

INVESTMENT OPPORTUNITY

Premium Property for Ecological Country Estate Development

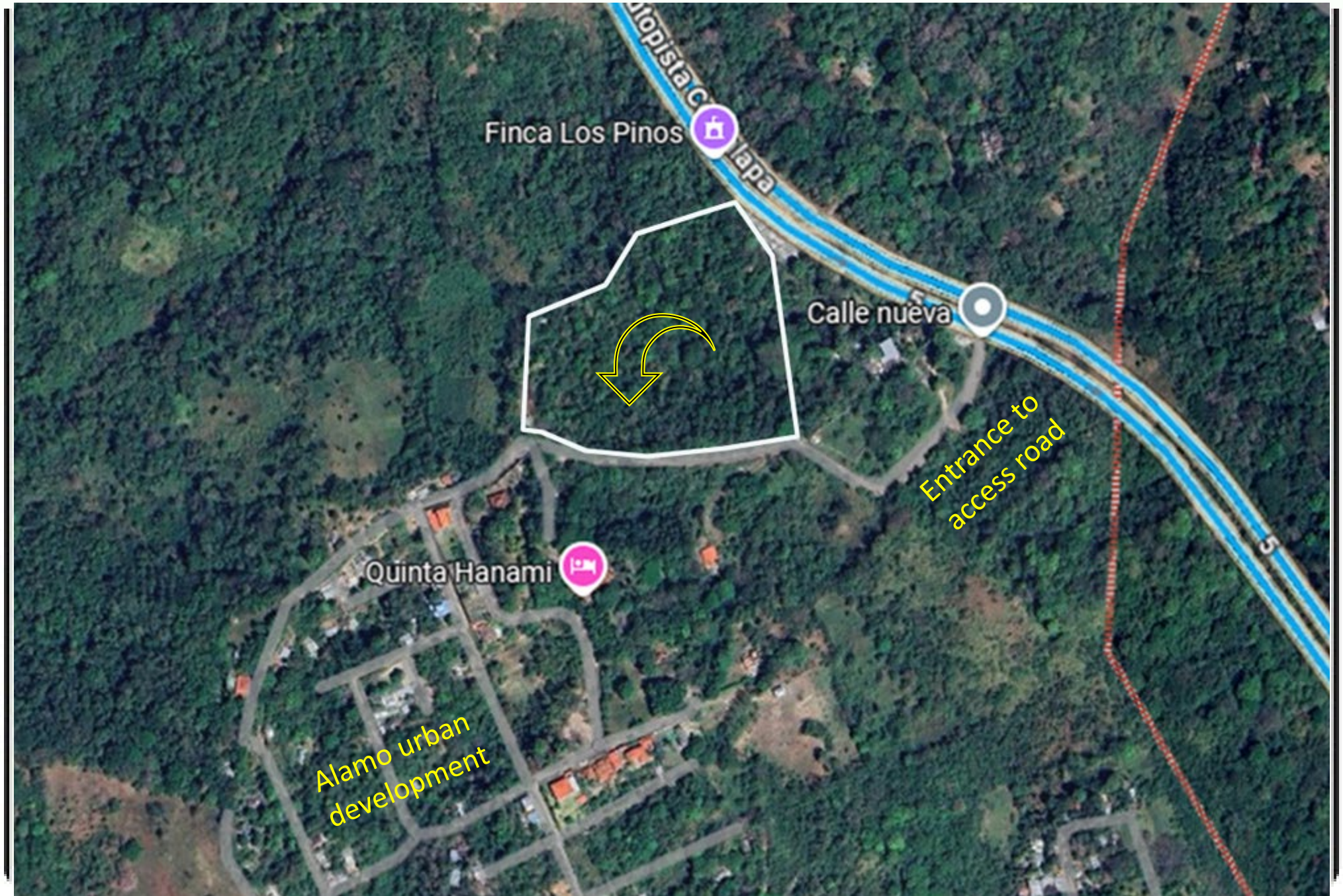
Strategic Location | Olocuilta, El Salvador

Suburban land of 3.36 acres with direct access
200 meters, from the Comalapa Highway



INVESTMENT OPPORTUNITY

Aerial view of the property, facing the Highway and South, El Álamo urban development, with residential homes, including some with swimming pools.



VALUE PROPOSITION

Competitive advantages for real estate investors

Premium Strategic Location

Kilometer 26.5 of the Comalapa Highway, the most important transportation artery equidistant from San Salvador and the Comalapa International Airport . Logistics corridor between both points .

Immediate and Multiple Access

Approximately 1 kilometer north of the renowned pupusa stand in Olocuilta.

The property has 215 meters of frontage on a paved street.

Direct vehicle connectivity without access obstacles.

Development Profile Eco-Residential

Completely wooded terrain with a 360-degree panoramic view from the highest point .

Ideal for high-value eco-friendly residences, taking advantage of the growing demand for sustainable housing .

LEGAL AND TECHNICAL DOCUMENTATION

LEGAL STATUS: Registration No. 55139192-00000.

Specifications of the expert report



Appraisal

- OWNER: Eduardo Figeac, Esq.
- INSPECTION DATE: August 30, 2025
- REPORT DATE: August 30, 2025



Classification real estate

- TYPE OF PROPERTY: Suburban Real Estate
- PROPERTY: Suburban Land
- USE AND PURPOSE: Residential and/or recreational commercial

Legal address: Comalapa Highway, kilometer 26½, La Esperanza canton, Olocuilta, Olocuilta, La Paz.

CHARACTERISTICS OF THE TERRAIN

Topographic configuration

TERRAIN MORPHOLOGY

Indefinite irregular polygonal configuration with variable topography : flat, semi-flat and inclined areas with regular slopes .

This topographic diversity allows for multiple development and zoning options .

PLANT COVER

Abundant natural vegetation consisting of fruit, timber and shade trees ; shrubs and wild undergrowth .

It includes orange trees, four varieties of orchards, and one and a half apples of coffee in production . In the middle section, there are two winter irrigation ditches flowing eastward .



South-oriented land

AGRICULTURAL AND ENVIRONMENTAL POTENTIAL



Added value of the property

Agricultural aptitude

The slopes make most of the land less suitable for annual crops, but ideal for permanent crops such as coffee and citrus.

This adds value as a productive asset during the development of the project.

Soil characteristics

It belongs to the volcanic belt, with soils of medium texture and moderate depth with good drainage.

erosion with some stony areas. Moderately high to high agricultural potential for adapted crops.



Competitive advantage: The combination of established vegetation and soil quality significantly reduces the costs of landscaping in eco-residential projects.

STRATEGIC LOCATION ANALYSIS

Premium geographic positioning

REGIONAL CONNECTIVITY

Located in the most important strategic corridor in the country : Comalapa Highway, kilometer 26.5.

This artery connects directly with the International Airport, San Salvador and the logistics zone of Olocuilta, currently expanding according to trends in the Salvadoran real estate market .



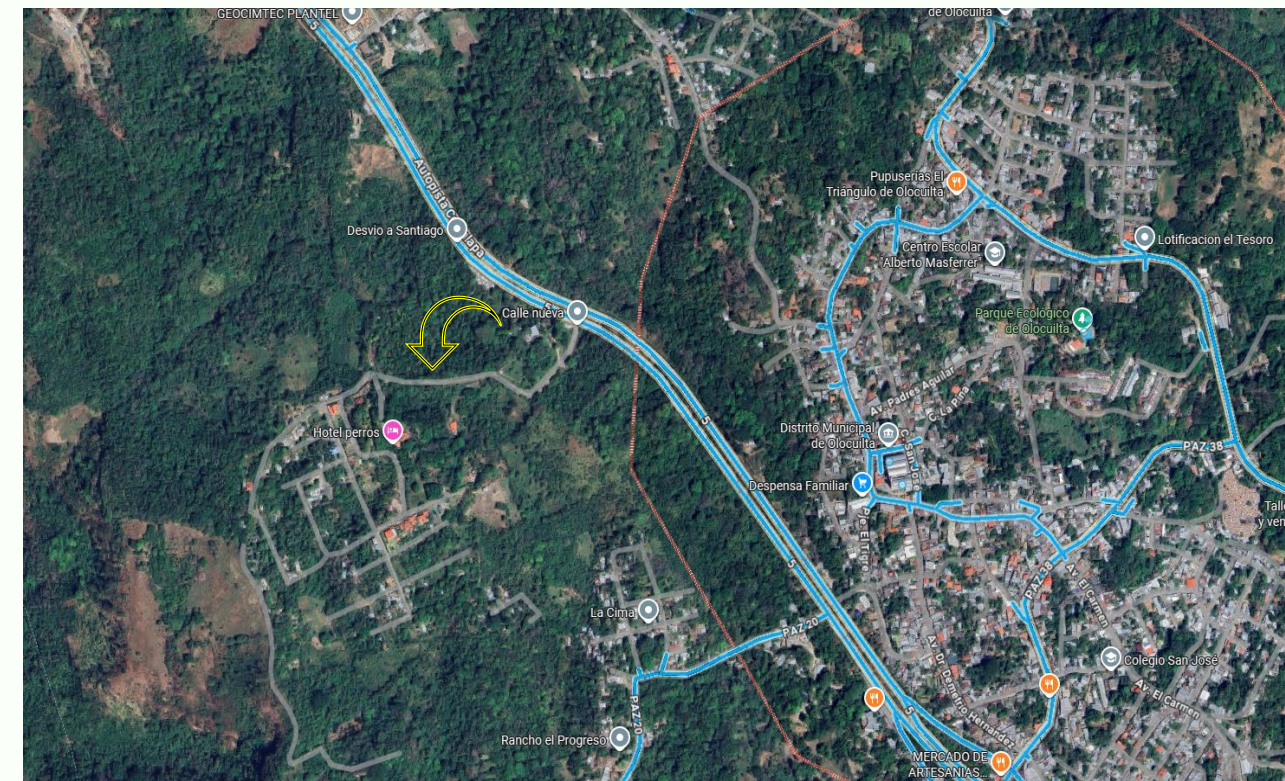
IMMEDIATE ENVIRONMENT VALUED

South boundary : Villas del Álamo, an exclusive high -value residential area, across the street .

This proximity establishes a premium market benchmark for the proposed development .

North and West boundaries: Rural land with topographical characteristics similar .

Eastern boundary: Comalapa Highway (land in between).



MODEL PROJECT PROFILE



Development of high-value ecological farms

Market Benchmark

Opposite the property there is a residential development with lots ranging from 3,000 to 10,000 square varas that includes a swimming pool, setting a precedent for demand for exclusive projects in the area.

Differential Value

The property is fully wooded with 360-degree panoramic views from the highest point. This unique feature allows for premium positioning in the eco-residential segment.

Development Versatility

Ideal for eco-friendly residences with multiple possible configurations. The diverse topography allows for strategic zoning to maximize views and privacy.

COMPETITIVE ADVANTAGES FOR DEVELOPMENT

Advantages over similar projects

WIDE FRONTAGE AND STRATEGIC FLAT TERRAIN

This land offers superior advantages: it has **215 meters of frontage on a paved street** on the south side, with flat land in that section ideal for main access, gatehouse and common areas of the development.

EXISTING PRODUCTIVE ASSETS

- Orange trees and four varieties of orchard.
- One and a half apples of coffee in production .
- Various trees multiple fruit trees varieties .



Entrance 200 meters from Comalapa Highway to the Property

Added value: Existing agricultural assets can generate income during the development phase, reducing the opportunity cost of the invested capital.

EASY ACCESS AND CONNECTIVITY

Existing access infrastructure



01

Main Access - South Side

Vehicular road with stone paving and concrete directly in front of the property. **215 linear meters of frontage** that facilitate multiple access points and maximum visibility.

02

Secondary Access - North Side

Single-lane vehicular path with dirt surface, useful for service access during construction or as a secondary entry point to the development.

03

Proximity to Urban Services

Close access to complete social facilities, approximately 1 km away from Olocuilta, without dependence on future infrastructure developments.

Logistical advantage: The dual access option (South and North) facilitates the execution of works without interrupting future operations and allows for efficient zoning of the project.

EQUIPMENT AND NEARBY SERVICES

Municipal infrastructure of Olocuilta (~ 1 km)



Government Services

- Municipal Mayor's Office
- House of Culture
- Community house
- Courts
- PNC police station

Social

- Central Park
- Sports complexes
- Schools
- National Institute
- Churches

Commercial Services and Health

- Municipal market
- Health Unit
- Private clinic
- Municipal Cemetery
- Formal and semi-formal trade

Value for residents: Proximity to full services eliminates exclusive dependence on the San Salvador metropolitan area, increasing appeal for buyers seeking suburban quality of life with service autonomy.

EXISTING BUILDING

Current structure in the property

There is a mixed-use residential building of approximately 12.00 m². Due to its functionality and current condition, it has not been considered in the property appraisal.



Note to investors: The existing structure does not represent significant added value to the project. The property's value lies in the land, its strategic location, and development potential.

TECHNICAL SPECIFICATIONS

Registration measures and surface area

MEASUREMENT METHODOLOGY

Due to the large area and irregular topography, the measurement was carried out using perimeter GPS, resulting in a surface area very close to that recorded in the deed. The official measurements according to the deed are:

DIRECTIONS	DISTANCES (METERS)	SECTIONS
NORTH	166.86	Irregular line
EAST	166.96	Irregular line
SOUTH	215.08	Irregular line
WEST	75.49	Irregular line
Field area:	23,435.57 m ²	3.36 apples

Equivalencies: 23,529.99 m² | 33,682.30 v²

MARKET OBSERVATIONS

Analysis of real estate potential

1

Premium Residential and Commercial Potential

Due to its strategic location on the Comalapa Highway and the accelerated urban development of the sector, **this property has high potential for exclusive residential and recreational commercial development .**

2

Complete Legal Documentation

The appraisal report has all the relevant legal documentation on hand, guaranteeing legal security for the transaction.

Deeds and registration in order.

3

Favorable Social Environment

calm social environment was observed , with no presence of antisocial elements or graffiti alluding to gangs.

Area with a security profile suitable for high-value residential development.

FOTOGRAFIAS





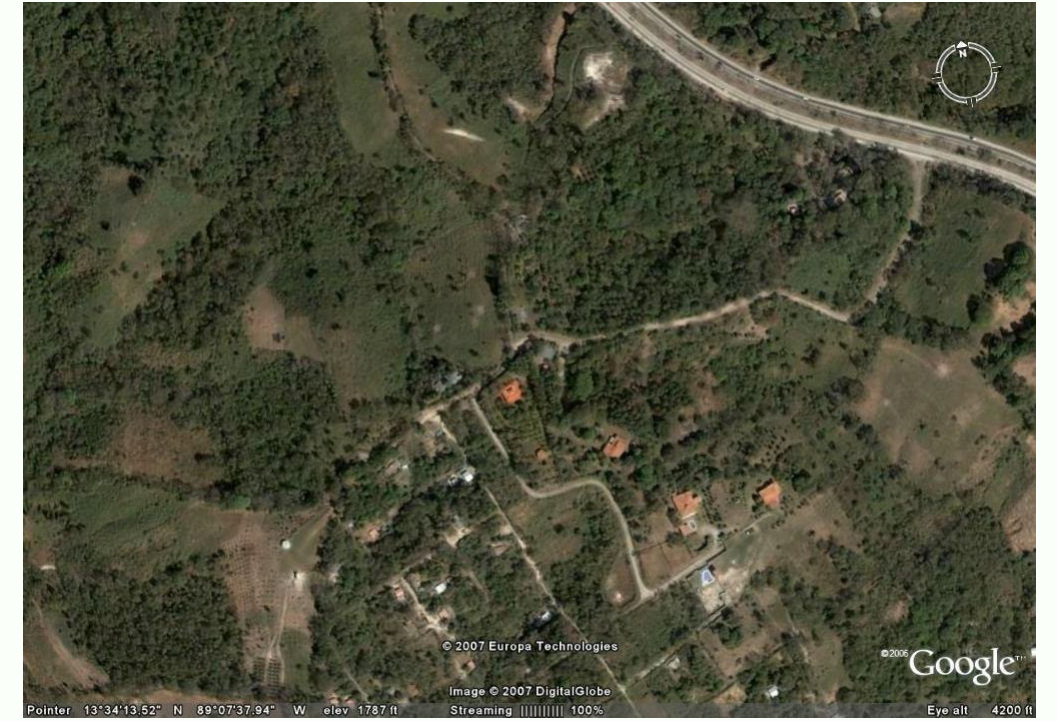
MARKET VALUATION AND ANALYSIS

Fundamentals of commercial valuation

EVALUATION METHODOLOGY

To establish the economic value of the property, the following factors were considered:
real estate :

- Marketing of similar properties in the area
- Relevant endogenous and exogenous characteristics
- Strategic location on main corridor
- Ease and quality of vehicular access
- Morphology and topography of the terrain
- Surface area and usable frontage
- Purpose and current use of the property



Data:

- **I. Price :** The price ranges from \$39 to \$59 per v^2 , depending on the topography of the land.
- **II. Area:** 23,529.99 square meters
- **III. Area:** 33,682.30 square yards
- **IV. Area:** 3.36 blocks

CONTACT INFORMATION

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