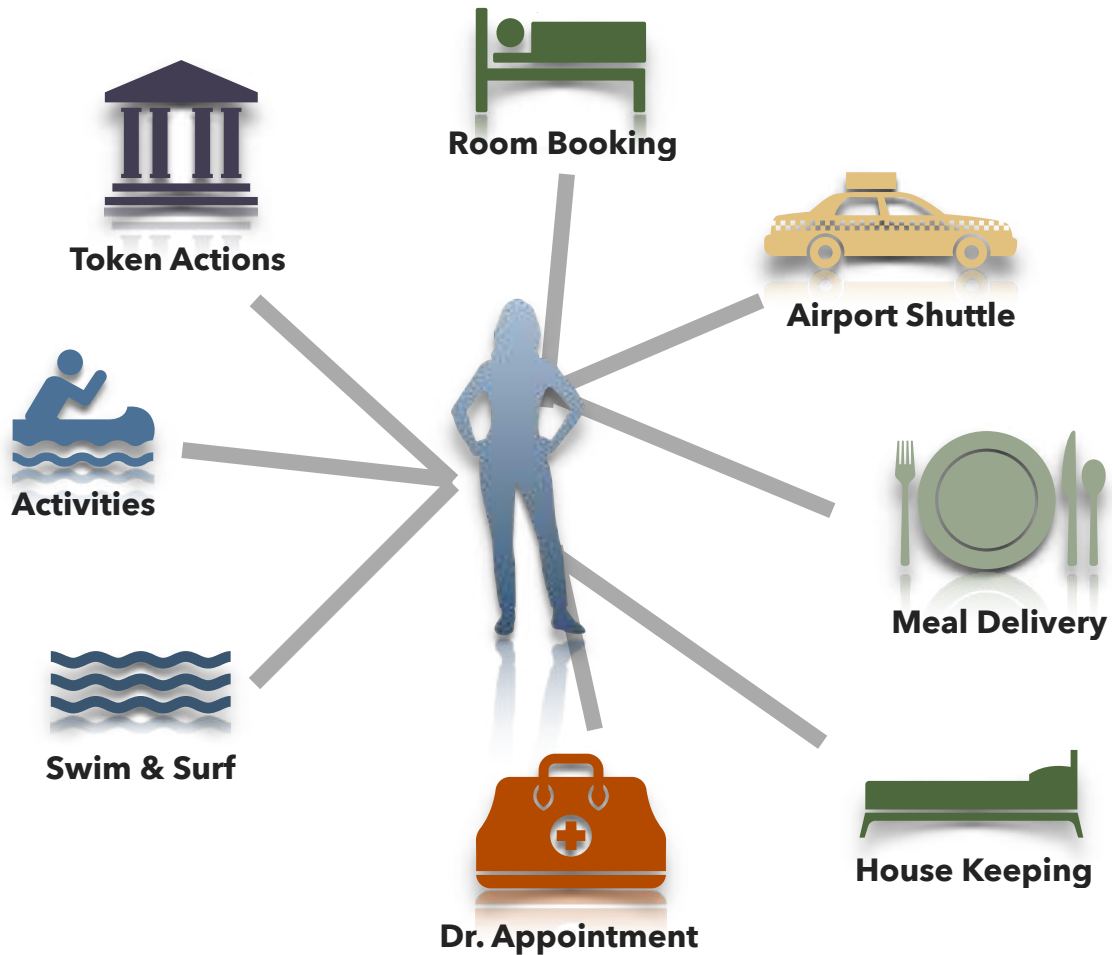
Crypto-Hotel App Modules



Casa Opalita

Luxury Beach Residences in San Juan Del Sur

Guest App Modules



Guest Mobile App allows Guests and Residences to use their OPAL Tokens for various platform services such as Room Bookings, Activities, Deliveries and more.

