



## The CR Communities Difference

1. We utilize a unique combination of integrity, resources, and location to ensure a positive experience for our clients. Costa Rica is infamous for having its share of unethical people, especially in the real estate business. We have actually gone through much of the heartache of giving the benefit of the doubt to the wrong people so that you don't have to. The managing partners in the company have been described as "brutally honest" by both colleagues and clients.
2. We answer the need for reasonably priced, stunning, ocean- and mountain-view properties with a higher degree of quality than previously found in San Ramon. Each property includes convenient access to services, shopping, restaurants and entertainment.
3. We are building neighborhoods, not simply selling land.
4. We live in the communities we are developing.
5. We are affiliated with "Boomers in Costa Rica," (<http://www.boomersincostarica.com>), the country's most respected relocation/retirement tour, for those considering moving to Costa Rica and/or investing in real estate.
6. We are affiliated with Angel Valley Farm B&B (<http://www.angelvalleyfarmbandb.com>), considered the "retiree's B&B" in the Central Valley. It is a great base for exploring real estate options, meeting other foreigners living in Costa Rica, and getting "insider's advice."
7. Our team has significant experience in international business, senior-level management, travel, tourism and real estate.
8. Most team members speak Spanish.

9. A transaction with CR Communities is easy and transparent without any last minute surprises.
10. Our on-going relationship with the local community includes donations to Costa Rica's third National School of Art and Music, the San Ramon Library, and various other organizations.
11. We are developing communities that carefully consider environmental issues, compatibility with surrounding land use, and the protection of local habitats. Our communities also offer significant green space allowing for a variety of outdoor activities.
12. Our communities are developed in a way that blends with its natural surroundings. Our architect will also design each home to harmonize with its neighbors. The goal is to ensure individual tastes are met, without impeding on one another.
13. We have a top-notch attorney who offers solid legal advice, prepares pertinent legal documents, and executes closings for our clients. Our San Jose-based attorney has a long track record of working in real estate matters and is a professor of real estate law at the University of Costa Rica. He has also written numerous speeches for Costa Rica's President Oscar Arias.
14. We have an award-winning architect who will carefully and creatively design your home while overseeing the entire building process. He considers many factors such as individual taste, various environmental issues, the location of your building site, and the nature of the land, wind, sun and rain. Taking all of this into account ensures a higher level of quality for you to enjoy for many years to come. It also results in a greater likelihood that your home will increase in value greater than others in the surrounding area.
15. We work with a local construction company that will painstakingly meet the requirements of your home design. Our builder will advise you on the most appropriate materials while weighing quality and cost.
16. Our communities are carefully planned (but are not "planned communities") regarding placement of individual lots, roads, electricity, water, and safety/security. We are ensuring our residents' properties provide maximum building space and privacy but also allow for convenient interaction with other residents.

17. CR Communities is investing more in infrastructure than other developers (electric, water, roads, etc.) to ensure your community is worry-free. Some examples include:
- a. The road surface is constructed with a finer grade material specifically designed to withstand the wear and tear associated with usage and weather.
  - b. We work with the local water authority to provide a more than adequate supply for each resident as surrounding areas grow.
  - c. Through detailed studies by our engineering and legal advisors, we ensure the boundaries of each property are clearly identified and recorded in Costa Rica's National Registry BEFORE we sell you a lot.
  - d. We also handle all of the necessary legal steps towards receiving clean and clear title and each lot has a corporation available if you would like to purchase it and save on closing costs.
18. Your property is guaranteed access to water and electricity before you close.
19. We used our knowledge of local climate patterns, traffic issues and access to services in order to ensure the most convenient location possible. Many developers bring prospective buyers to their properties at the right time of the day or year in order to hide the fact it might be colder, cloudier, or in a location where heavy traffic tends to make what should be a quick ride to town, an arduous one.
20. Our team strongly believes in providing opportunities to those with disabilities. We have retained Able Disabled Programming Group (ADPG, LLC, <http://www.adpg.com>), a Louisiana-based company composed primarily of differently-abled staff and caregivers. ADPG's personnel include home-based individuals with their own adaptive computer equipment in South Louisiana and in other states. ADPG has created and manages our principal website, <http://www.crcommunities.com>, as well as the websites of our affiliated companies including Boomers in Costa Rica and Angel Valley Farm B&B. ADPG is a member of the U.S. Internet Industry Association (USIIA).