

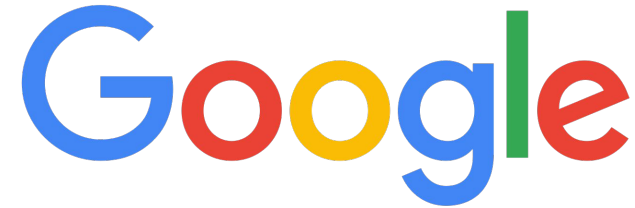
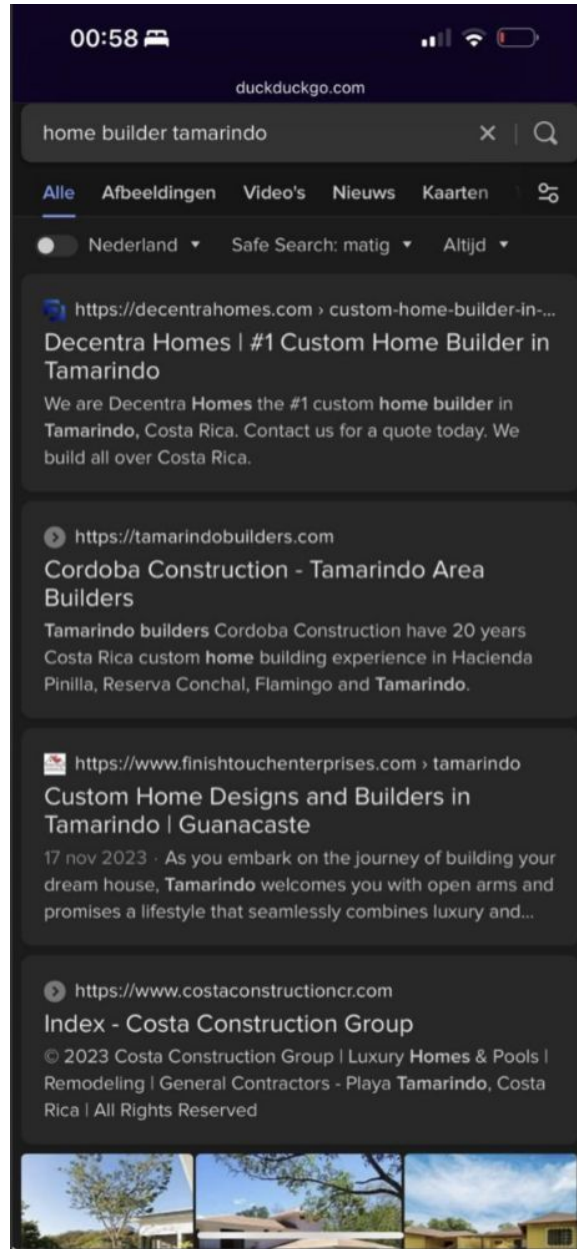
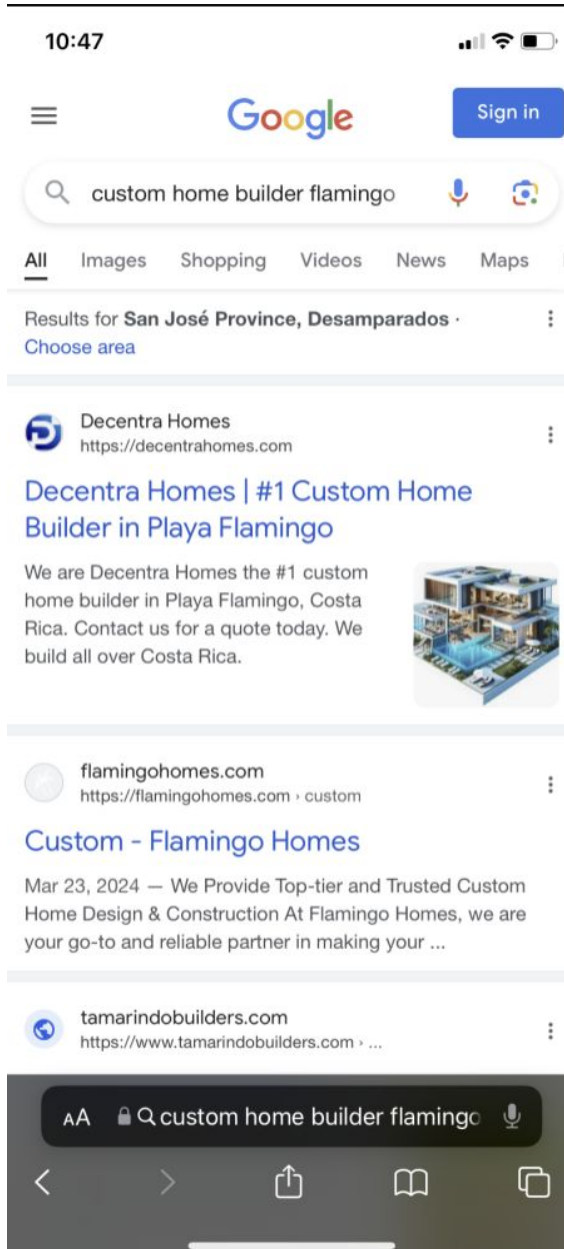


**Innovative low-risk, high-ROI
real estate investment
opportunity:**





We are Decentra Homes we are a Canadian founded company that custom builds homes and manufactures steel framing in Costa Rica. We offer Flexible payments with crypto or cash. Choose us to develop your investment property, with an average build time of 5-12 months.



We are ranked number one in two of the highest demand areas of Costa Rica. Tamarindo & Flamingo.

Tamarindo and Flamingo attract foreign real estate investors due to their beautiful beaches, active expat communities, and thriving tourism.



Traditional Bank Process |



High Fees



Time-consuming Regulations



Multiple Steps & Documents



Open a Bank Account



Transfer Funds



Comply with KYC & AML



Finalize Property Transaction

Crypto Payment Process |



Fast Transactions



Lower Fees



Simplified Process



Increased Privacy



Transfer Crypto



Finalize Property Transaction

Through our network in Turkey, we accept cryptocurrency, convert it to cash for buying construction materials, and then transport these materials to Costa Rica via our logistics company.





Introducing our partner, Mr. Kinali, a visionary entrepreneur:

In the past two decades, Mr. Kinali has been at the forefront of entrepreneurial excellence, serving as the Founder and CEO of three thriving companies in Canada – Deva Paper, CL3PL, and Apihex. His journey has been characterized by a keen focus on manufacturing, import, and export.



Costa Rican Venture: Casa de Acero & Decentra Homes

In 2022, Mr. Kinali entered the Costa Rican market with his steel manufacturing business Casa de Acero, bringing high quality steel to Central America.



Global Impact and Strategic Alliances

Mr. Kinali's strong connections in Turkey provide direct access to manufacturers, making him a key partner for opportunities in Central America's emerging markets.



Team Dynamics and Collaborative Success

Mr. Kinali attributes success to teamwork, leveraging a skilled team of architects, engineers, and sales professionals to achieve optimal results through collaboration.



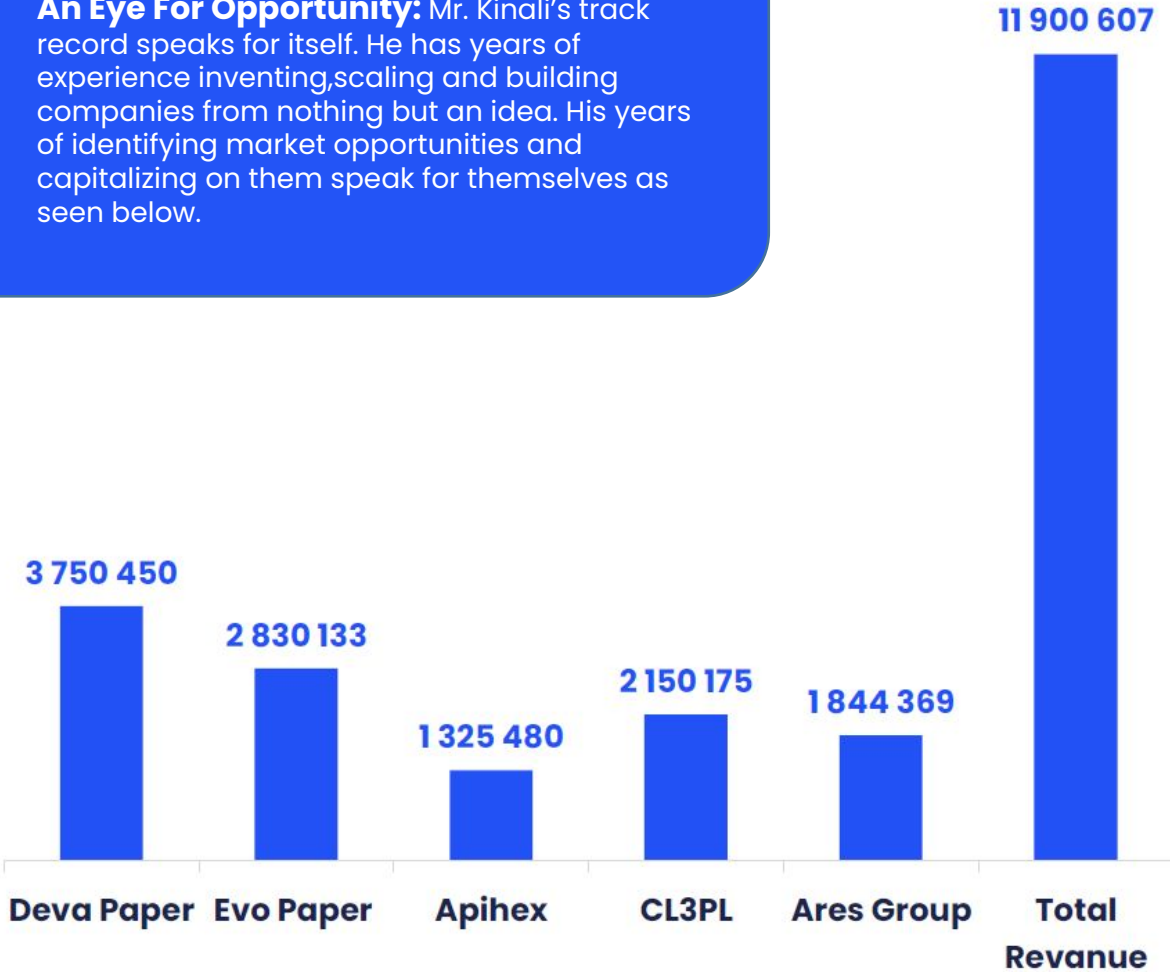
Building Businesses That Scale Into Industry Leaders

Mr. Kinali's extensive business experience positions him to elevate Casa de Acero & Decentra Homes as leaders in steel manufacturing and housing development in Central America.

Mr.Kinali's companies – 2023 revenue report



An Eye For Opportunity: Mr. Kinali's track record speaks for itself. He has years of experience inventing, scaling and building companies from nothing but an idea. His years of identifying market opportunities and capitalizing on them speak for themselves as seen below.



Why invest?



Market opportunity:

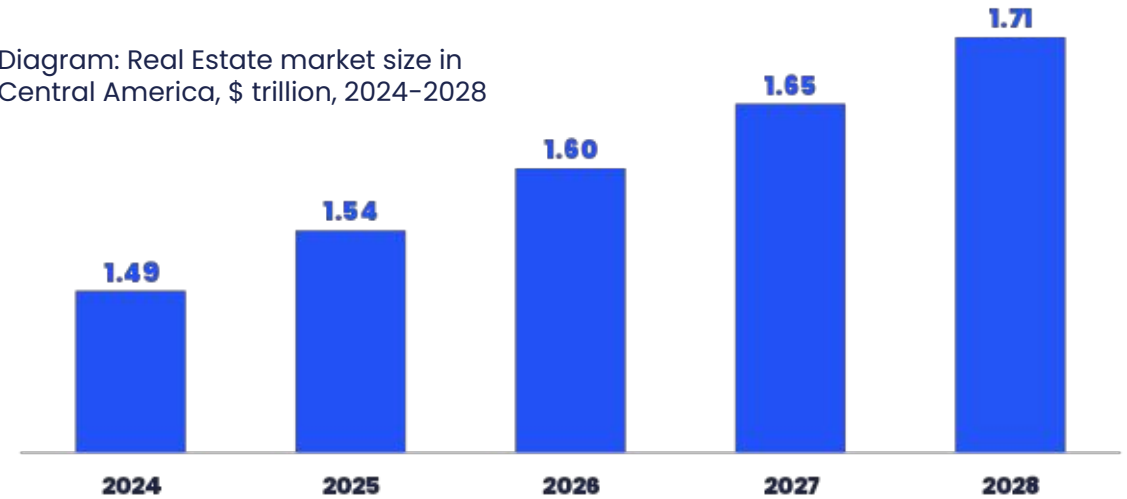
Targeting Costa Rica's booming real estate market, which has seen significant growth post-COVID-19, mirroring Hawaii's market 50 years ago.



Income potential:

Access to lucrative short-term rental market, like Airbnb, for consistent revenue. The revenue from one property **with five bedrooms** during the high season can easily reach over **\$1,600 per day**.

Diagram: Real Estate market size in Central America, \$ trillion, 2024-2028



Capital appreciation:

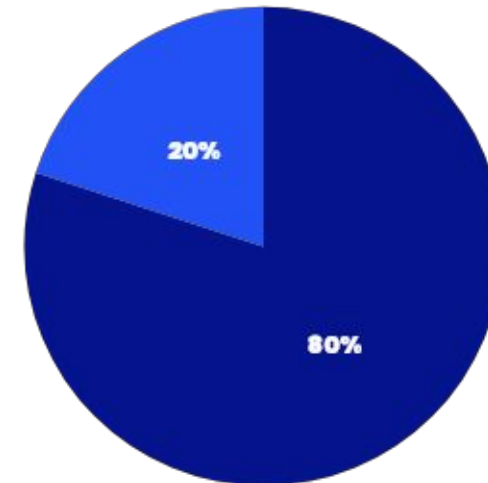
Capitalize on Central America's growing real estate market, projected to reach \$1.49 trillion by 2024. Projected annual growth rate of 3.35%, escalating the market value to \$1.70 trillion by 2028.



Crypto-friendly:

Cryptocurrency speeds up real estate transactions by bypassing traditional banks and escrow, simplifying the process and minimizing fees.

Diagram: The share of residential real estate in the overall market structure



Blue Zone: Costa Rica's "Blue Zone" real estate is highly valuable, offering financial benefits from its sought-after location known for enhancing longevity and well-being.



Construction efficiency:

Partnership with advanced steel factory for rapid development (6-12 months) of high-quality properties.



Global Uncertainties: Many are moving to Costa Rica driven by fears of war. This had led to an increase in demand for real estate.



Legal Compliance:

Our project has received comprehensive approval from banks and legal experts..

Seizing market opportunities



Striving for market dominance.

Our goal is to dominate the Costa Rican Airbnb and property market by acquiring valuable land before our competitors



High-Profile Market Movements.

High-profile investments in Costa Rican real estate by celebrities and leaders like Jimmy Carter's family underscore the market's potential, guiding savvy investors to unique opportunities and competitive advantages.



Canadian migration trends.

This year, a staggering 420,000 Canadians have left the country, reflecting a growing trend of seeking opportunities abroad.



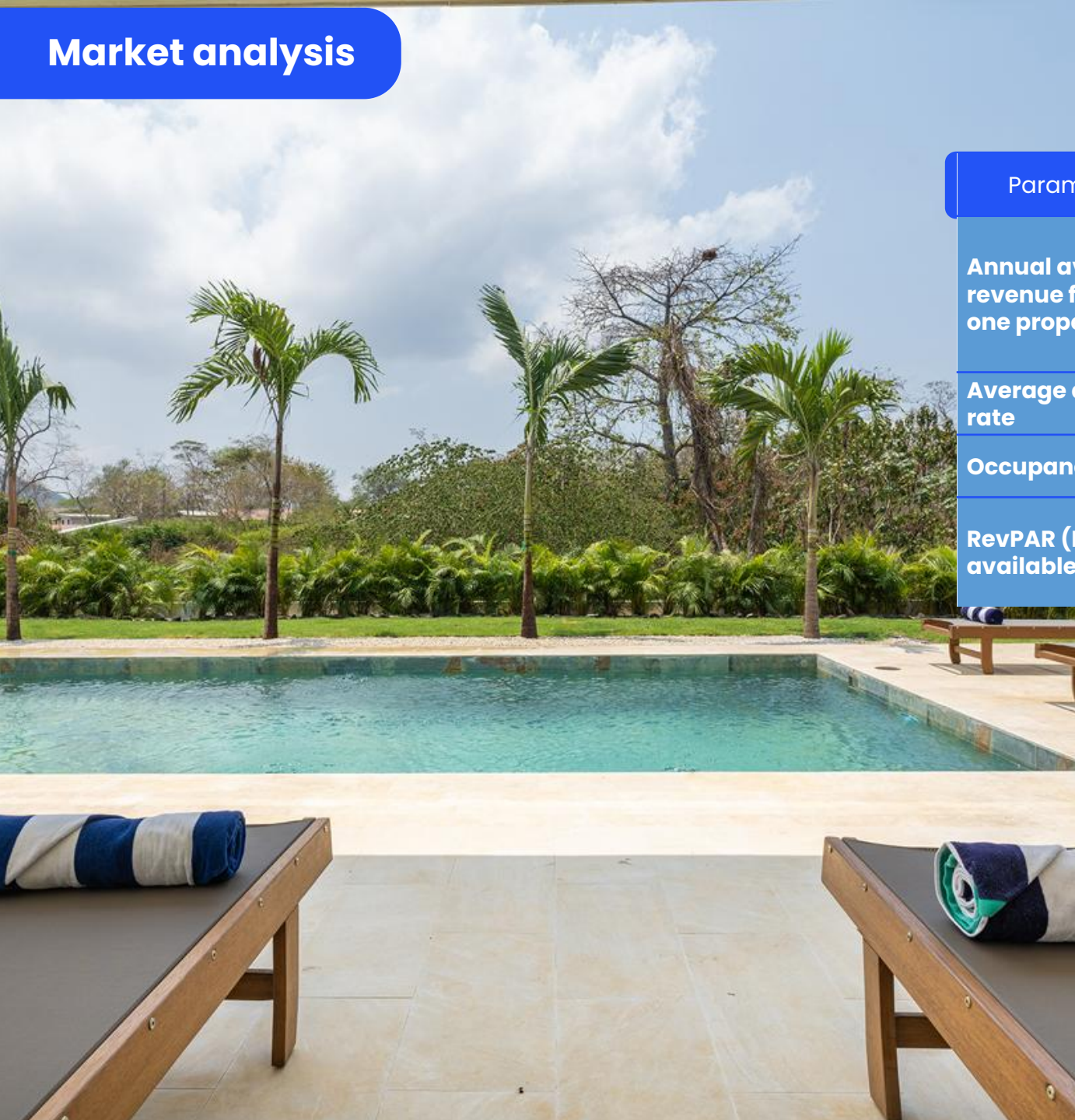
Economic Opportunity

More people are moving to developing countries for investment opportunities, lower taxes, and early market entry. Costa Rica's appeal is enhanced by low living taxes and a lack of competitors, allowing for premium pricing and a growing demand for housing.



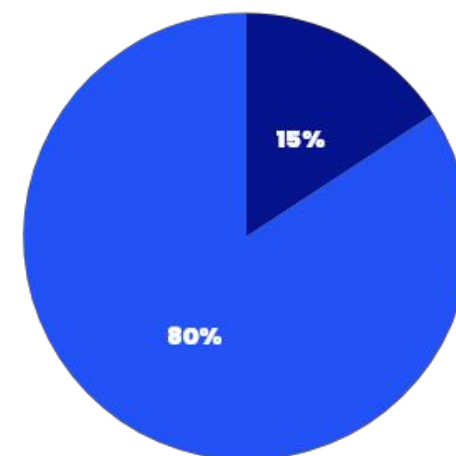
First Mover Advantage:

Costa Rica's emerging market offers significant demand and limited competition as its economic potential is just being recognized. The market remains largely untapped, providing a unique advantage for early movers to establish dominance and shape the market.



Parameter	General Airbnb market summary	Luxury Airbnb market summary
Annual average revenue from one property	\$ 63,836	\$ 274,475
Average daily rate	\$ 346	\$ 1,504
Occupancy rate	50%	
RevPAR (Per available room)	\$ 161	\$ 700

Listing by Rental Type



■ Private room

■ Entire Home

Examples

BEAUTY OF COSTA RICA STUNNING VIEW

Share Save



Entire home in Uvita, Costa Rica

16+ guests · 7 bedrooms · 10 beds · 7.5 baths

★ 4.99 · [70 reviews](#)



Hosted by Tomer
Superhost · 4 years hosting



Tomer is a Superhost

\$1,635 CAD night

CHECK-IN 2/4/2024	CHECKOUT 2/9/2024
GUESTS 1 guest	

Reserve

Casa Anjali Luxury Ocean View 7 Bedroom Villa

Share Save



Entire villa in Quepos, Costa Rica

14 guests · 7 bedrooms · 7 beds · 7.5 baths



Guest favourite

One of the most loved homes on Airbnb, according to guests

4.98
★★★★★

61
[Reviews](#)



Hosted by Eduardo
Superhost · 4 years hosting

\$2,682 CAD night

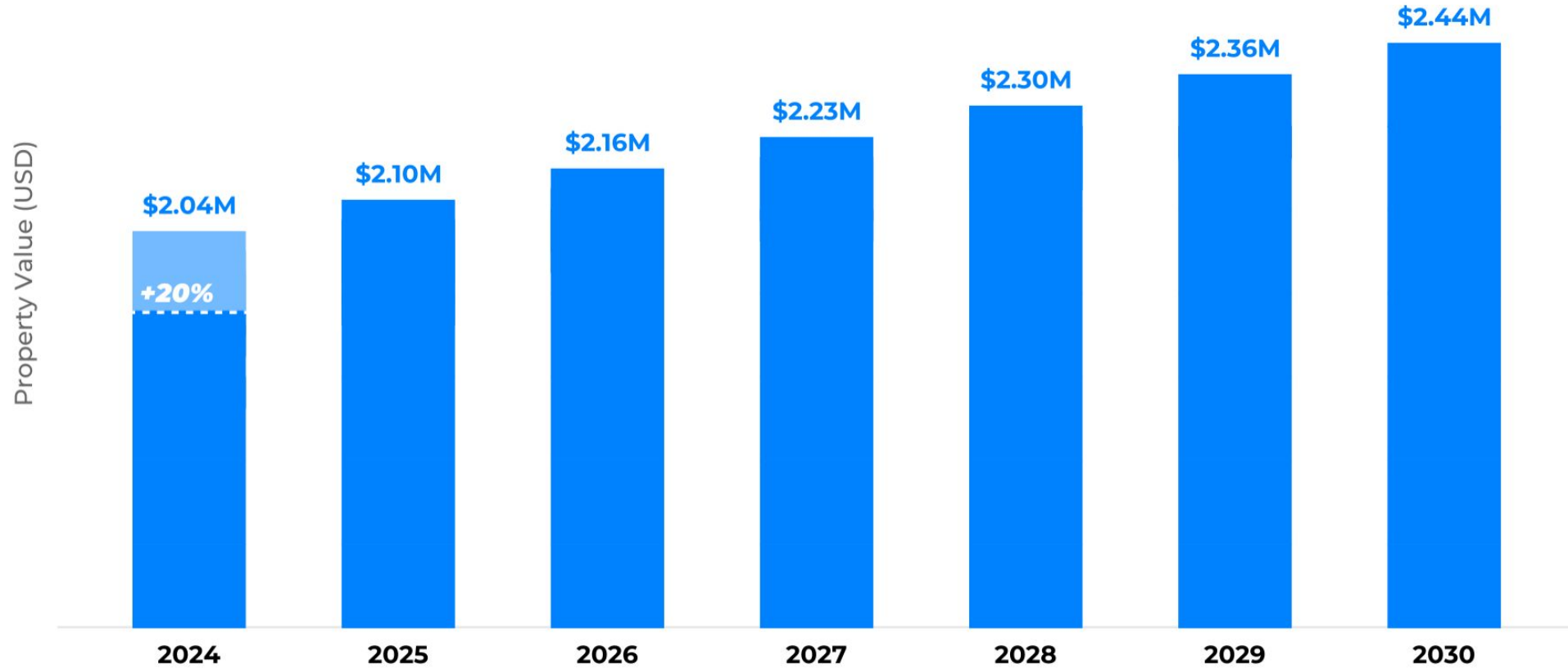
CHECK-IN 2/24/2024	CHECKOUT 2/29/2024
GUESTS 1 guest	

Reserve



Profit Projections (Resale)

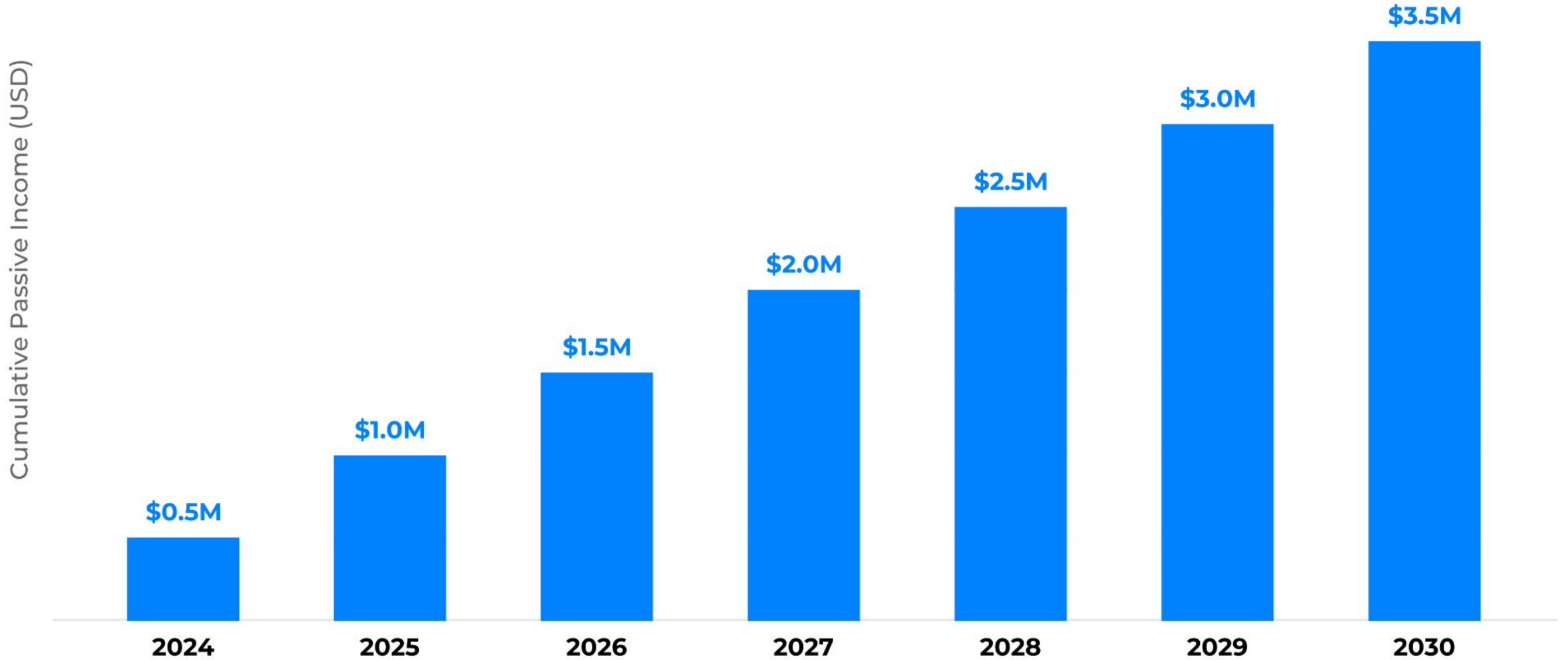
Custom-Built Property Appreciation in Costa Rica for a \$1.7M Home



These numbers are hypothetical and assume an initial 20% appreciation due to cost efficiency in construction, followed by a steady 3% annual appreciation. Actual market conditions can vary, and it's recommended to consult with a real estate expert for an accurate valuation.

Profit Projections (Airbnb)

Accumulated Airbnb Passive Income Projections (3-storey, 6-unit Luxury Home Worth \$1.7M)



Funding Goal

We are raising \$ 4.5 million USD to build 3 luxury homes in Flamingo, Costa Rica. Ownership will be granted to the investor and the investment will be treated as a typical property sale.

Seed Round

Funding
February 2024

Series A

TBA

Series B

TBA

Investment Journey



1. Land selection & purchase
(can be automated or involve investor decision-making).



2. Land acquisition.



3. Legal procedures for new construction.



4. Home blueprints.



5. Commencement of construction.



6. Construction completion, followed by initiating Airbnb rental or resale of the property.



7 A. We sell the home on your behalf and you claim the profit minus the realtor fee. OR You sell the home yourself.



7 B. We rent and manage your Airbnb and pay you the profits minus a management fee. OR you manage your Airbnb yourself.

Whether you prefer to liquidate your property or rent it out our team can optionally handle everything on your behalf.



Blue Water Properties of Costa Rica is a full-service, licensed real estate brokerage and company – the largest independent real estate firm in Guanacaste, Costa Rica. The company has offices in Tamarindo, Playa Conchal, and Playas del Coco. In the near future, the fourth office in Playa Flamingo will be opened. Partner branches enable Blue Water Properties to provide high-quality service to clients.



RE/MAX Costa Rica stands as a beacon of excellence in the realm of real estate. With a trusted team renowned for their expertise, they offer a diverse portfolio of properties and personalised service to guide clients through every step of their property journey. For those seeking their dream property in Costa Rica, RE/MAX is the trusted partner for a seamless and rewarding experience.

Why galvanized light steel in Costa Rica?



Climate.

Resistant to rust, rot & mold in tropical conditions.



Earthquake resistance.

Strong and flexible, suitable for seismic regions.



Pests resistance.

Advantage over traditional wood framing in pest-resistant, termite-prone areas.



Speed of construction.

Addresses time constraints and tight schedules.



Versatility in design.

Accommodates diverse architectural styles.



Environmental considerations.

Aligns with Costa Rica's commitment to sustainability. Recyclable with low environmental impact.



Reduced maintenance.

Lower maintenance costs due to resistance to environmental factors.

Photo taken from our steel manufacturing facility in Turkey












Steel homes vs concrete homes and wooden homes

In the table below, the notations are as follows:

«✓»: meets the stated criterion;

«▲»: average level of compliance with the specified criterion

«✗»: does not meet the specified criterion or lacks data

	Steel homes	Concrete homes	Wooden homes		Steel homes	Concrete homes	Wooden homes
 Lightweight construction	✓	▲	✗	 Resilience to earthquakes	✓	▲	✗
 Faster construction	✓	▲	▲	 Fire resistance	✓	✗	▲
 Design flexibility	✓	▲	✗	 Low environmental impact	✓	▲	✗
 Energy efficiency	✓	▲	▲	 Consistent quality	✓	▲	✗
 Reduced construction costs	✓	▲	▲	 Maintenance	✓	▲	▲
 Durability and resistance	✓	▲	▲				

2023 – Second Quarter

- **Commencement in Costa Rica:**
Launch of business operations in Costa Rica.
- **Luxury house models:**
Construction of three luxury houses with a total value of \$4.5M, funded through cryptocurrency.
- **Crypto funding:**
Utilization of cryptocurrency as a funding source.
- **First light steel structure manufacturer in Costa Rica:**
Aspiring to become the first foreigner light steel structure manufacturer in the country.
- **Product introduction:**
Introduction of new construction materials to the Costa Rican market.
- **Sales network establishment:**
Expansion our robust sales network.
- **Regulatory compliance:**
Successful acquisition of local sales permits and adherence to local product standards.

2024

- **Industrial/commercial warehouse:**
Construction of a 100,000 square feet industrial/commercial distribution warehouse in San Jose.
- **Expansion plans:**
Expansion of our steel manufacturing plant in Turkey.
- **Luxury Residential and Apartments:**
Plans to build a minimum of 20 luxury residential houses (valued at \$55M).
Construction plans for 5 apartment buildings (\$40M).
- **Sales targets:**
Targeted sales of construction materials amounting to \$80M.
- **Diversification:**
Introduction of online web sales.
Commencement of wholesale distribution to local hardware stores.
- **Total targeted sales:**
Ambitious goal of a minimum of \$200M.
- **Tokenized real estate investment fund & marketplace:**
Crowdfund developments and turn real estate into tokenized assets on the Ethereum blockchain.

2025

- **Seek additional funding:**

Development of a proprietary token. Pursue additional venture capital investment to support our ongoing expansion efforts

- **Warehousing and Real Estate ventures:**

Construction of a 200,000 square feet hub center warehouse in Istanbul.

- **Expansion of the San Jose warehouse to 200,000 square feet.**

Establishment of 5 strategically located warehouses (20-40 thousand square feet each) in Costa Rica.

- **Real Estate investments:**

Purchase of land for major gated community centers.

Plans for the construction of 300 luxury houses, commercial business centers, industrial warehouses, hotels, resorts, and retreat centers.

- **Regional expansion:**

Selling construction materials to all Central American countries.

Opening a 100,000 square feet warehouse in Mexico City.

- **Total targeted sales:**

Ambitious goal of \$1B.

2026

- **Manufacturing hub in Costa Rica:**

Establishment of a manufacturing facility in Costa Rica for steel production, windows, doors, and furniture assembly.

- **Regional facilities:**

Opening facilities in other Central American locations, including Panama City, Mexico City, Puerto Cortes, and Belize City.

- **Total targeted sales:**

Aspiring to reach \$3B.

2027 to September 2030

- **Business model expansion:**

Replication of successful business models in other Central American countries.

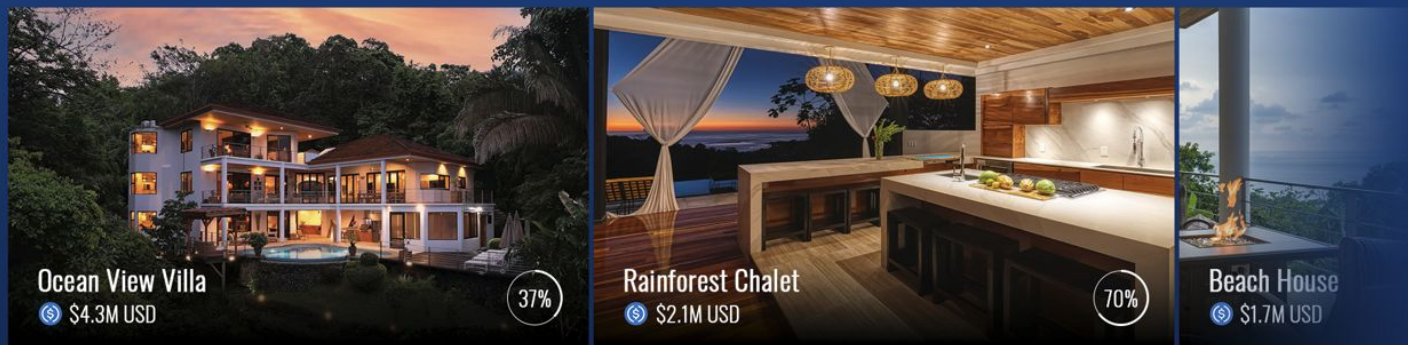
- **Export excellence:**

Strategic collaboration to become the best exporter in Turkey, akin to the Turkish Alibaba.

- **Market dominance:**

Aspiration to become the leading Turkish product provider in Central America.

All For sale Pre-construction Fractionalized stakes



Trending Homes

1D 7D 1M 6M Pre-construction Built

	Ocean View Villa \$4.5M USD	63% FUNDING
	Rainforest Chalet \$1.2M USD	5% FUNDING
	Beach House \$7M USD	50% FUNDING
	Forest Shed \$2.2M USD	90% FUNDING

Trending Baskets

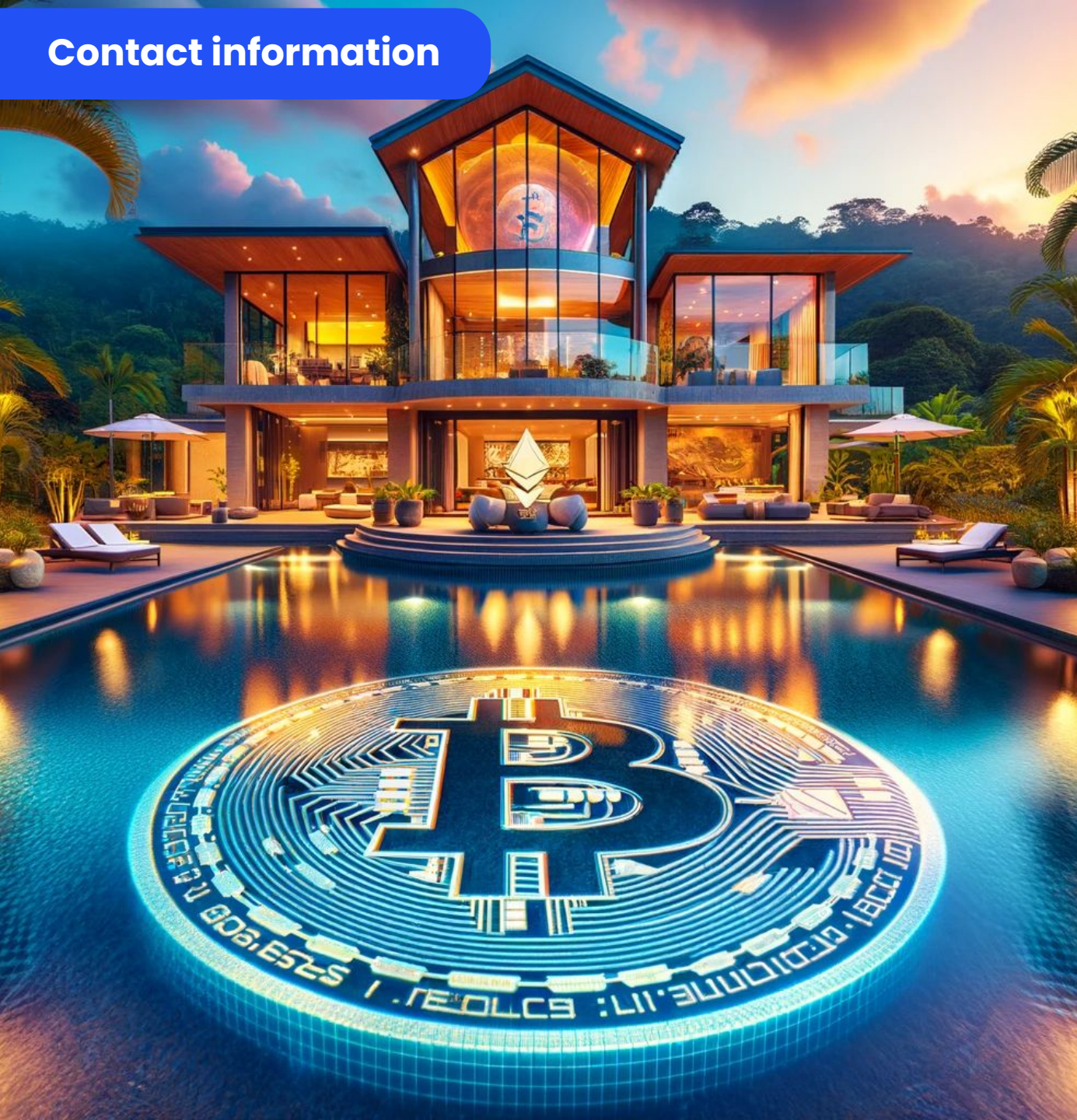
1D 7D 1M 6M Pre-construction Built

	Gated Community \$22.5M USD	15% FUNDING
	Luxury Marinas \$12.7M USD	30% FUNDING
	Beach Condos \$43M USD	75% FUNDING
	Ocean Marinas \$5M USD	0% FUNDING

We are bringing real estate to the blockchain with our own tokenized real estate investment fund and marketplace. We are also launching our own cryptocurrency token. Follow our website and social media pages for updates.



Contact information



info@decentrahomes.com



506 6060 2442



www.decentrahomes.com