

MINT



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MINT will be 17 upscale, Airbnb-licensed apartments designed to accommodate groups traveling together who are seeking a large modern space during their stay in Medellin.



Each MINT apartment will include a private jacuzzi and views of Medellin.



The rooftop area will include an infinity pool, BBQ area and gym with sensational views.

The Opportunity

MINT



The Principals have been active in the Medellin Airbnb market for the past 5 years. We identified that upscale 3, 4 and 5 bedroom daily-rental apartments have high average daily rents and occupancy.



3, 4 and 5 bedroom daily-rental apartments are selling at premium prices in the market. A new building can be constructed at a significant discount to the market price for similar apartments.



Revenue will be earned in US dollars and distributions to Investors will be in US dollars, with an organizational structure designed by Deloitte.



The high demand, low supply and premium pricing of 3, 4, and 5-bedroom upscale apartments has been validated by major luxury Airbnb management firms in Medellín and AirDNA, a leading aggregator of Airbnb performance data.



Why MEDELLIN?

A Growing Market

MINT



The city of Eternal Spring enjoys **year-round tourism** with average daily temperatures of 73 degrees Fahrenheit throughout the year.



In 2023, Medellin airport received **659,097** international visitors, a substantial **increase of 200%** compared to the **219,163** international visitors in 2019 (largest annual amount of international visitors pre-pandemic).



Medellin shines with an **A+ Airbnb market rating**^[1], captivating visitors who favor the comfort and shared space of private apartments.



Home to J Balvin, Karol G, and Maluma, Medellin has become a hub for world tours of major artists and electronic music festivals including Tomorrowland, Afterlife, and Ultra.



It is cost effective - **73.7%** cheaper than Miami and safe (lower crime rates than most US cities).

^[1] AirDNA is a leading aggregator and provider of performance data from Airbnb


Location



1 PROVENZA




 5 minute drive from Mint

 Provenza in Medellín dazzles with its top-notch restaurants and world-renowned nightlife, making it a must-visit destination for foodies and party-goers alike.

2 AMSTERDAM PLAZA




 4 minute walk from Mint

 Amsterdam Plaza in Medellín is renowned for its vibrant dining scene, offering a vast array of restaurants that cater to every palate.

3 EL TESORO SHOPPING MALL



 12 minute walk from Mint

 El Tesoro in Medellín is a shopping haven, featuring everything from extensive retail options to a premium movie theater and modern gym.



Drone Picture of Rooftop View

The views are protected by a creek on one side and institutional zoning in front of the building ([Click here to see 360 view video](#))



World Class Amenities

MINT



The amenities have been selected based on the most popular search requests in Airbnb. The rooftop will feature an infinity pool along with a BBQ and two fire tables, providing guests with an area to relax, take in spectacular views and enjoy the "Minted" experience.



The rooftop will boast a gym, steam room and cold plunge, creating an ideal space for guests to exercise and rejuvenate both mentally and physically.



A luxurious lobby with two-story high ceilings will create the VIP experience guests seek from the moment they arrive. Mint will have a staffed reception and concierge that will greet guests.





Rooftop Layout

MINT



Mint Customer Experience



All of the **MINT** apartments will be operated as Airbnb rentals. This creates a unique guest experience, as most Airbnb buildings have a mix of permanent residents and Airbnb visitors.



MINT customer service staff will offer hotel-like service, including being present at check-in and assisting guests with booking experiences such as restaurant recommendations, luxury transportation services, local tours, golf excursions or wellness treatments.



Friendly guest policy: there will be no extra fees for guests and a reasonable number of guests will be permitted.





17 Apartments:

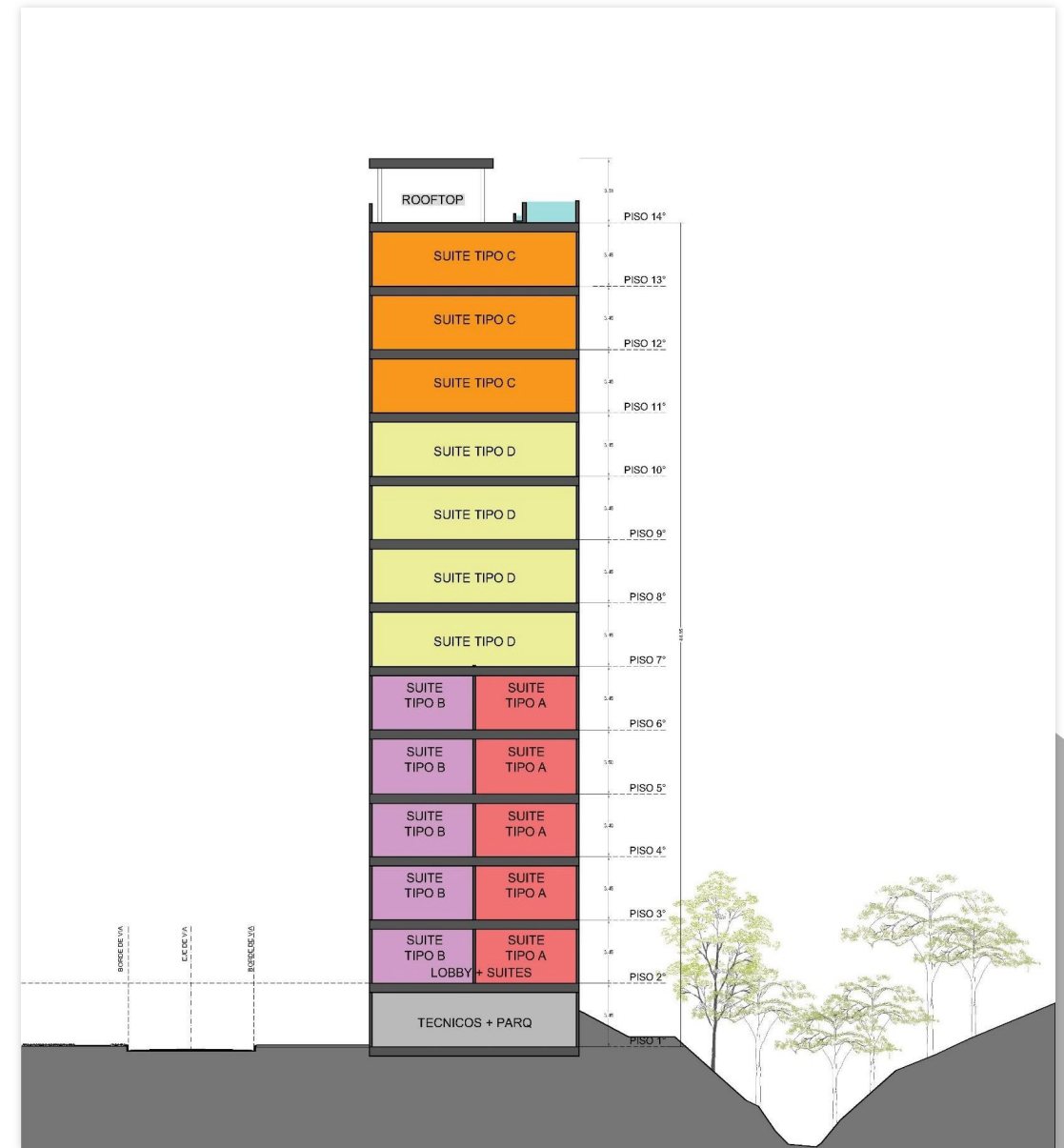
3 - Tipo C 4-Bedroom Apartments (244 m² / 2,625 ft²)

4 - Tipo D 5-Bedroom Apartments (244 m² / 2,625 ft²)

5 - Tipo B 3-Bedroom Apartments (135 m² / 1,450 ft²)

5 - Tipo A 2-Bedroom Apartments (121 m² / 1,300 ft²)

All units will have a height of 2.7m which is above the industry standard.

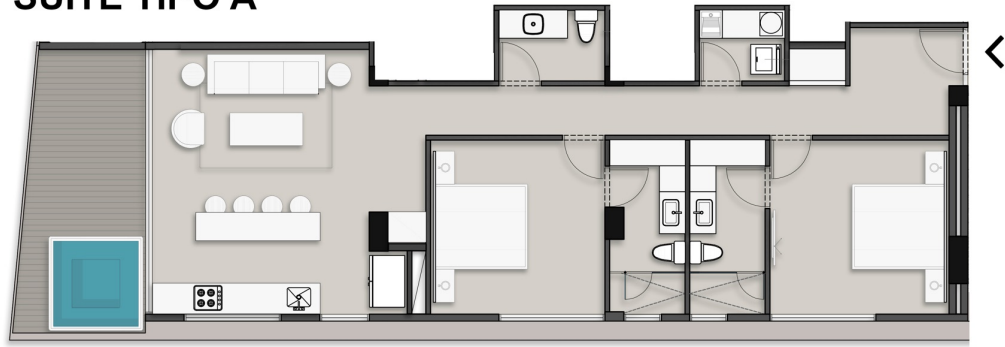




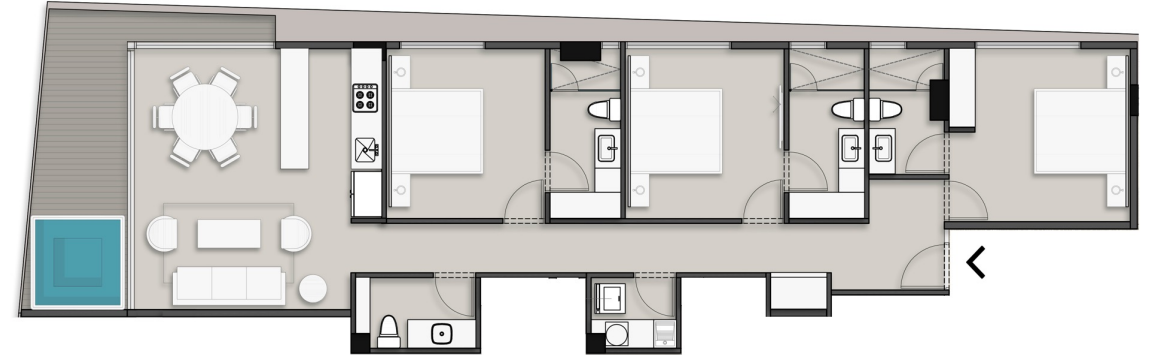
Floor Plans

MINT

SUITE TIPO A



SUITE TIPO B



SUITE TIPO C

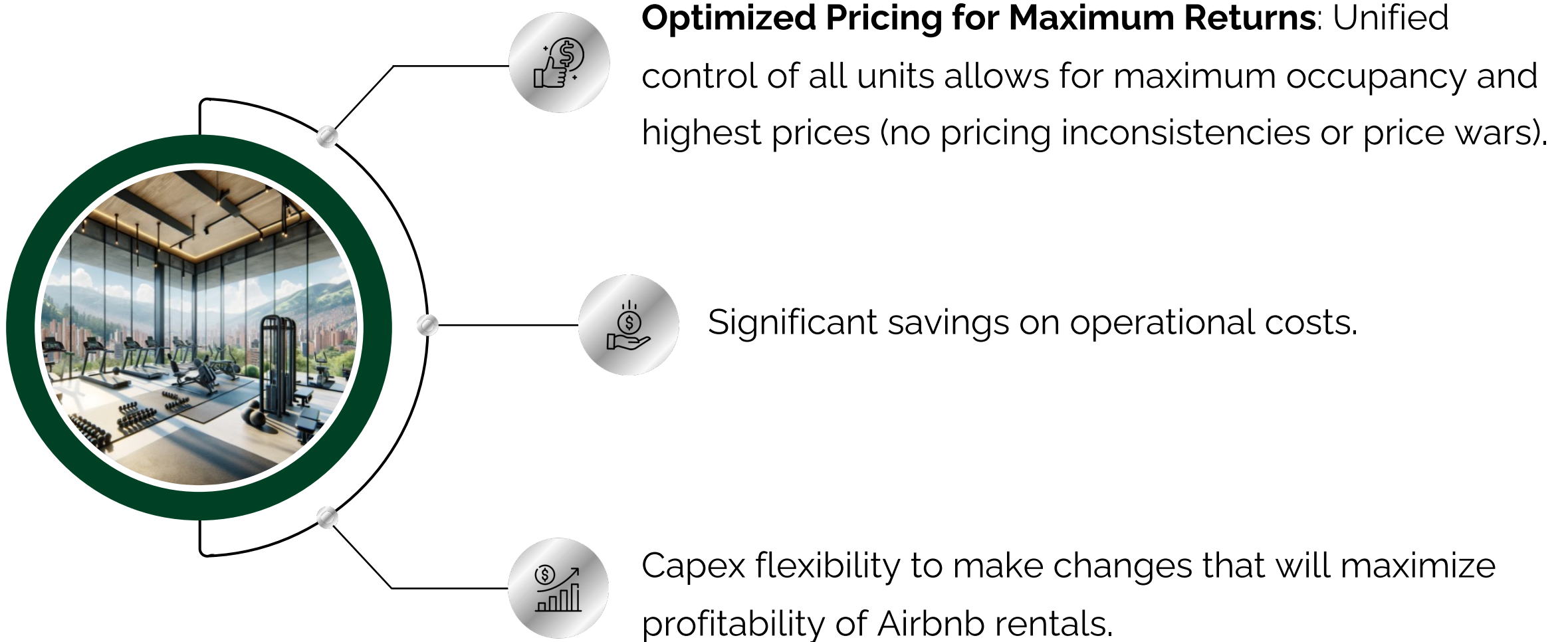


SUITE TIPO D





Unified Ownership And Operation



MINT PROJECTED TIMELINE



The MINT logo consists of a silver, metallic-looking square with a horizontal gradient. The word "MINT" is centered within the square in a black, serif, all-caps font. The square is positioned on the left side of the image, overlapping a dark green vertical bar.

M I N T

Investment

Market Comparison



All investors will receive an ownership percentage based on the project cost (no markup).

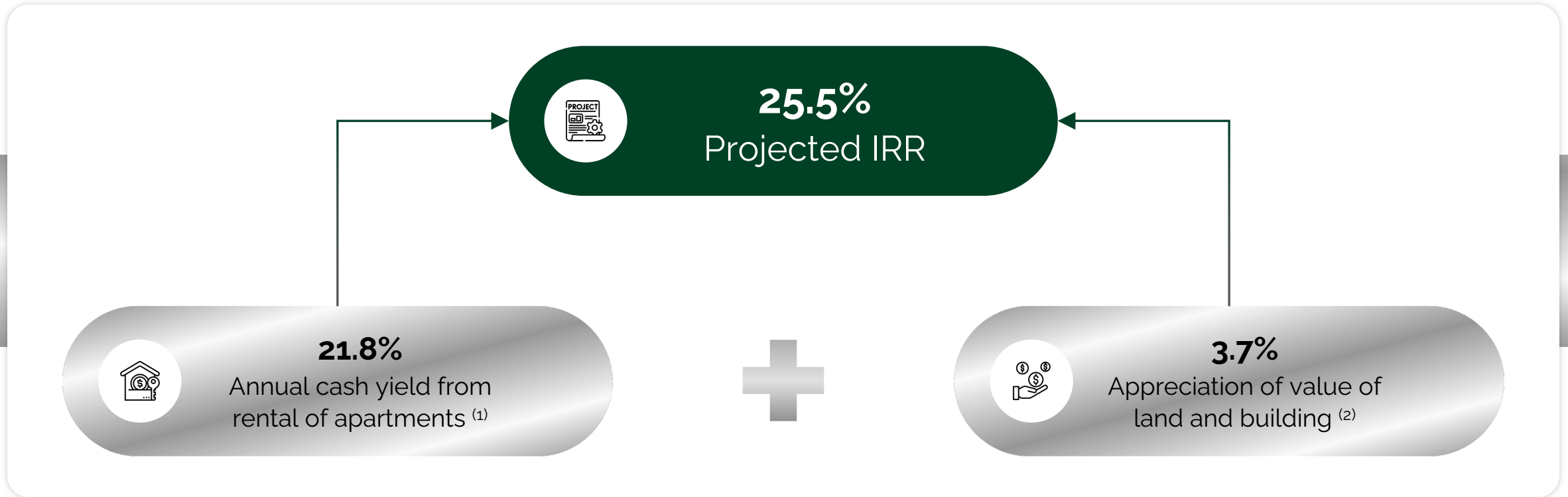
Ownership Example	
Investment	500,000
Total Project Cost	9,000,000
% Ownership	5.6%



This allows shareholders to invest at a **price approximately 40% lower** than what comparable projects are asking for in return for the same percentage of ownership.

- Developers mark up the price they sell to investors by approximately 40% above the cost of the project. This markup is paid upfront at the time of investment with no guarantees of investment performance.
- Unlike a 40% markup on the front-end, the General Partners of MINT will receive a 20% performance fee of profits on the back-end, only after investors receive a full return and capital and a 12% annualized return.

Projected Investor Returns



Our investment approach entails building and managing the property until it generates several years of steady cash flow, after which we aim to divest to an Investor seeking consistent yields. We anticipate Medellin's market conditions to value the business based on a 10% to 12% yield.

(1) Annual cash yield is the Base Year 1 projection, calculated based on projected cash distributions to Investors.

(2) The calculation of the appreciation of value is after the deduction of the Performance Fee paid to the Principals.

Investor Cash Flow Example

Investor Cash Flow (\$500k Investment)		
Time Period	Optimistic	Base
Aug 2024	-250,000	-250,000
Jan 2025	-125,000	-125,000
June 2025	-125,000	-125,000
Year 1 - 2026	135,700	108,900
Year 2 - 2027	115,700	95,800
Year 3 - 2028	134,000	108,900
Year 4 - 2029	140,700	114,700
Year 5 - 2030	1,409,400	1,150,600
Total Profit	1,435,500	1,078,600
Total Profit %	287%	216%
Annualized IRR	31.1%	25.5%



In the **base** projection a **\$500,000** investment will result in total distributions of \$1,108,557 (**3.2X multiple**) over 5 years, a **25.5% annualized IRR**.



In the **optimistic** projection a **\$500,000** investment will result in total distributions of \$1,935,566 (**3.9X multiple**) over 5 years, a **31.1% annualized IRR**.

Construction Costs

The following costs estimates have been prepared by management in conjunction with our local professional team:

Costs	USD
Land acquisition	\$1,050,000
Direct costs	\$4,705,000
Indirect costs	\$2,015,000
Furniture & Fixtures	\$680,000
Contingency	\$550,000
Total Projected Cost	\$9,000,000



\$105

Direct cost per square foot



42.8%

Indirect cost as a % of direct costs



\$40,000

Furniture cost per apartment

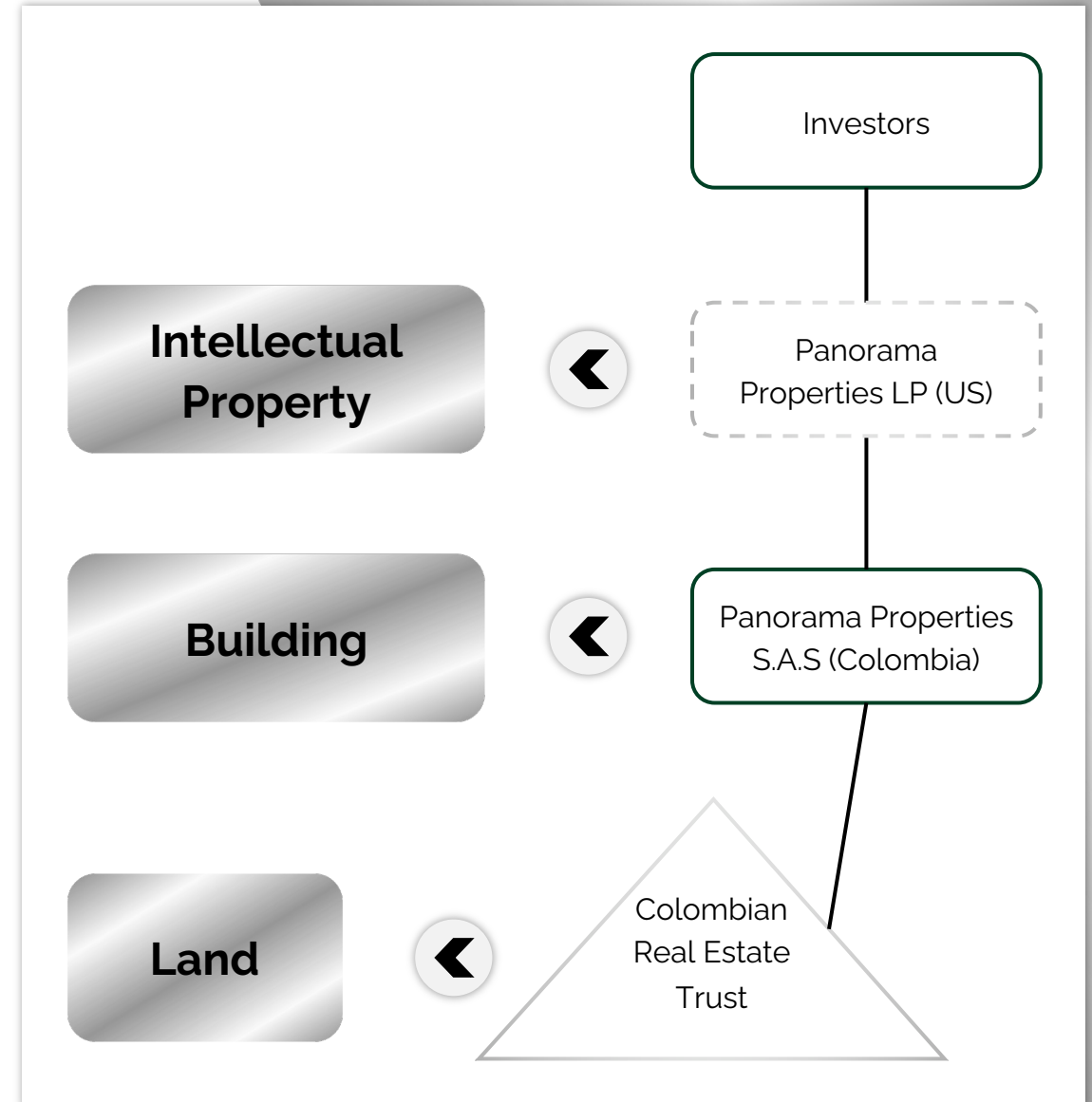
Ownership Structure



The project has been structured whereby all Investors will acquire partnership units of a US limited partnership. The **4** Principals are investing \$3.0 million to acquire the same partnership units as all of the Investors. The structure has been designed by Deloitte to minimize taxes payable in different jurisdictions.



Investors will acquire their units at the cost to build the project. The **4** Principals will be paid a Performance Fee if the project has been successful. They will receive **20%** of the profits after Investors have received all of their money back plus an **12%** preferred return.



The logo features the word "MINT" in a black, serif, all-caps font, centered within a square box with a silver-to-gray gradient and a thin white border. This box is positioned in the center of a thick, dark green vertical bar that runs the full height of the slide.

MINT

The Team

Principals



Benjamin Rose

For 5 years, Ben and Tyler have been purchasing, renovating and operating luxury Airbnb apartments in Medellin. Ben earned his CPA with PWC in San Francisco.



Jeremy Toettcher

Jeremy is a serial entrepreneur founding & directing 6 companies across 3 continents with 3 successful exits. He has lived in Medellin for the past 7 years.



Tyler Read

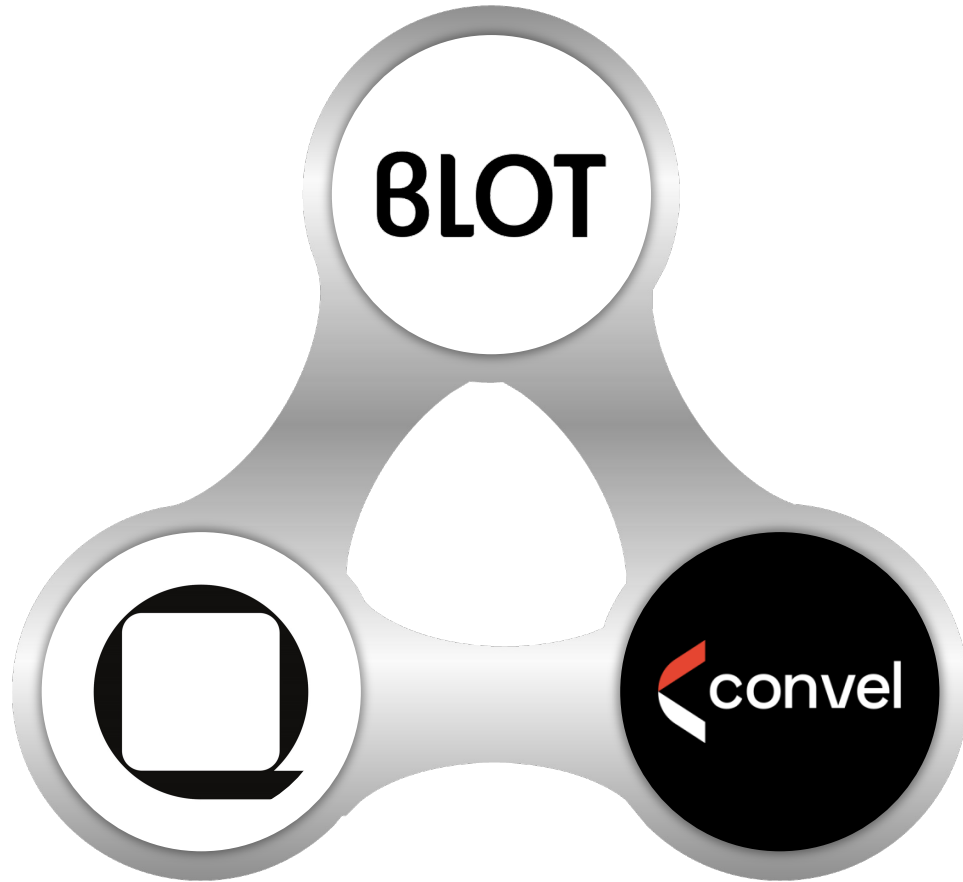
Together with Ben, Tyler owns 5 Airbnb apartments in Medellin. In addition, he is the founder of Authority Group, a multi-million dollar internet marketing enterprise.



Ty Smyrski

Ty was a Partner at Yellow Point Equity Partners, a mid-market private equity firm located in Vancouver, Canada. He earned his CPA designation with KPMG.

Experienced Professional Team



The Project Manager (Blot) specializes in the development of hospitality construction projects. They have over 13 years experience developing some of the top real estate projects in Medellin.



The Constructor (Convel) and Architect (Grupo Q) are two of the largest and most well-established professional construction firms in Medellin. They have been involved with some of the most successful Airbnb buildings in Medellin, including Energy and Wake..





Unique Selling Points



Above Average Cash Flow Yield

Investors are projected to earn a cash flow yield of 21.8% in the first year, as they will be investing at the cost of the project, without a developer mark-up.



Unique Luxury Accommodations

Private jacuzzis, spacious high-ceiling apartments, epic views, and unmatched rooftop amenities that set us apart from the competition.



Premier Location

Mint is located in El Poblado, the main tourist area in Medellin. It is minutes from the nightlife district and walking distance to many top restaurants.



Unique Product in Medellín Market

There are very few premium 3,4, or 5 bedroom apartments available for Airbnb rent in Medellín.



Management Investment

The 4 principals will be investing \$3 million of their personal funds into the project.

Contact Information



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Share Based vs. Individual Apartments

Greater Diversification: Every shareholder gets exposure to the 2, 3, 4, and 5 bedroom apartments on all floors resulting in reduced risk and more consistent cash flows.

Unified Operation: Allows for unified operation for maximized returns through better client experience, optimized pricing/occupancy, and significant savings on operational and interior design costs.

Transactional Costs & Tax Advantages: All transactions, including the purchase and sale of shares, occur in the United States. This eliminates the need for currency conversion costs, transactional and tax costs associated with buying and selling property in Colombia, and Colombian capital gains tax. The US entity is a flow-through entity, meaning taxation occurs only at the individual level in the country they are a tax resident.

Why MINT vs Wake 2 or Similar Projects

Better Price = Greater Return On Investment: Wake 2 is currently asking \$25 million COP per M², MINT is offering investment at \$11.2 million per M² (project cost). This will result in a significantly higher ROI (base case 25% net annualized IRR).

Performance-based fee Wake 2 developers charge a large upfront fee without guarantees of future project performance. MINT developers charge a much smaller fee, collected at the project's end, based on performance and only if investors achieve a 12% annualized return or higher.

Safe & Easy Transactions in USD: All transactions, both investment and distributions are made in USD within a flow through entity (no tax at US company level).

Legal Protections: All partnership contracts are executed in Delaware, United States, which offers significantly better investor protections and a more efficient/transparent legal system than Colombia.

More Control: Total investor pool will be approximately 20 investors so all investors have greater say in the future of the operation.