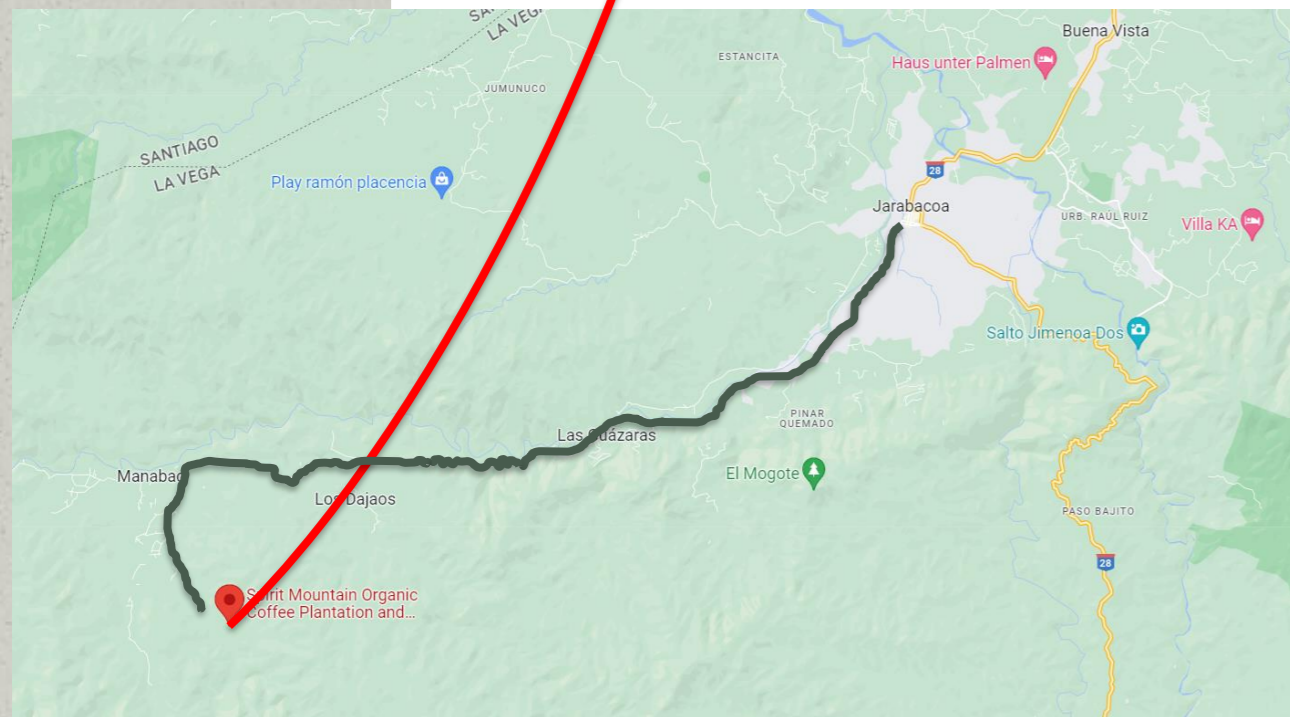
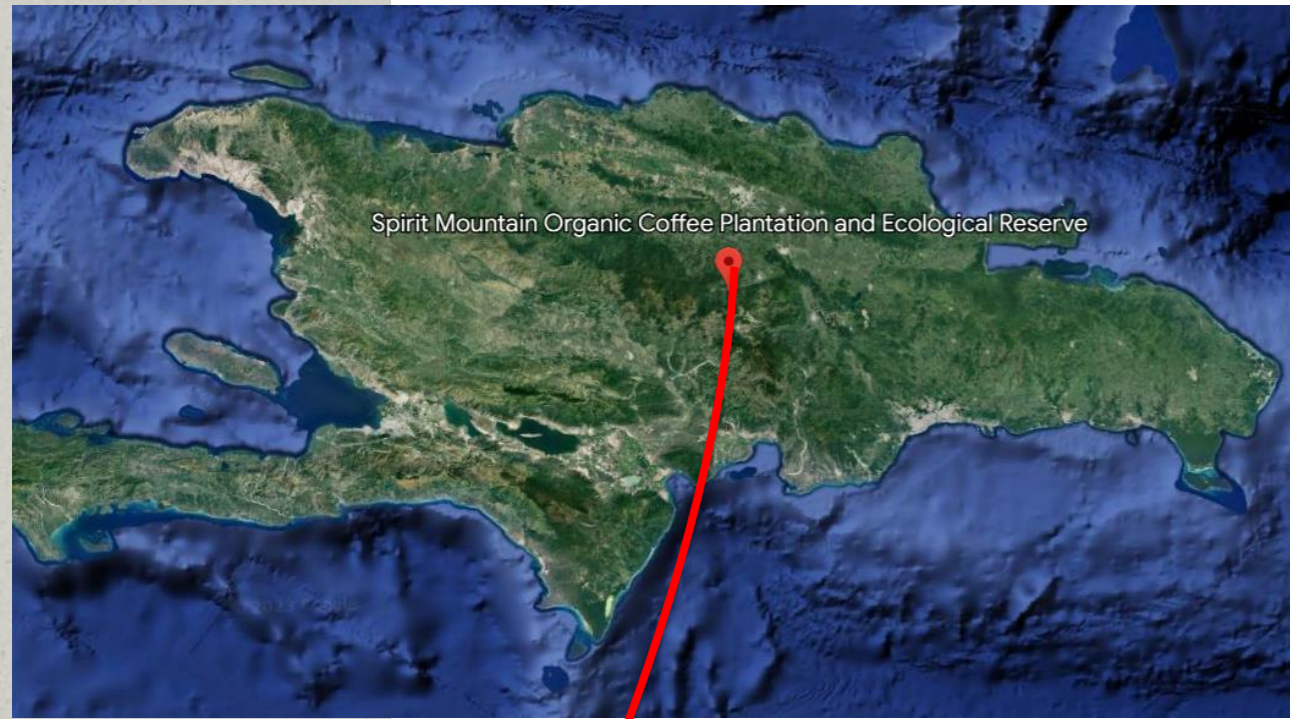




ESTANCIA NATURA



Merging Sustainable Agro-Forestry, Eco-Friendly Architecture and Green Building Practices with an Unwavering Commitment to Exceptional Guest Experiences.

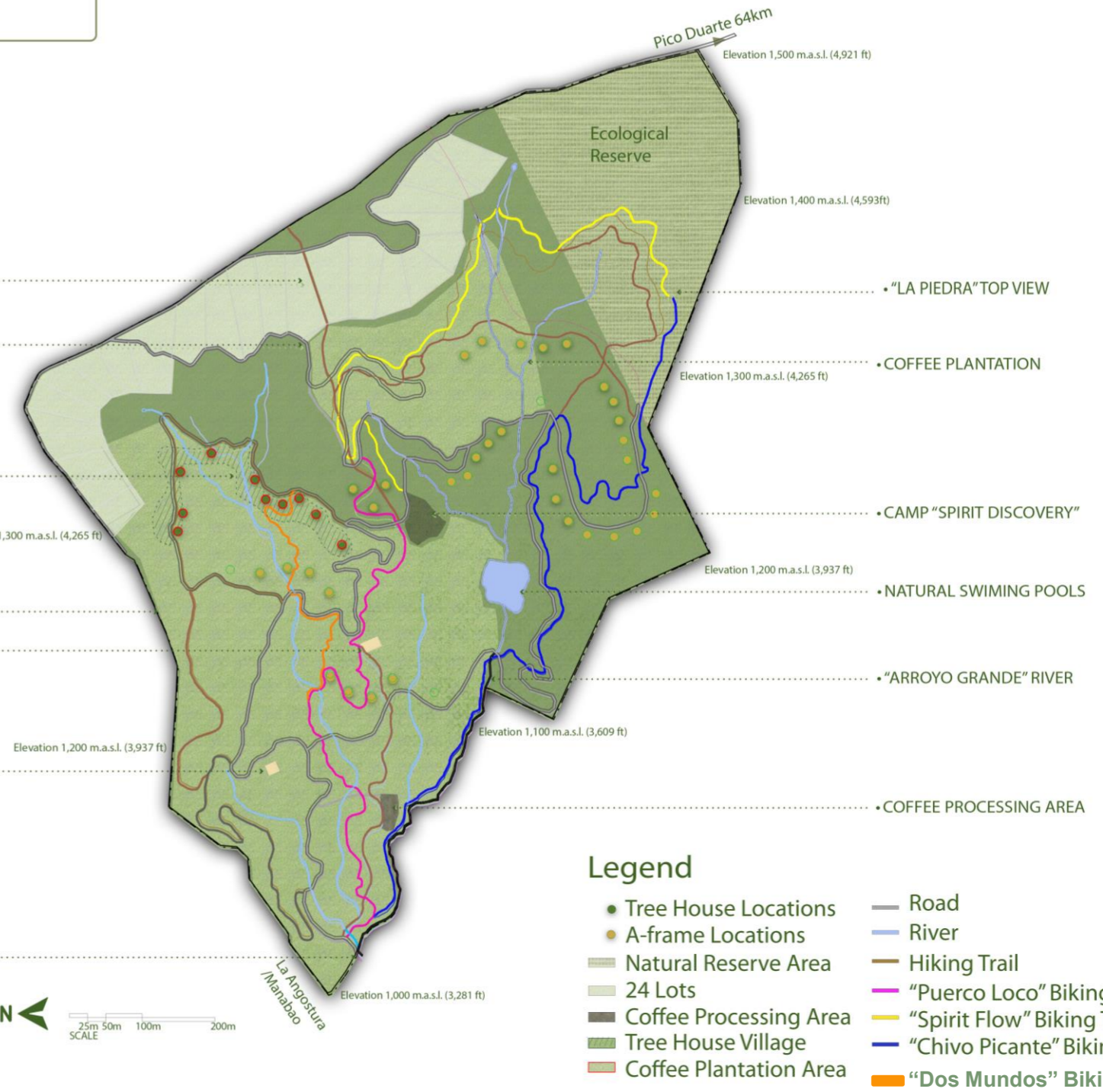


Dominican airports are less than a 2-hour flight from Miami.
 Distances from key locations to Spirit Mountain

- 40 miles from the Cibao International Airport (Santiago)
- 80 miles from the Puerto Plata International Airport
- 127 miles from Las Americas International Airport in Santo Domingo
- 15 miles from Jarabacoa



- EXCLUSIVE COSTUM HOME SITES BETWEEN 4,000 M2 (1 ACRE) & 8,000 M2 (2 ACRES)
- GATED GUARD HOUSE FOR EXCLUSIVE RESIDENCE AREA
- TREE HOUSE VILLAGE (10 UNITS)
- COFFEE PLANTATION
- CAFÉ-RESTAURANT AND COFFEE SHOP
CONCIERGE AND SALES OFFICE
- BACK OF THE HOUSE CO-WORKING SPACE
UNIVERSITY/HOSTEL TRAINING CENTER
- FRONT ENTRY GRATE



Legend

- Tree House Locations
- A-frame Locations
- Natural Reserve Area
- 24 Lots
- Coffee Processing Area
- Tree House Village
- Coffee Plantation Area
- Road
- River
- Hiking Trail
- "Puerco Loco" Biking Trail
- "Spirit Flow" Biking Trail
- "Chivo Picante" Biking Trail
- "Dos Mundos" Biking Trail



La Angostura, Manabao, Jarabacoa, Dominican Republic
 Coffee Plantation and Ecological Reserve



Meet The ESTANCIA NATURA Team

CHAD WALLACE
CEO and VISIONARY



Our founder, lead architect and coffee farmer, Chad, is at his best when he's bringing people together.

University of Texas A&M B.S.
College of Architecture '93

Professional Experience
Chad has decades of experience designing and building custom homes and master planning communities, both in the Dominican Republic and in the United States. With broad experience in Architecture, Landscape Architecture, Site Planning and Construction along with extensive background in the adventure hospitality space, he is the ideal professional to lead the development of Estancia Natura. His hands-on Leadership developing Spirit Mountain over the past 20 years, guarantees the future integrity of the overall project.

KRISTA WALLACE
LEGENDS HOSPITALITY



A creative strategist with an infectious laugh, Krista is a "party in a box" but don't be fooled, she gets a lot of done.

University of Texas A&M B.S.
Kinesiology 1994
Framingham State University Master
of Education 2002
Yale School of Management Executive
Leadership 2001

Professional Experience
Krista Adams Wallace is an international Christian educator and consultant. Krista spent 19 years in the Dominican Republic working as a social entrepreneur in educational development and hospitality. In 2002, Krista and her husband, Chad, launched the Doulos Discovery School, an expeditionary learning PK-12 international Christian school in the mountains of the Dominican Republic.

ZEKE FREEMAN
ROOT ARCHITECTURE



Zeke is a true Archepreneur, constantly looking for any opportunity to maximize the intersection between architecture and business.

University of Texas at Arlington:
Bachelors of Architecture '04
University of Colorado at Denver:
Master Degree of Architecture '07

Professional Experience
In 2012, he founded Root Architecture and Development to reach more people and push these passions forward. In 2017, Zeke created a platform that allowed him to transition Root to an international team of senior architects from 5 countries. Zeke is a licensed Architect, Contractor, and Leed Accredited Professional.

KATHRYN LAKE
OWNERS REP / SALES



Kathryn is a fearless Dominican at heart and people are drawn to her energy and optimistic way of thinking.

Professional Experience
Kathryn grew up in the DR, having spent much of her childhood at Spirit Mountain. Her childhood dream to Dance in NYC came true in 2016, when she moved to Manhattan to train at the Ailey Conservatory. From 2016-2019, Kathryn danced at Ailey and worked in the Specialty Coffee scene. Kathryn Lake was first introduced to Real Estate in 2019 when she moved to Denver, CO, to dance professionally with Cleo Parker Robinson. By 2020, she had shifted her focus from full time dance to real estate in Denver and coffee consulting.

FERNANDO CANTISANO
EVERGREEN DESIGN / BUILD



Fernando's love for the natural world informs the direction of both his professional and personal life.

Professional Experience
Fernando René Cantisano is an up and coming Dominican architect. He has excelled in all aspects of architecture over the course of his career, including design, project development, project management, and architectural visualization. Fernando has honed his craft by taking a keen interest in the latter and bringing a clearer grasp of the projects to be developed to his clients before even moving the first rock on site. Fernando's collaborative partnership with Chad Wallace in Evergreen, the Design Build venture is his latest example of his versatility as a practical designer



ABOUT THE A FRAME CLUB RENTAL PROGRAM

- Exclusive access to all Spirit Mountain amenities
- Turnkey business partnership and personal relationship
- Protection of your investment; if something goes wrong, we make it right
- Exclusive onsite services including; front desk, housekeeping, and maintenance
- International Hospitality Partners
- Dedicated Owner Relations portal for reservations, stays, and monthly statements

HOSPITALITY

- As a Homeowner, we understand the enjoyment of your condominium is essential and there are no restrictions to when you stay or how many times you stay during the year. When you are not here, Estancia Natura Hospitality applies all efforts and resources to rent your A-Frame nightly to earn the highest revenue as well as create loyal returning guests
- We manage services such as the Front Desk, Housekeeping, Maintenance, and Administration. Whether attention is needed for additional towels, or you need concierge assistance, our team is skilled, capable, and immediately available.
- Our Revenue Management team uses unique analytics that predict consumer behavior to optimize product availability and price in order to maximize revenue growth.
- Investing into marketing and sales campaigns aimed at vacationers worldwide. We also have a dedicated team of customer service agents, group sales representatives and marketing specialists”

MANAGING LA ESTANCIA ECO LODGE

OFFER YOUR GUESTS A VACATION THEY DREAM ABOUT!

Your mountain home is more than just a vacation spot, it is your investment. Your premium rated property is marketed on-line, featuring professional specific photos of the interior and exterior which entice guests to secure reservations in one click! With booking channels like Airbnb, VRBO, and a host of travel partners, our marketing reaches national and international visitors. The La Estancia Eco Lodge 'A-FRAMES' are truly unique and offer guests an inclusive and exclusive vacation experience on a remote Caribbean high mountain coffee plantation.

10%+ ANNUAL CASH FLOW
20% ANNUAL ROI

*Cash Flow + Appreciation + Depreciation
Annual ROI and Cash Flow calculations are
based on a conservative 40% occupancy rate
and market ADR*





Your stay at Spirit Mountain

Spirit Mountain has been a coffee farm for more than 50 years . Under Chad Wallace's leadership, the farm has become a producer of world class coffee.



Camp Spirit Discovery , established in 2005, is an Outdoor Education site located in the middle of the farm and is utilized by schools for environmental studies and experiential education.

The farm has become a popular destination for many... from international university students studying sustainable environmental practices, to digital nomads seeking an alternate work ecosystem, to families looking to escape the relentless pace of city life. Visitors come to Spirit Mountain from all over the world to experience life in community and to heal their souls.

The Estancia Natura community is a mix of freelance entrepreneurs from various backgrounds, nationalities, industries, and age groups. We have entrepreneurs, environmental and sustainability experts, academics, designers, professional athletes, creatives, builders, doctors, startup founders, wellness coaches, financial professionals, early retirees, and more. The sense of community is an important factor in the well-being of our residents.

Estancia Natura was designed to promote a healthy, well-balanced lifestyle, while meeting the professional needs of humans looking for a more sustainable way of life, while remaining connected.

Community Amenities

135 hectares (334 acres) of private land to explore – open to residents and their guests

Unlimited access to the coffee farm

20 kilometers of hiking and biking trails

High-speed internet (throughout the farm)

Hi-tech community co-working center & private office space

Yoga deck & fitness area

Dedicated farm plots for residents to use and cultivate

Restaurant and world class café / roastery

Pool

Event Center

On property camp sites – from primitive tent camping to Luxury Glamping

Treehouse village and A-FRAME Eco Lodge for Guests.

Root Architecture and Evergreen

Working hand in hand with Zeke Freeman, Principal at Root Architecture, EVERGREEN is dedicated to creating economically feasible and eco-friendly solutions for hotels, residences, and hospitality-centric products. The team of Dominican American architects, Chad Wallace and Fernando Cantisano, combine their distinctive design sensibilities and cutting-edge construction techniques to redefine luxury living, emphasizing simplicity and elegance.

Design Principles

The La Estancia Eco Lodge A-Frame takes inspiration from the Scandinavian ethos of design, emphasizing functionality, simplicity, and fine craftsmanship while utilizing natural materials and understated detailing. The A-Frame aims to redefine the farm stay experience by seamlessly integrating modern and rustic elements, fostering a connection between the interior and the exterior while cultivating a sense of profound comfort.

Sustainability

Sustainability is at the heart of EVERGREEN'S construction approach, favoring regenerative and sustainable methods. The implementation of locally sourced materials, local craftsman and efficient construction methods ensures the minimization of the A-Frame's carbon footprint. In particular, the off-grid design protocols and use of materials, found on the farm, for use in construction helps to further reduce environmental impact. The metal cladding offers a durable finish that demands negligible maintenance for the life of the structure.

Living Experience

The A-Frame, in alignment with EVERGREEN'S fundamental values, provides an efficient living space that focuses on a simplistic aesthetics, use of locally sourced materials, and local craftsman. All these elements combine to create an atmosphere of relaxed elegance.



Estancia
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Exterior Design



Key Features

Lot

Each A-Frame will include a 1,000 square meter (1/4 acre) Lot. The title of will be transferred to the name of the purchaser once the final payment has been made. Each lot will be surrounded by a natural buffer space separating it from other lots.

Structure

All materials will be treated pine for longevity and weather resistance. Structural members will be solid, full dimensioned timbers. Custom made steel fasteners and brackets will be used for additional structural integrity. Foundation elements will be reinforced poured concrete and CMU block.

Windows

Interior and exterior clad black anodized aluminum windows for ease of use and longevity.

Cladding

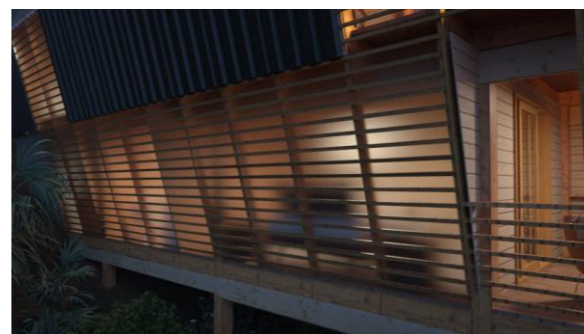
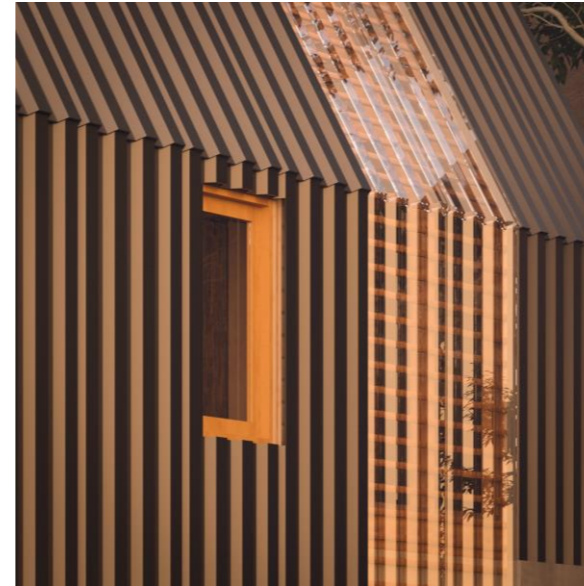
Exterior cladding is through fastened metal roof, either 1.25" Corrugated or R-Panel/PBR-Panel. Translucent panels will match roofing.

Terrace

All construction materials will be treated pine for longevity and weather resistance.

Roof

Roofing is through fastened galvanized aluminum, either 1.25" Corrugated or R-Panel/PBR-Panel. Roofing come ordered to length and will come pre-coated/painted.





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Interior Design



Key Features

Walls and Ceilings

All construction is solid wood, utilizing Treated pine T&G and hardwood timber harvested from the farm.

Doors

Solid Core Treated Pine Doors and Aluminum clad windows and doors.

Floors

Solid 2x8 T&G Pine Flooring

Millwork

All Millwork is solid wood, either Pine or locally harvested hardwood.

Tile Work

Bathroom walls and floor clad in Durock and stone tile.

Furnishings

Interior and Exterior Furnishing to be decided, local craftsman can source all your needs!

Systems

PV system to be installed on Roof and mechanical room. Solar Water Heater is optional.



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Estancia Eco Lodge

Unit Type A 784 sq (73m2)



MEZANINE

FIRST FLOOR

- 1. Mezzanine
- 2. Entry Balcony
- 3. Foyer
- 4. 1st Floor Bathroom

- 5. Kitchen
- 6. Bedroom
- 7. Terrace



Estancia Eco Lodge

Unit Type B 1372 sq (128m2)



MEZANINE

FIRST FLOOR

BASEMENT

- 1. Mezzanine
- 2. Entry Balcony
- 3. Foyer
- 4. 1st Floor Bathroom
- 5. Kitchen
- 6. Living Room
- 7. Terrace
- 8. Flex Room
- 9. Mechanical Room
- 10. Under-stair Storage
- 11. Hall
- 12. Basement Bathroom
- 13. Master Bedroom
- 14. Balcony

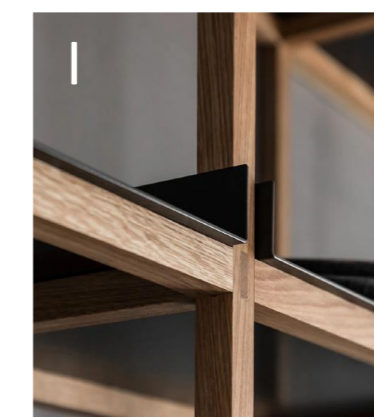
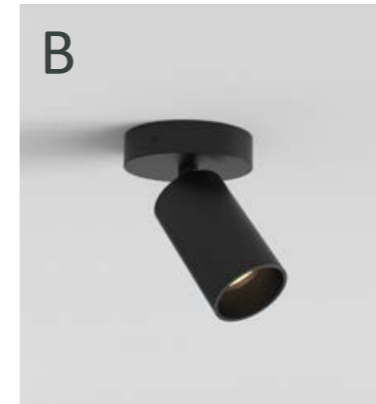


Fixtures & Finishes



General Accessories

- A Kitchen Mixer Tap
- B Internal LED Can Luminaire
- C Internal LED Directional Spot
- D Undercounter Basin
- E Door Hardware
- F Flush Mounted Exterior Light
- G Solid Millwork
- H Switches / Sockets
- I Kitchen Shelving
- J Steele Firepit
- K Extra Large Fan in main room



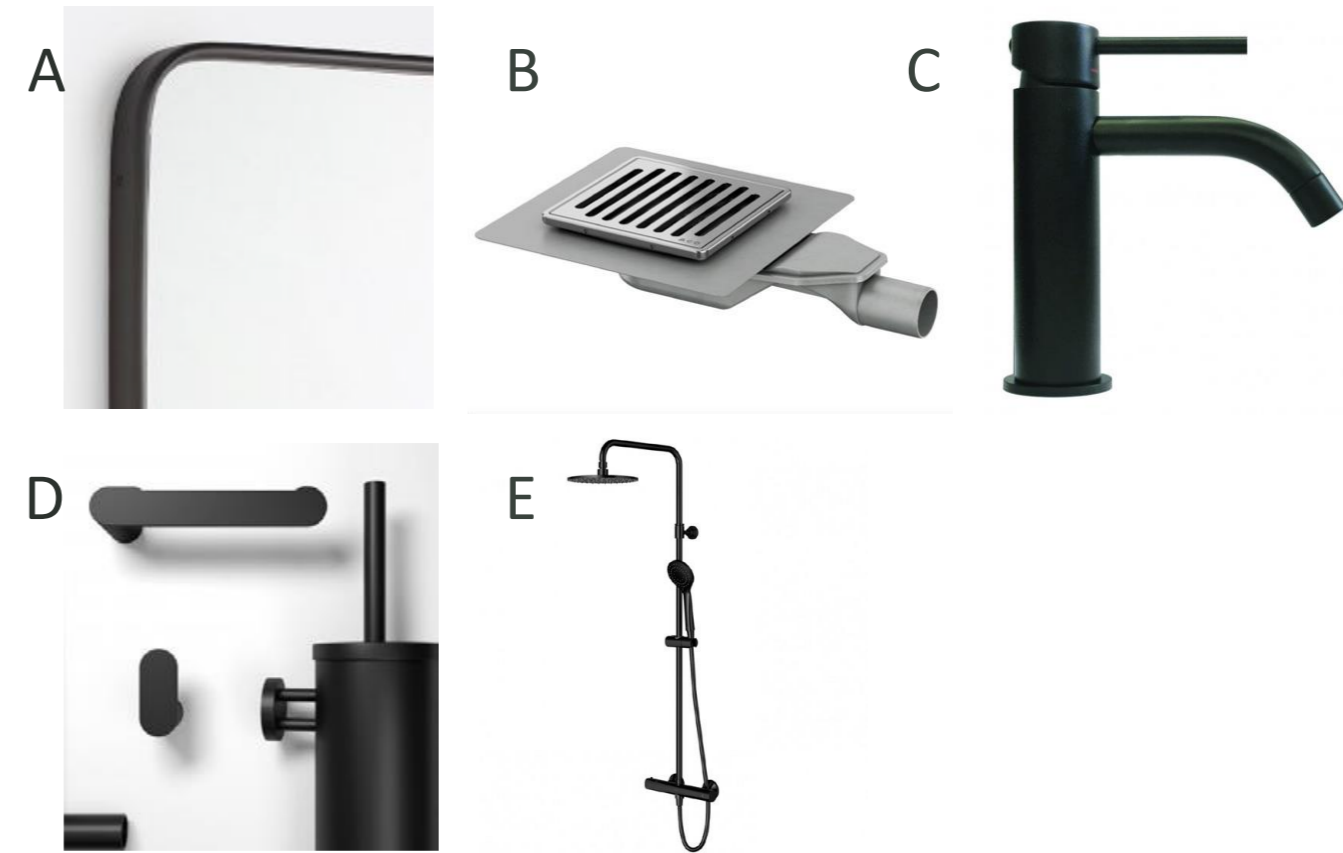
NOTE: IMAGES ARE TO REPRESENT DESIGN INTENT ONLY, ACTUAL ITEM MAY VARY

Fixtures & Finishes



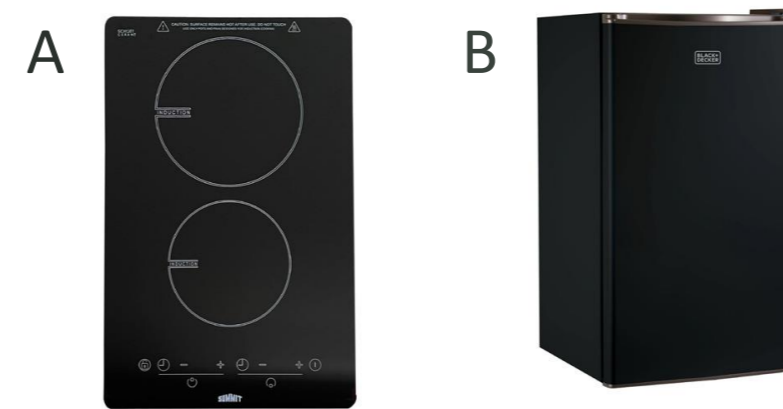
General Accessories

- A Black Metal Frame Mirror
- B Stainless Steel Drain
- C Top Mounted Faucet
- D Bathroom Accessories
- E Stone Tile Floor



General Accessories

- A LP 2-Burner Cooktop
- B 3.2 cu. ft. Undercounter Fridge



NOTE: IMAGES ARE TO REPRESENT DESIGN INTENT ONLY, ACTUAL ITEM MAY VARY



Cost Summary

La Estancia Eco Lodge A Frame UNIT TYPE A 784SF + 1,000 M2 LOT.

Lot Price.	\$40,000
Site Work & Infrastructure	\$34,000
Building Construction	\$45,500
Doors & Windows	\$4,000
Electrical, PV, Mechanical, Plumbing	\$14,000
Appliance and Fixture Allowances	\$9,500
Finishes and Hardware Allowance	\$3,000

TOTAL (excl. tax): USD \$150,000

La Estancia Eco Lodge A Frame UNIT TYPE B 1,372SF + 1,000 M2 LOT.

Lot Price.	\$40,000
Site Work & Infrastructure	\$44,000
Building Construction	\$97,500
Doors & Windows	\$9,000
Electrical, PV, Mechanical, Plumbing	\$22,500
Appliance and Fixture Allowances	\$12,500
Finishes and Hardware Allowance	\$4,500

TOTAL (excl. tax): USD \$230,000

ADDITIONAL COST

Tax	
Title Transfer Legal Fees	
Survey	

DEPOSIT AND PAYMENT TERMS

- 1st payment: 10% Down Payment upon signing of your contract. the Down Payment will secure your location.
- 2nd payment: 30% Is due once all applicable permits for construction have been released. Construction starts upon 2nd payment
- 3rd payment: 30% Is due once the structure of the home is complete, minus doors, windows and interior finishes.
- 4th payment: 10% Is due when Mechanical. Electrical & Plumbing rough-ins are completed and the OWTS (Onsite Wastewater Treatment System) is complete.
- 5th payment: 10% Is due once cabinetry, doors and windows are installed and electrical and plumbing trim-out is complete.
- 6th payment: 10% Is due once construction is 100% substantially complete and prior to move in and use of the property by owner. An owner is not permitted to take possession of the dwelling until the contracted payment is 100% executed. The process for transferring the property title over to your name or desired entity will begin upon receipt the final payment has been made. You will be responsible to all fees related to the transfer of the title, including the costs related to your new survey. Our attorney will handle the process for you, with no hassle.



Schedule

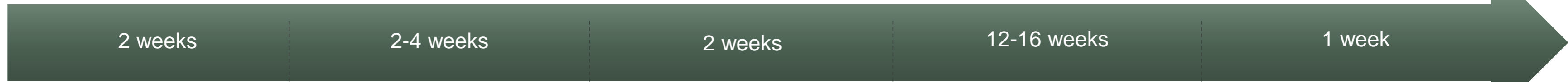


DESIGN BY ROOT ARCHITECTURE - SUPERVISION BY EVERGREEN

Construction Supervision provided by Estancia Natura's in house Design-Build partner, Evergreen. We take care of every detail from start to finish.

Product Flow: 25 Weeks

Final Inspection, Certificate of Occupancy and Owner Hand off.



2 weeks

2-4 weeks

2 weeks

12-16 weeks

1 week

PRE-ORDERING

Design Modifications & Technical Drawings

CONTRACTING

PRODUCTION

MOVE IN

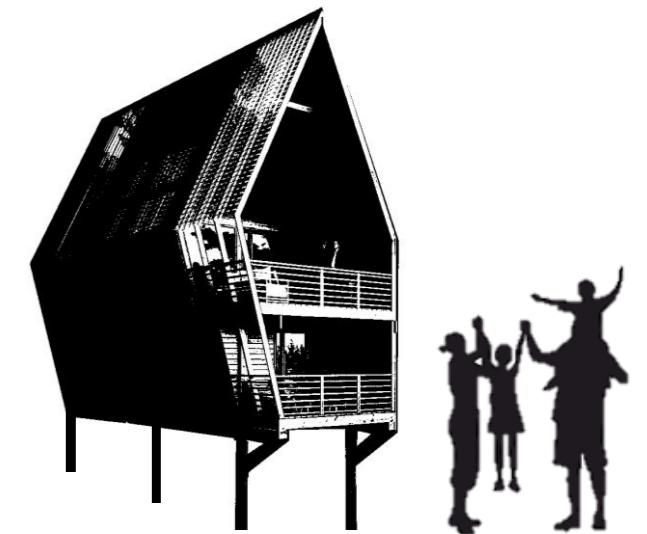
Preliminary discussion, confirmation and deposit
Preliminary Lot Choice

Documentation and material approvals

Order finalization, contract provision and signature
initiate survey

Sitework and cabin construction with progress updates.

Final Inspection, Certificate of Occupancy and Owner Hand off.
Initiate title Transfer





A message from the Farmer

Farming is one of the most challenging endeavors one will ever embark on. The Spirit Mountain journey over the last 20 years has taught us how important the land is and how few people really understand the delicate balance of living in harmony with nature. Our family's vision for Spirit Mountain, from day one was always that this farm would be a blessing to all who set foot on it. We've hosted thousands of visitors over the decades and this act of sharing our most favorite place with our friends is what brings us maximum joy.

The plantation manager, Delvie Aquino was born and raised next door to this coffee farm. Delvie grew up working the land, picking coffee and learning all sorts of valuable lessons. The partnership that has grown between Delvie and Chad over these past two decades has been a highlight of our journey.

Chad is at his best when he's bringing people together. Whether that's through hosting a group of friends up at the farm or developing an out-of-the-box concept for a client. He keeps a constant focus on helping others flourish in community. As an architect with decades of experience in the Design / Build world, Chad has the exceptional ability to balance beauty with functionality.

Simplicity and the mantra "less is more" drives Chad's design process to leverage the natural beauty often surrounding a project. Chad has designed and built several dream homes for he and his family, each one having more windows and fewer walls than the previous, big enough for friends & family, yet small enough to keep people close. Their current favorite is their 480 SF "off the grid" tree house on the coffee farm!





Estancia
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THANK YOU.



ESTANCIA NATURA
WEB PAGE