

Opportunity Zones

What are they, how do they work and what are the opportunities?

Opportunities for New
and Existing Businesses

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ABOUT US

Acquisition & Development

- Our expert investment team finds real estate at attractive costs in prime locations or up-and-coming areas that present exceptional opportunities in the hospitality market.
- Our core strategy is acquiring older properties and using our expertise to renovate and rehab the space to maximize rental yield potential.

Investment & Asset Management

- Lifeafar's proprietary investment products – PREPS vs. TIPS
- Lifeafar creates unique packaged real estate investment opportunities that allow investors the ability to participate in turn-key real estate investment projects.
- Offer the opportunity to investors to own a piece of a commercial cash-flowing asset in various markets, which would otherwise be difficult to achieve on their own.

Property Management

- The projects are end to end managed by our local, on-the-ground team from selection and rental assessment, right through to the renovation, interior design and presentation on our rental listing websites.
- We then manage the successful rental of the property via our extensive team of marketing specialists, booking agents, concierge and hospitality staff.

KEY DIFFERENTIATORS

With Lifeafar investors benefit from our unparalleled talent in accounting, corporate finance, asset management, marketing, and property development. Our executive, design, and sales team have decades of combined experience successfully acquiring and retaining customers, making us the leading investment group in Latin America.

Premium Portfolio: Our residential and commercial portfolio is a key competitive advantage.

Investment Acumen: We engage in extensive due diligence for evaluating acquisitions, including income-producing properties, vacant buildings, and land suitable for development.

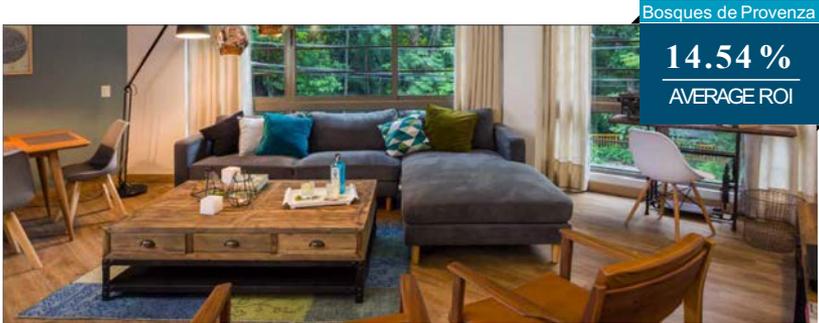
Differentiated Development: Our business model is highly efficient, which means our acquisition, construction, and operating costs are lower and the savings are passed on to investors in the form of higher returns.

Marketing Support: We pair captivating visuals with advanced analytics to maximize our ability to market our properties across digital media, social networks, partner networks, and mobile platforms.

Competitive Edge: With more than ten years of property management experience we know exactly how to tailor our designs to meet the specific needs of our rental clients and marketplace expectations.



PREVIOUS PROJECTS



Examples of previous projects in Medellín, Colombia – 13.3% Average ROI

Past performance is no indication of future performance.

Opportunity Zones

Lifefar in Old San Juan

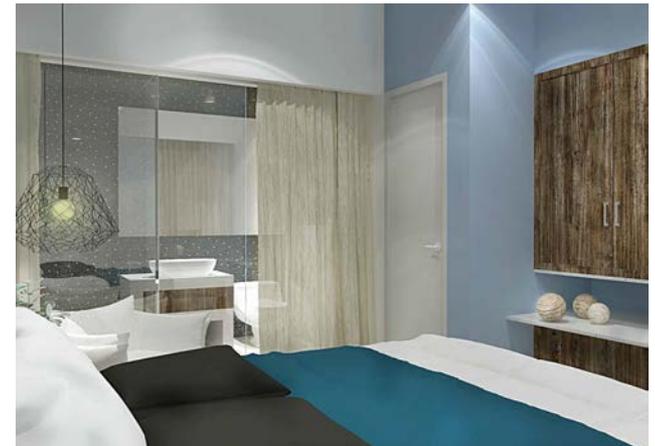


PLAZA COLON HOTEL & SUITES

The Plaza Colón Hotel & Suites is a beautiful six-story, 40,000+ square foot boutique property overlooking historic Plaza Colón in the heart of Old San Juan, Puerto Rico.

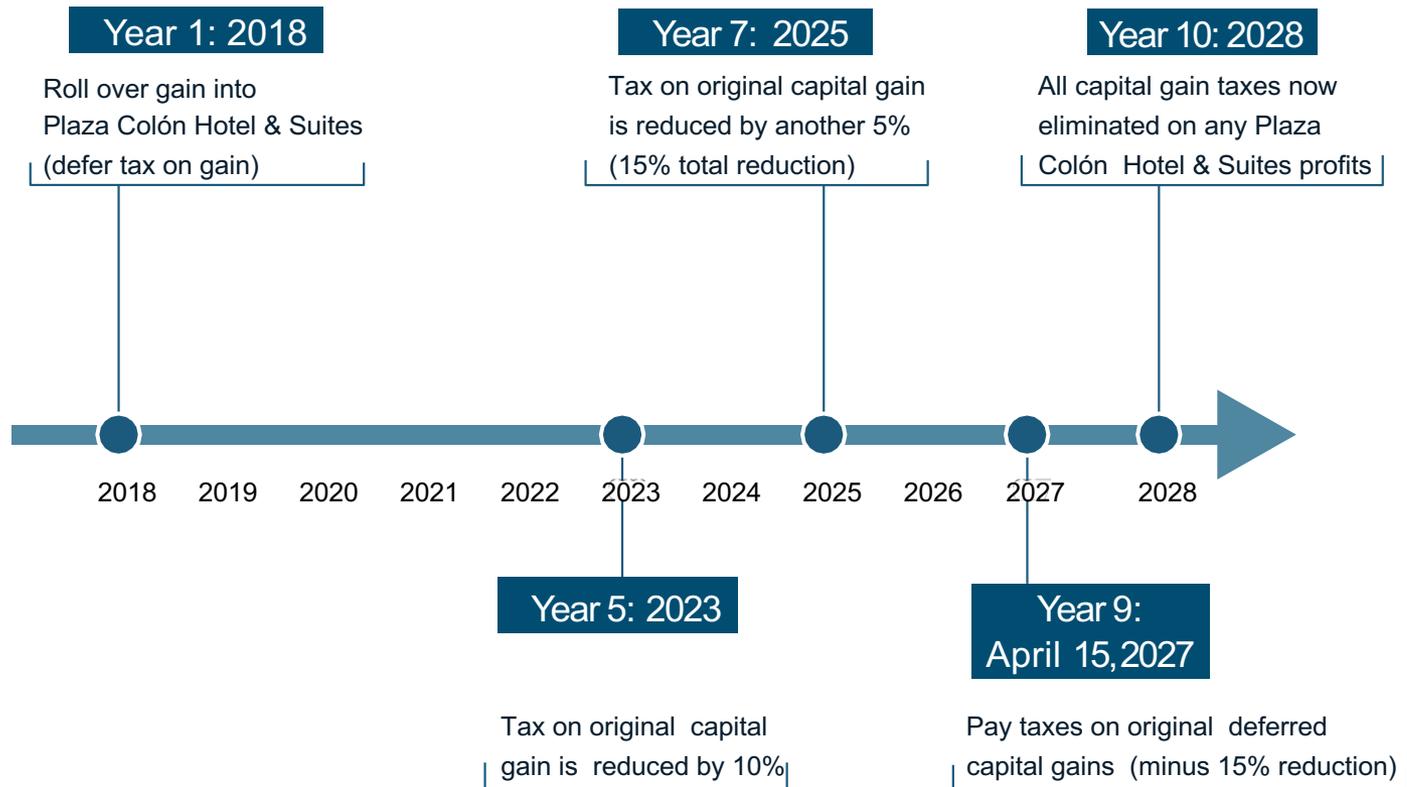
After a complete renovation, we expect the property will open in Q4 of 2020 and offer guests a comprehensive list of amenities rarely found in competing lodging options in Old San Juan including:

- 37 hotel rooms including 6 executive suites
- 7 luxurious two, three, four, and five-bedroom rental apartments with 24 bedroom units
- 6,000 square foot commercial space on the ground floor featuring a gourmet food hall and bar
- Rooftop deck with bar, lounge, and restaurant
- Fitness center and yoga studio
- Coworking patio



QUALIFIED OPPORTUNITY FUNDS TAX BENEFITS

Plaza Colón Hotel & Suites Capital Gains Investment Timeline



QUALIFIED OPPORTUNITY FUNDS

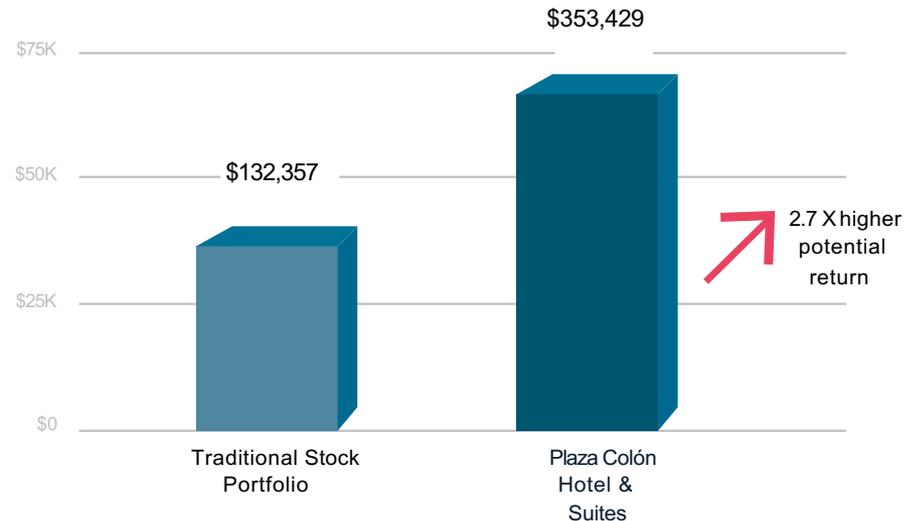
ADDITIONAL PROFIT POTENTIAL

These examples show how much additional profit investors with capital gains can generate by investing in Plaza Colón Hotel & Suites and taking advantage of the Opportunity Zone tax incentives.

- \$100K capital gain from selling stock:
 - › Traditional stock portfolio: \$ 132,357
 - › Plaza Colón Hotel & Suites: \$ 353,429
 - › Potential additional return after 10 years: \$ 221,072

- \$500K capital gain from selling real estate:
 - › Traditional stock portfolio: \$ 661,785
 - › Plaza Colón Hotel & Suites: \$ 1,767,147
 - › Potential additional return after 10 years: \$ 1,105,361

Illustrative Scenario: After-Tax Potential Net Returns
\$100,000 investment over 10-year hold



OTHER TAX CREDITS & INCENTIVES

The Puerto Rico Tourism Development Act of 2010 bestows a series of tax incentives and favorable investment conditions to developers to help draw new capital and position Puerto Rico as a major tourism destination. Incentives for exempt businesses like Plaza Colon Hotel & Suites include:

- Act 74-2010 Tourism Tax Credits
- Up to a 90% exemption in the taxation of:
 - › Income/gains
 - › Dividends
 - › Distributions, including liquidations
 - › Gain on the sale or exchange of stocks, or all of the assets used by the exempt business
- Up to 90% exemption on Personal & Real Property Taxes
- Up to 90% exemption Municipal License Taxes
- 100% exemption, if the Tourism Activity is a New Business
- Up to 100% exemption on Municipal Construction Excise Taxes
- Up to 100% exemption on Sales & Use Taxes



WAYS TO PARTNER WITH LIFEAFAR

Lifeafar has a extensive network of United States based investors that partner with us to invite in Opportunity Zone projects

How is Lifeafar fundraising?

Lifeafar Qualified Opportunity Fund (QOF) via private placements

How can you invest?

Lifeafar real estate projects that are Qualified Opportunity Zone investments

How can you join us?

Joint-Venture partnership opportunities for existing property owners



Thank You

