



XUN KARI

TULUM ECOLUXURY LIVING

Phase II



Introduction



“Disconnect to Connect”

XunKari Phase II is a unique and exclusive concept in Tulum composed of 36 eco-friendly & luxurious units



Bringing back Tulum's pureness and serenity

XunKari is strategically
submerged in the heart of
Tulum's Mayan jungle

It was meticulously designed
to transport you to a journey
of peace, harmony and
tranquility



How is XunKari different from other projects?

Truly-sustainable & eco-friendly model

- ❖ 70% green areas
- ❖ Solar energy
- ❖ Hybrid water treatment plants
- ❖ Eco-friendly building materials

High standards of luxury & comfort

- ❖ High-end finishes from Porcelanosa & prestigious brands

Privacy & social distancing

- ❖ Horizontal development
- ❖ 5-acre total land area (avg. lot size ~550 m² / 6,000 SQF)

Location

- ❖ Strategically isolated from Tulum's urban chaos
- ❖ 2KM away from the beach & surrounded by 15+ cenotes

Buyer customization & personalization

- ❖ Build-to-suit customers' needs and specifications
- ❖ Special tailor-made fixtures to surpass buyers expectations



Exclusive Services



Security guards and cameras protecting our community

24-Hour Security



Concierge desk at the disposal of you and your guests

Concierge Desk



A team dedicated to solving any unforeseen event

Maintenance & Administration



Vacation rental management. Marketing, promotion & elite customer service for your guests

Mayan Host





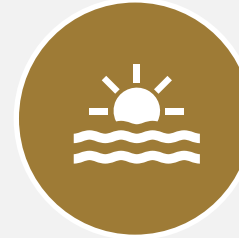
Amenities &
Common Areas



State-of-the-Art Amenities



Spa



Mirador (Sight-seeing Tower)



Chill Zone & Resting nets



Pet Park



Yoga Center



Gym & Climbing



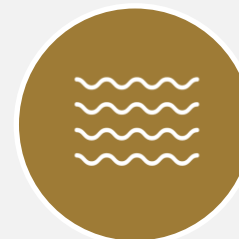
Mezcal Bar & Palapa



Roof Top/Co-Working



Jacuzzi



Community Pool



BBQ Zone



Multi-Use Room

Main Common Areas



Spa



Mirador Tower



Yoga center



Outdoor Gym



Spa – outdoor Jacuzzis



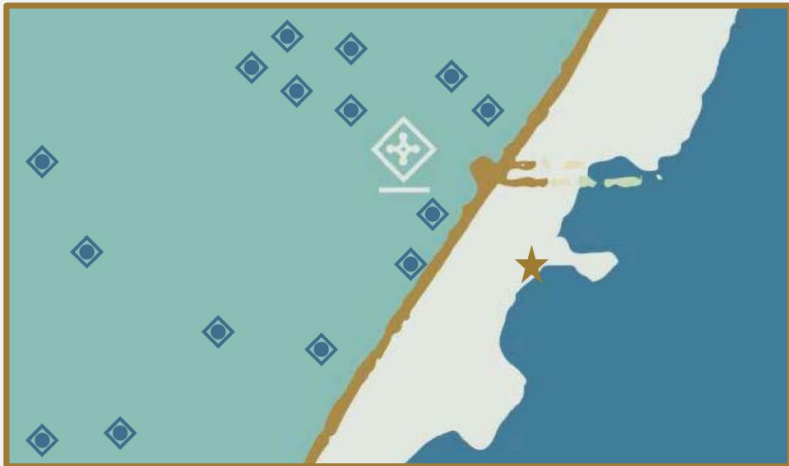


Location & Masterplan

Location

Detached from urban chaos and strategically submerged in the Mayan jungle to connect you with Tulum's nature & purity

Cenote Region



Distance to:

- ❖ Cancun Airport 105 KM (75 mins.)
- ❖ Playa del Carmen 50 KM (40 mins.)
- ❖ Tulum Hotel Zone 16 KM (15 mins.)
- ❖ Tulum City Center 13 KM (10 mins.)



Cenote Region of Tulum

An untapped region of Tulum with low construction density and proximity to the beach (2KM) and 15+ cenotes

Yax-Kin Cenote

400 meters away from XunKari



New Cenote

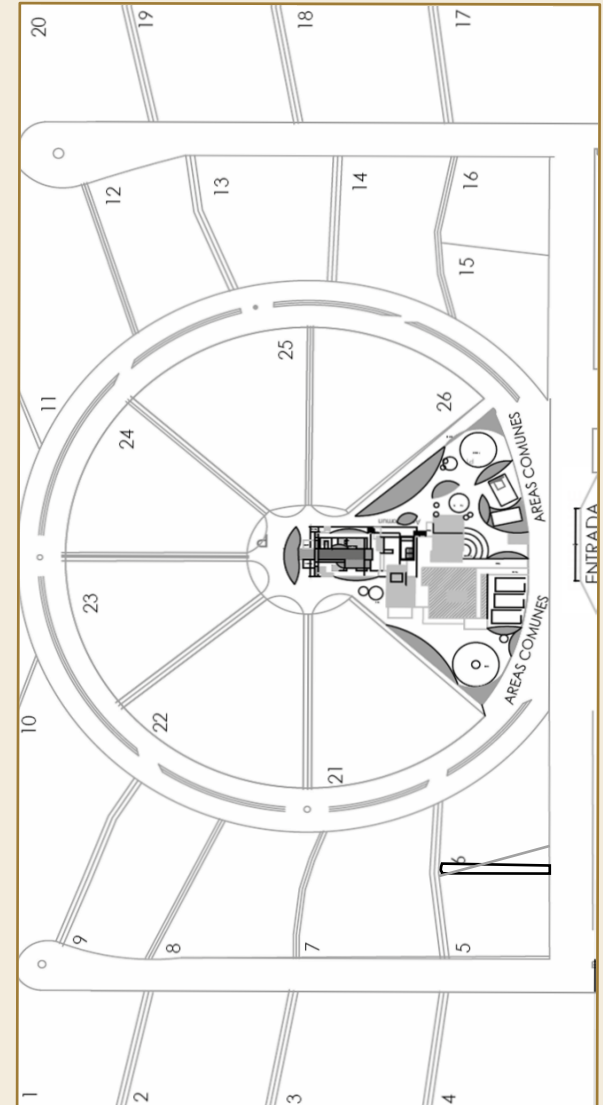
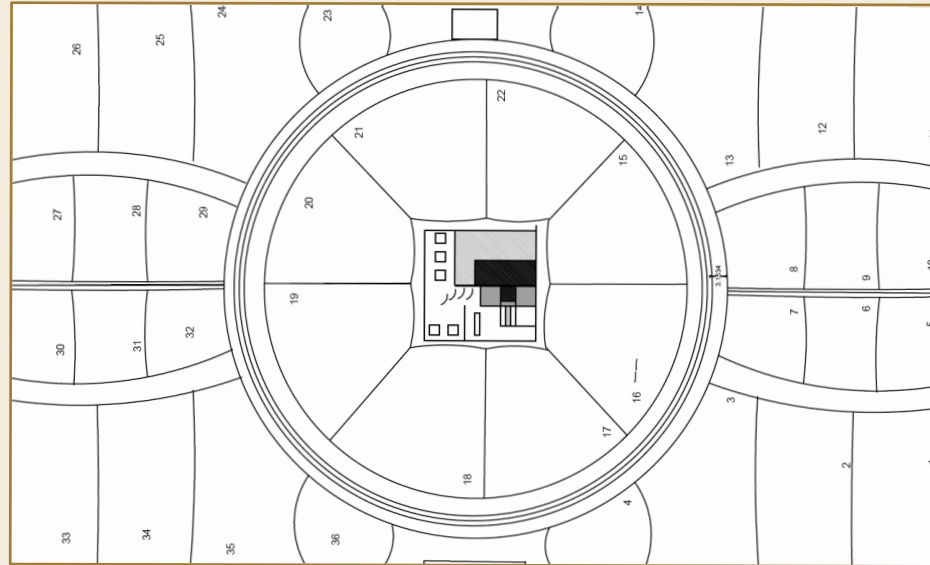
Recently discovered; 30 meters away from XunKari



XunKari Phase I
(SOLD OUT) →

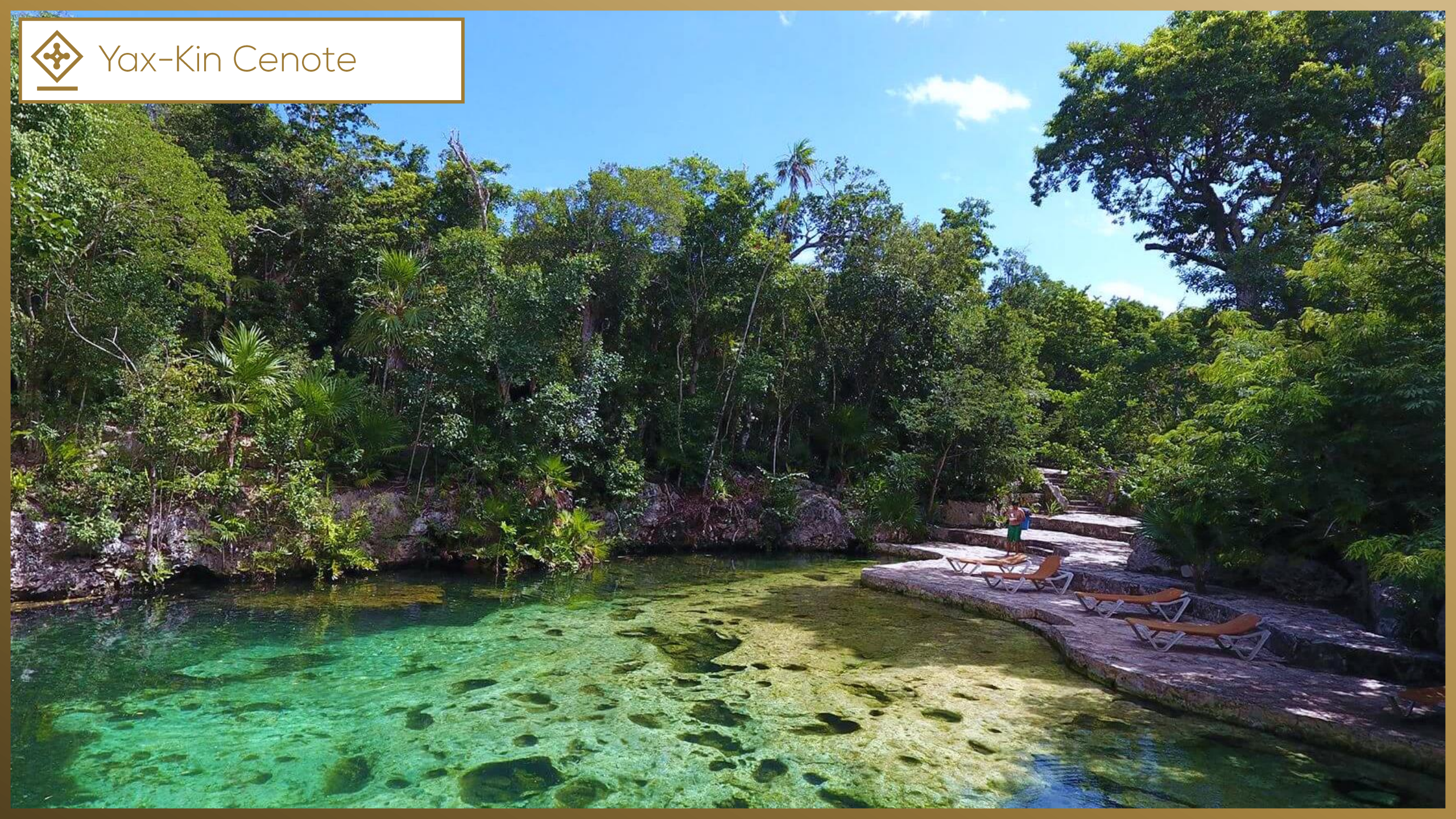


XunKari Phase II





Yax-Kin Cenote

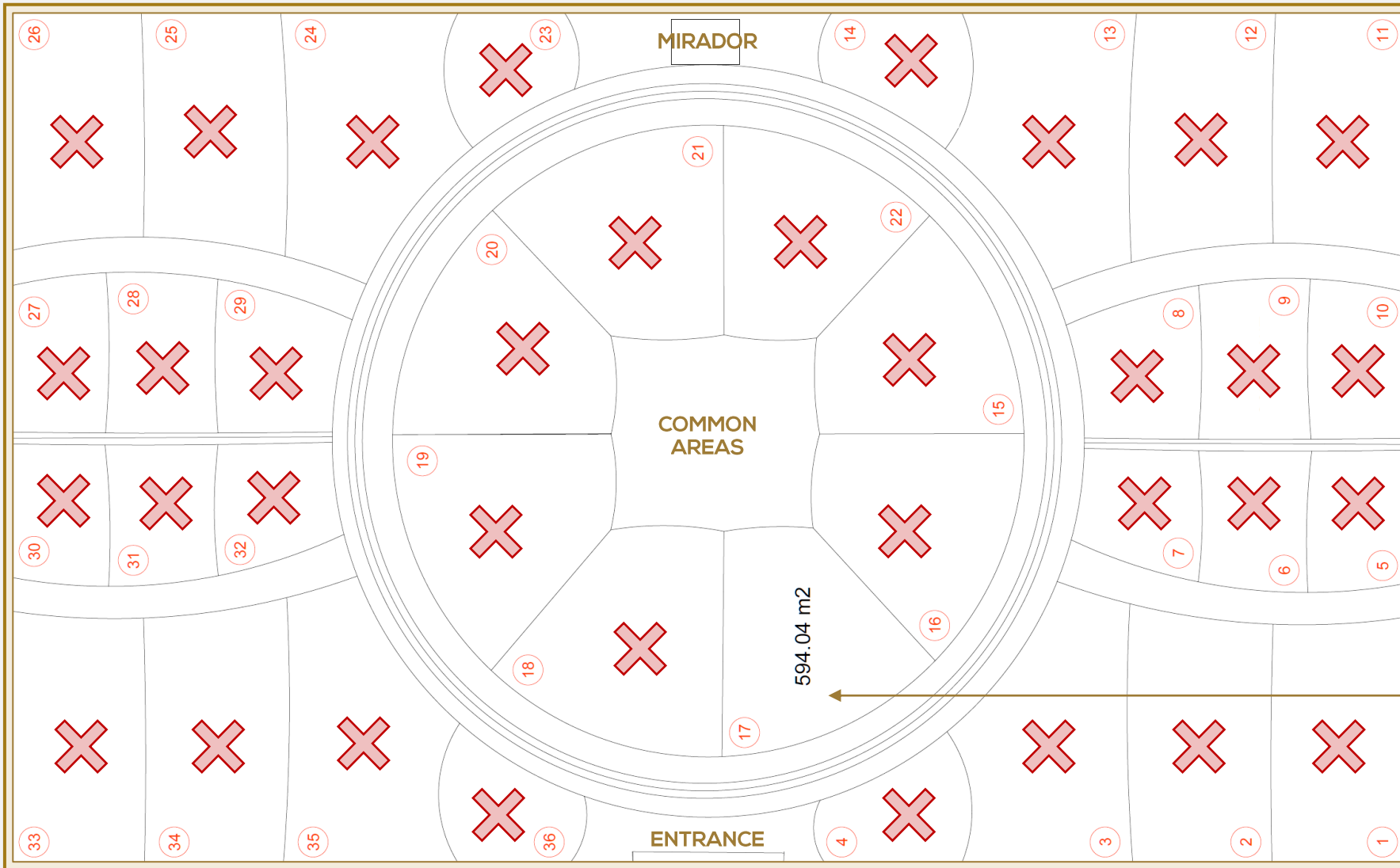




Soliman Bay Beach



XunKari Phase II Masterplan



X SOLD / RESERVED

LAST AVAILABLE LOT (#17)

VILLA HOUSE
\$385,000

VILLA MANSION
\$465,000

BUNGALOW PREMIUM *
\$210,000

* Available only in co-ownership structure (2 bungalows in one lot sharing the same property deed)



Aerial View of Phase II





3D View of Phase II





Typologies &
Floorplans



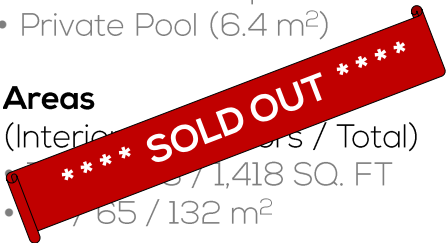
5 designs crafted to satisfy all different buyers

Bungalow

- 1 Bedroom / 1 Bathroom
- Small Kitchen
- Small Living Room
- Outdoor patio (1)
- Sundeck rooftop
- Private Pool (6.4 m²)

Areas

(Interiors / Exteriors / Total)
 • 886 / 533 / 1,418 SQ. FT
 • 82 / 50 / 132 m²



Prices Start @ USD \$ 170,000

Premium Bungalow*

- 2 Bedrooms / 2 Bathrooms
- Small Kitchen
- Living Room
- Outdoor patio (1)
- Sundeck rooftop
- Private Pool (6.4 m²)

Areas

(Interiors / Exteriors / Total)
 • 886 / 533 / 1,418 SQ. FT
 • 82 / 50 / 132 m²



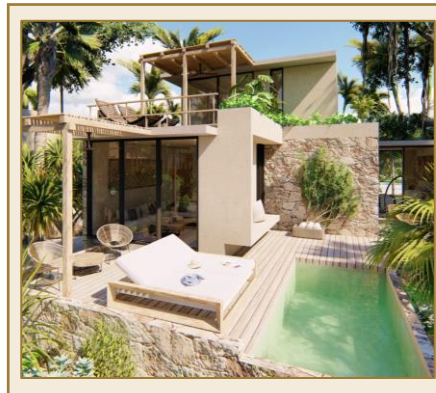
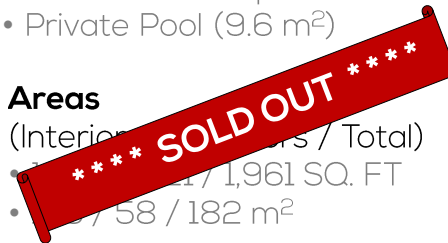
Prices Start @ USD \$ 210,000

Villa Loft

- 2 Bedrooms / 2 Bathrooms
- Full Kitchen
- Full Living Room
- Outdoor patio (2)
- Sundeck rooftop
- Private Pool (9.6 m²)

Areas

(Interiors / Exteriors / Total)
 • 2,019 / 952 / 2,971 SQ. FT
 • 188 / 88 / 276 m²



Prices Start @ USD \$ 285,000

Villa House

- 3 Bedrooms / 3 Bathrooms
- Premium Kitchen
- Double height Living Room
- Outdoor patio (2)
- Sundeck rooftop / Yoga set
- Private Pool (12.4 m²)

Areas

(Interiors / Exteriors / Total)
 • 2,019 / 952 / 2,971 SQ. FT
 • 188 / 88 / 276 m²



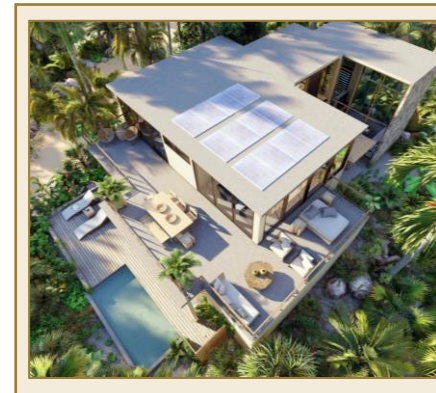
Prices Start @ USD \$ 385,000

Villa Mansion

- 4 Bedrooms / 4 Bathrooms
- Premium Kitchen
- Double height Living Room
- Outdoor patio (3)
- Sundeck rooftop / Yoga set
- Private Pool (12.4 m²)

Areas

(Interiors / Exteriors / Total)
 • 3,029 / 852 / 3,883 SQ. FT
 • 281 / 79 / 361 m²



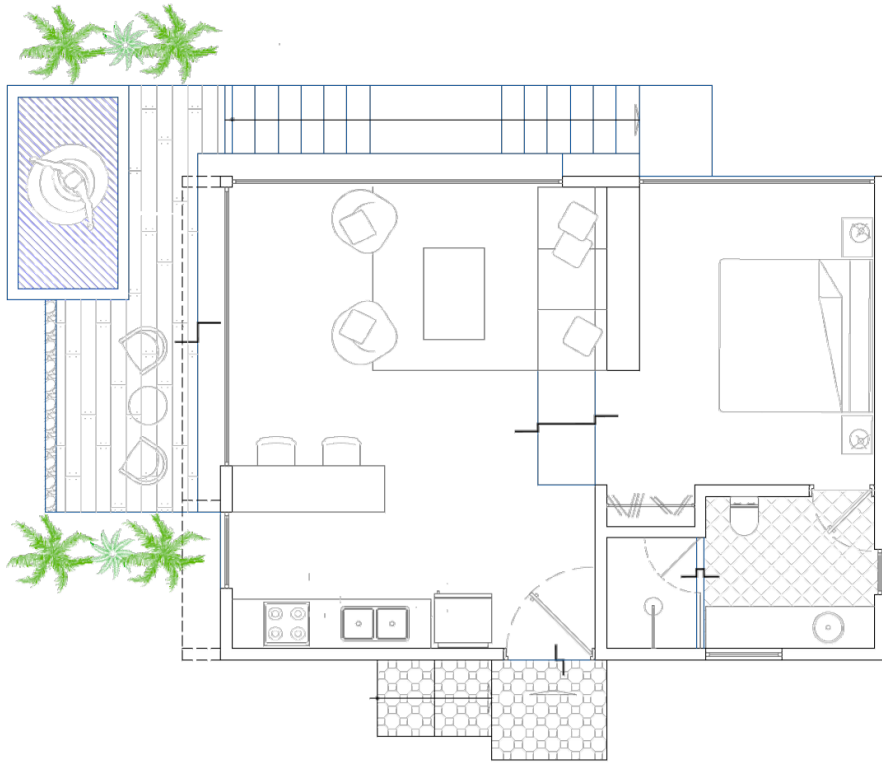
Prices Start @ USD \$ 465,000

* Available only in co-ownership structure (2 bungalows in one lot sharing the same property deed)

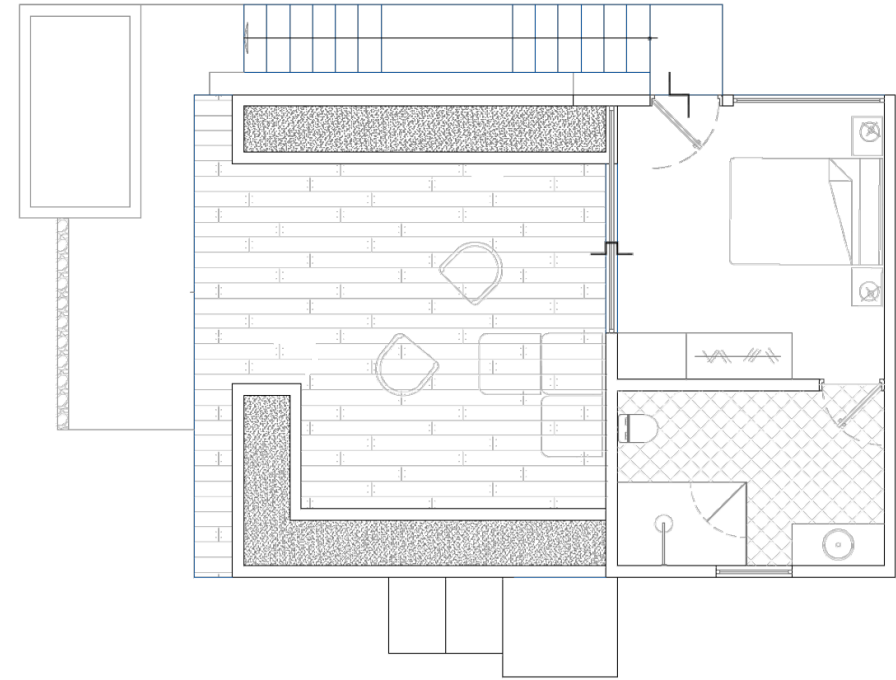
** Prices are subject to change without any prior notice

Special Bungalow Floorplans

Ground Floor



Upper Level

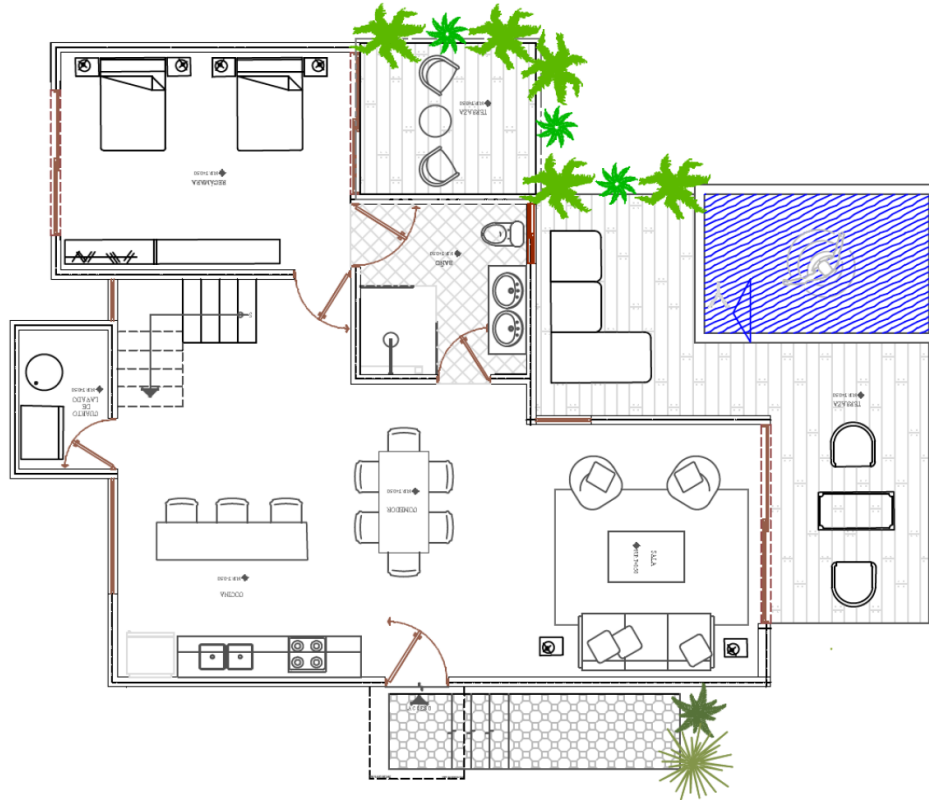


<u>Areas</u>	<u>Interiors</u>	<u>Pool</u>	<u>Exteriors</u>	<u>Total</u>
	82 M2	6.4 M2	43 M2	132 M2
	886 SQ FT	68 SQ FT	464 SQ FT	1,418 SQ FT

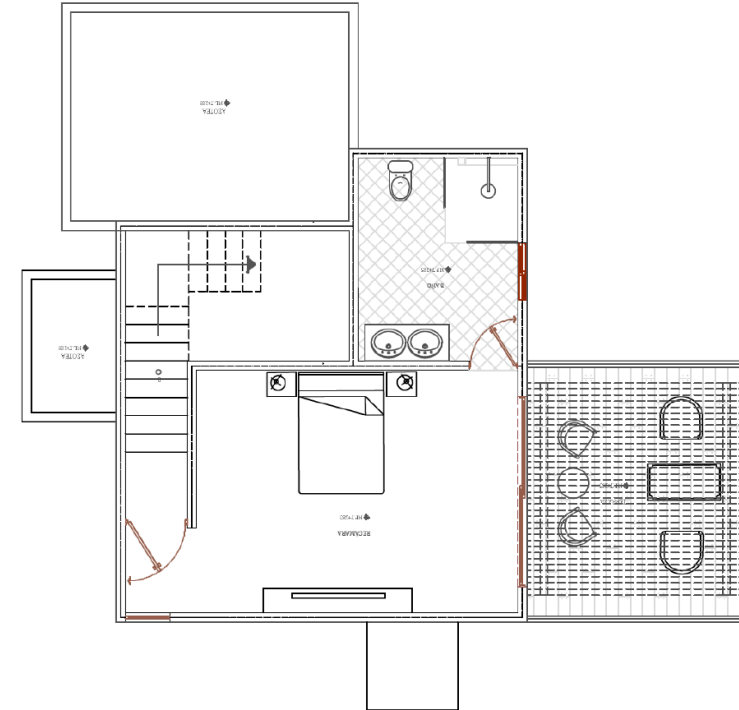


Villa Loft Floorplans

Ground Floor



Upper Level

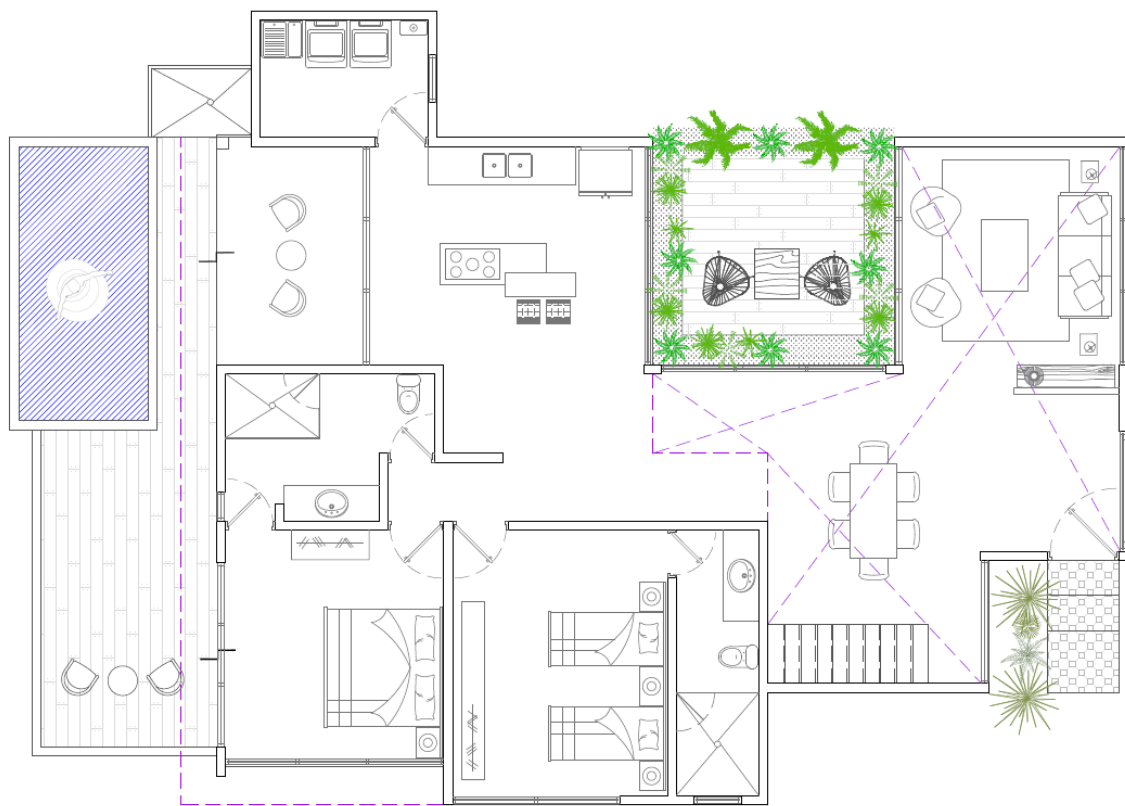


	<u>Interiors</u>	<u>Pool</u>	<u>Exteriors</u>	<u>Total</u>
Areas	125 M2	9.6 M2	48 M2	182 M2
	1,340 SQ FT	104 SQ FT	517 SQ FT	1,961 SQ FT

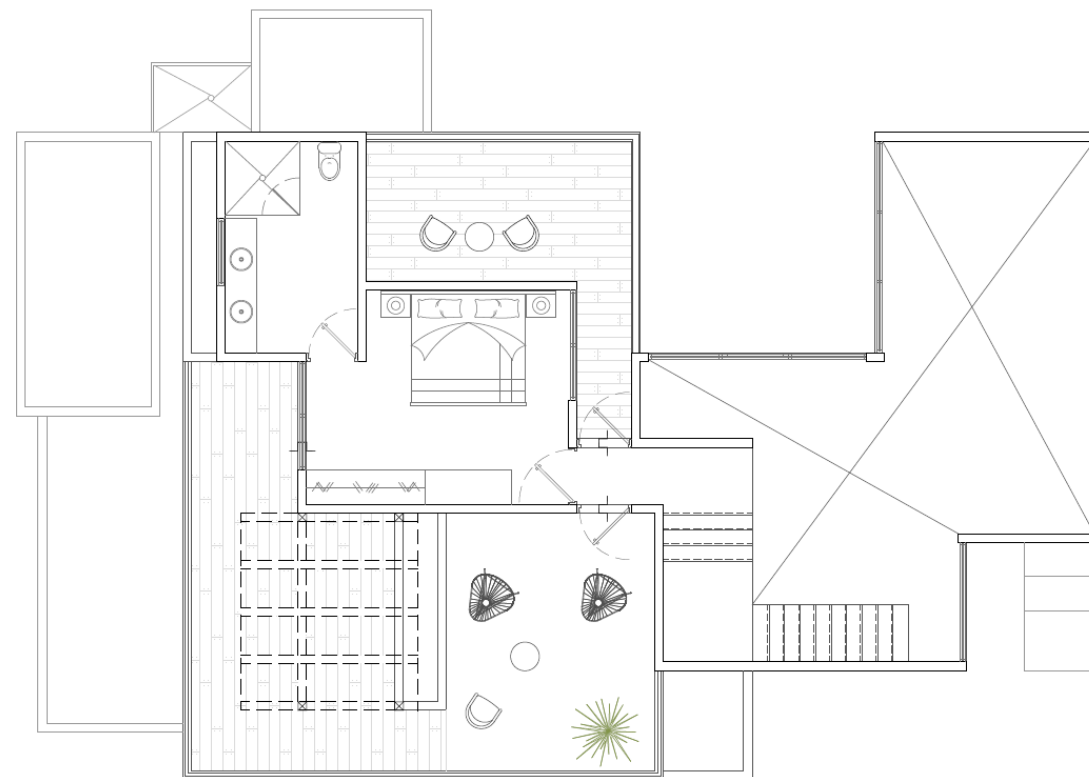


Villa House Floorplans

Ground Floor



Upper Level

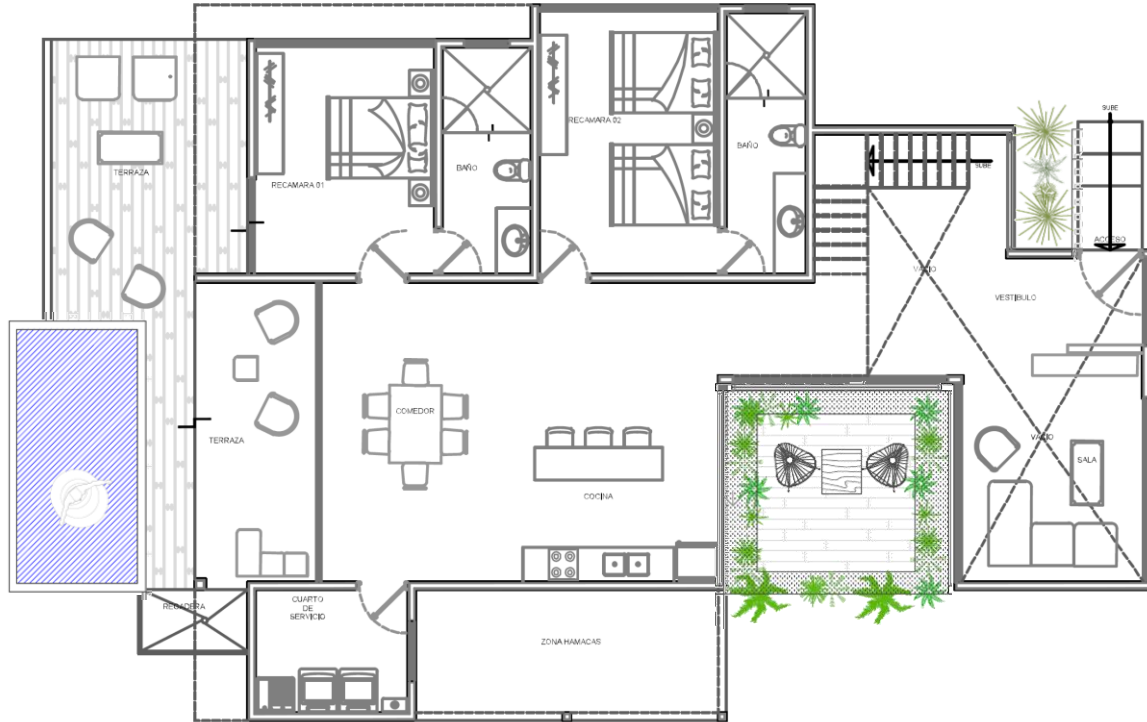


	<u>Interiors</u>	<u>Pool</u>	<u>Exteriors</u>	<u>Total</u>
Areas	188 M2	12.4 M2	76 M2	276 M2
	2,019 SQ FT	133 SQ FT	819 SQ FT	2,971 SQ FT

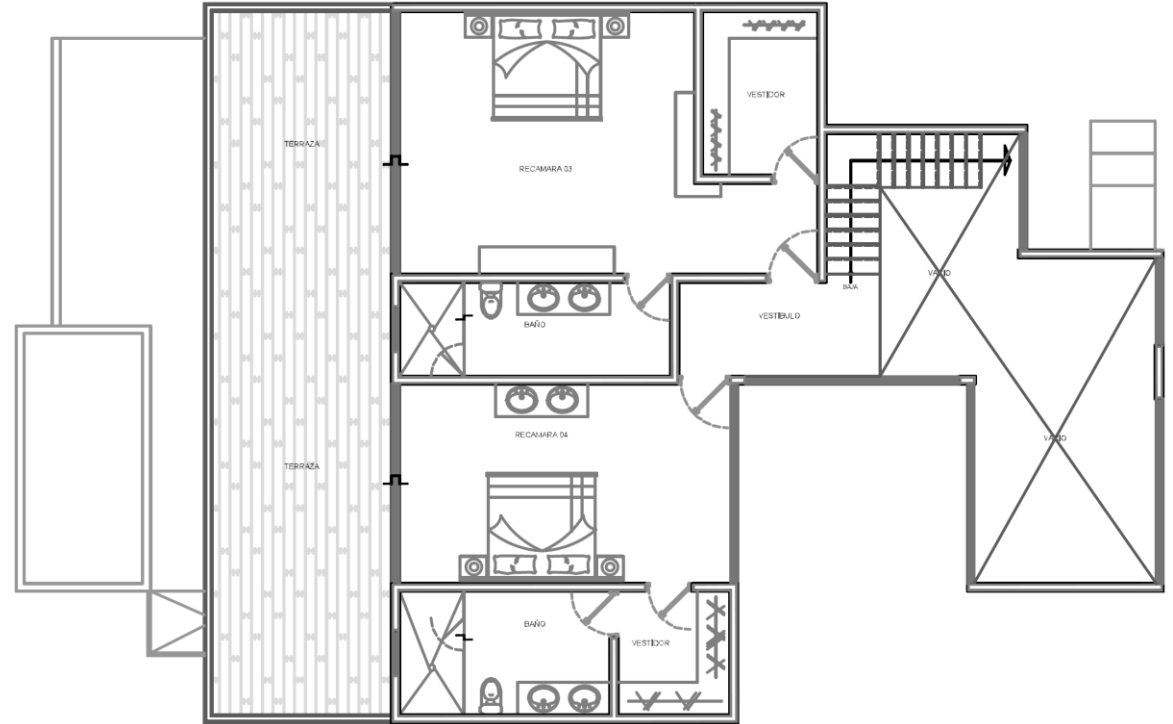


Villa Mansion Floorplans

Ground Floor



Upper Level



Areas	<u>Interiors</u>	<u>Pool</u>	<u>Exteriors</u>	<u>Total</u>
	281 M2	12.4 M2	67 M2	361 M2
	3,028 SQ FT	133 SQ FT	719 SQ FT	3,883 SQ FT



Prices, Financing & Investment Analysis



Pricing & payment options

	Bungalow	Premium Bungalow	Villa Loft	Villa House	Villa Mansion
Unit Specifications	<ul style="list-style-type: none"> • 1 Bedroom / 1 Bathroom • Small Kitchen • Small Living Room • Outdoor patio • Sundeck rooftop • Private Pool (6.4 m2) 	<ul style="list-style-type: none"> • 2 Bedrooms / 2 Bathrooms • Small Kitchen • Living Room • Outdoor patio (1) • Sundeck rooftop • Private Pool (6.4 m2) 	<ul style="list-style-type: none"> • 2 Bedrooms / 2 Bathrooms • Full Kitchen • Full Living Room • Outdoor patio • Sundeck rooftop • Private Pool (9.6 m2) 	<ul style="list-style-type: none"> • 3 Bedrooms / 3 Bathrooms • Premium Kitchen • Double height Living Room • Outdoor patio (2) • Sundeck rooftop / Yoga set • Private Pool (12.4 m2) 	<ul style="list-style-type: none"> • 4 Bedrooms / 4 Bathrooms • Premium Kitchen • Double height Living Room • Outdoor patio (3) • Sundeck rooftop / Yoga set • Private Pool (12.4 m2)
Living Areas (Interiors Exteriors Total)					
Squared feet	686 / 720 / 1,406	894 / 513 / 1,406	1,340 / 621 / 1,961	2,019 / 952 / 2,971	3,030 / 853 / 3,883
Squared meters	64 / 67 / 131	83 / 48 / 131	125 / 58 / 182	188 / 88 / 276	282 / 79 / 361
Sales Price	\$170,000	\$210,000	\$285,000	\$385,000	\$465,000
Interest-Free Developer Financing with 40% Down Payment					
40% Down Payment	\$68,000	\$84,000	\$114,000	\$154,000	\$186,000
Monthly Installments					
April 2022	\$11,333	\$14,000	\$19,000	\$25,667	\$31,000
May 2022	\$11,333	\$14,000	\$19,000	\$25,667	\$31,000
June 2022	\$11,333	\$14,000	\$19,000	\$25,667	\$31,000
July 2022	\$11,333	\$14,000	\$19,000	\$25,667	\$31,000
August 2022	\$11,333	\$14,000	\$19,000	\$25,667	\$31,000
September 2022	\$11,333	\$14,000	\$19,000	\$25,667	\$31,000
October 2022	\$11,333	\$14,000	\$19,000	\$25,667	\$31,000
November 2022	\$11,333	\$14,000	\$19,000	\$25,667	\$31,000
December 2022	\$11,333	\$14,000	\$19,000	\$25,667	\$31,000

Pricing specials

- 100% full upfront payment **7% Discount**

* Available only in co-ownership structure (2 bungalows in one lot sharing the same property deed)

** Prices are subject to change without any prior notice



Delivery dates, purchase process & pricing specials

Delivery Dates

- Final project delivery expected in **December 2022**

Purchase Process

- \$5,000** refundable deposit required to reserve a unit
- 14-day** period to execute promissory contract & make down payment

Pricing specials

- 100% full upfront payment **7% Discount**

Bank Account Information

USD Payments

Intermediary Bank	Citibank NA
Intermediary Bank's Address	111 Wall St. New York City, NY 10005,
Intermediary Bank Swift:	CITIUS33
Intermediary ABA:	021000089
Recipient name:	CI Banco
Recipient's Address:	Central Palmas, Paseo de las Palmas Mexico City 11000, MEX
Recipient's account number:	36888793
Memo Instructions:	"FFC DESARROLLADORA XK RIVIERA MAYA II SA DE CV"

MXN Payments

Bank:	Scotiabank
Account Number:	25600367628
CLABE:	0441 8025 6003 6762 84
Beneficiary:	Xelburi SA de CV
Beneficiary Address:	Fuente del Pescador 68 Lomas de Tecamachalco CP 52780



Why Investing in Tulum?

Invest with certainty, invest in the Paradise

6.5+ Million tourists per year;
#1 hotspot in all Latin America

Less than 10% vacation rental penetration in Tulum (Airbnb)

#1 Ranking tourist destination in Mexico, preferred for its magic and nature

\$7.1 Billion amount tourists spend per year (average spend of \$1,000+ per tourist)

87% of tourists are foreigners; a profile of tourists with high purchase power

82% average hotel occupation rates, driving high demand for real estate in Tulum

Awards & Recognitions



"Destination with the 4th most reservations globally for New Years"



"One of the markets with the most growth in the world"



"Best up and coming travel destination in the world"



"Most tourist destination in the plant"



"Leading beach destination in Mexico and Central America"



"Tulum is the global capital of Yoga"





Return on Investment ("ROI") analysis

Bungalow	
Sales Price	\$170,000*
(+) Furnishings & Electronics	\$13,490
Total Purchase Price	\$183,490
Rental Income	
Occupation Rate	70%
# of Days	256
USD \$/ Night	\$120
Annual Rental Income	\$30,660
(-) Fee (20%)	(\$6,132)
Annual Rental Income (Net)	\$24,528
Expenses	
Trust Manager Fees	(\$300)
Maintenance & Admin.	(\$2,352)
Property Taxes	(\$850)
Annual Expenses	(\$3,502)
Annual Net Cash Flow	\$21,026
ROI	11.5%

ROI Sensitivity:

USD\$ / Night	% Occupation					
	50%	60%	70%	80%	90%	
\$100	6.0%	7.6%	9.2%	10.8%	12.4%	
\$110	6.8%	8.6%	10.3%	12.1%	13.8%	
\$120	7.6%	9.5%	11.5%	13.4%	15.3%	
\$130	8.4%	10.5%	12.6%	14.6%	16.7%	
\$140	9.2%	11.5%	13.7%	15.9%	18.1%	

Special Bungalow	
Sales Price	\$210,000*
(+) Furnishings & Electronics	\$16,100
Total Purchase Price	\$226,100
Rental Income	
Occupation Rate	70%
# of Days	256
USD \$/ Night	\$145
Annual Rental Income	\$37,048
(-) Fee (20%)	(\$7,410)
Annual Rental Income (Net)	\$29,638
Expenses	
Trust Manager Fees	(\$300)
Maintenance & Admin.	(\$2,352)
Property Taxes	(\$1,050)
Annual Expenses	(\$3,702)
Annual Net Cash Flow	\$25,936
ROI	11.5%

ROI Sensitivity:

USD\$ / Night	% Occupation					
	50%	60%	70%	80%	90%	
\$135	7.1%	8.8%	10.6%	12.3%	14.1%	
\$140	7.4%	9.2%	11.0%	12.8%	14.6%	
\$145	7.7%	9.6%	11.5%	13.3%	15.2%	
\$150	8.0%	10.0%	11.9%	13.9%	15.8%	
\$155	8.4%	10.4%	12.4%	14.4%	16.4%	

Villa Loft	
Sales Price	\$285,000*
(+) Furnishings & Electronics	\$22,990
Total Purchase Price	\$307,990
Rental Income	
Occupation Rate	70%
# of Days	256
USD \$/ Night	\$200
Annual Rental Income	\$51,100
(-) Fee (20%)	(\$10,220)
Annual Rental Income (Net)	\$40,880
Expenses	
Trust Manager Fees	(\$300)
Maintenance & Admin.	(\$3,279)
Property Taxes	(\$1,425)
Annual Expenses	(\$5,004)
Annual Net Cash Flow	\$35,876
ROI	11.6%

ROI Sensitivity:

USD\$ / Night	% Occupation					
	50%	60%	70%	80%	90%	
\$180	6.9%	8.6%	10.3%	12.0%	13.7%	
\$190	7.4%	9.2%	11.0%	12.8%	14.6%	
\$200	7.9%	9.8%	11.6%	13.5%	15.4%	
\$210	8.3%	10.3%	12.3%	14.3%	16.3%	
\$220	8.8%	10.9%	13.0%	15.1%	17.1%	

Villa House	
Sales Price	\$385,000*
(+) Furnishings & Electronics	\$26,720
Total Purchase Price	\$411,720
Rental Income	
Occupation Rate	70%
# of Days	256
USD \$/ Night	\$270
Annual Rental Income	\$68,985
(-) Fee (20%)	(\$13,797)
Annual Rental Income (Net)	\$55,188
Expenses	
Trust Manager Fees	(\$300)
Maintenance & Admin.	(\$4,969)
Property Taxes	(\$1,925)
Annual Expenses	(\$7,194)
Annual Net Cash Flow	\$47,994
ROI	11.7%

ROI Sensitivity:

USD\$ / Night	% Occupation					
	50%	60%	70%	80%	90%	
\$250	7.1%	8.9%	10.7%	12.4%	14.2%	
\$260	7.5%	9.3%	11.2%	13.0%	14.8%	
\$270	7.8%	9.7%	11.7%	13.6%	15.5%	
\$280	8.2%	10.2%	12.2%	14.1%	16.1%	
\$290	8.5%	10.6%	12.6%	14.7%	16.8%	

Villa Mansion	
Sales Price	\$465,000*
(+) Furnishings & Electronics	\$33,500
Total Purchase Price	\$498,500
Rental Income	
Occupation Rate	70%
# of Days	256
USD \$/ Night	\$330
Annual Rental Income	\$84,315
(-) Fee (20%)	(\$16,863)
Annual Rental Income (Net)	\$67,452
Expenses	
Trust Manager Fees	(\$300)
Maintenance & Admin.	(\$6,493)
Property Taxes	(\$2,325)
Annual Expenses	(\$9,118)
Annual Net Cash Flow	\$58,334
ROI	11.7%

ROI Sensitivity:

USD\$ / Night	% Occupation					
	50%	60%	70%	80%	90%	
\$310	7.3%	9.1%	10.9%	12.7%	14.5%	
\$320	7.5%	9.4%	11.3%	13.2%	15.0%	
\$330	7.8%	9.8%	11.7%	13.6%	15.6%	
\$340	8.1%	10.1%	12.1%	14.1%	16.1%	
\$350	8.4%	10.5%	12.5%	14.6%	16.6%	

** Prices are subject to change based on availability