



COSTA MAYA 1 / CMY-1

Investment Opportunity in Quintana Roo, Mexico.

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LOCATION OVERVIEW:

Felipe Carrillo Puerto in Quintana Roo, Mexico.

TYPE OF PROJECT:

Developer Loan

TYPE OF EXPLOITATION

Real estate land development for New Construction

COLLATERALIZABLE

No eligible as collateral.

KEY FIGURES



PROJECT TICKET

15000 Tokens



TOTAL RETURN

14,00% *SR



TOTAL ANNUALIZED
ESTIMATED RETURN

42,00% *SR



DURATION:

36 MONTHS



COMPLETION DATE:

DECEMBER 2028



RETURNS

MONTHLY

*SuperReental and ReentalPro benefit from discounted fees on the Rental platform, which enhances their profitability.

CITY DATA

Felipe Carrillo Puerto, located in the heart of Quintana Roo, is an emerging municipality with a strong cultural identity and growing real estate interest. Known as the “Capital of the Maya Zone”, it offers a rich historical heritage that invites visitors to explore the roots of the Maya civilization and the cultural resilience of southeastern Mexico’s indigenous communities—playing a key role in understanding the Caste War and its legacy.

Named in honor of Felipe Carrillo Puerto, a reformist governor of Yucatán in 1922, this community represents a unique balance of living culture, natural beauty, and urban development potential. Its strategic location, along with the arrival of the Maya Train, is boosting both connectivity and regional growth.

Population 75,026 inh. (2023)	Altitude 56–105 ft above sea level	Time Zone UTC -6	Tourist Profile U.S., Canada, and Europe
Location <u>19°34'42.64" N,</u> <u>88°2'47.71" W</u>	Area 5,330 sq mi	Tourism Growth: 8–10% annually	Average Stay 3–4 days



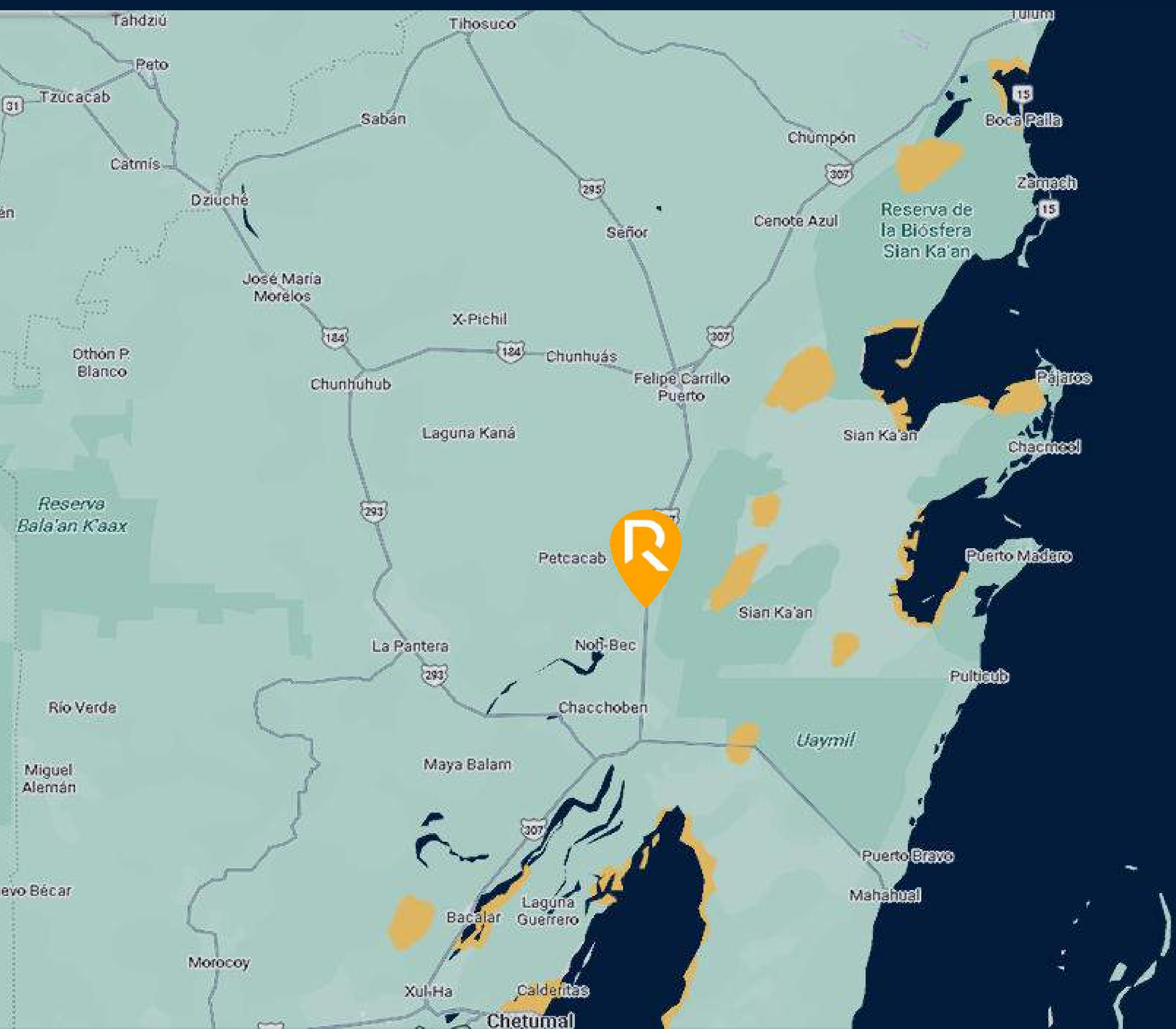
LOCATION

The Santuario K’Naj project is located along Federal Highway 307, near the municipality of Felipe Carrillo Puerto, in the southern region of Quintana Roo. It sits just 7 minutes from the Maya Train station (Section 6) and offers direct access from the Chetumal–Cancún highway.

This strategic location enables fast connections to key tourist destinations such as Bacalar and Tulum, while offering the serenity of a natural and culturally rich environment. Its proximity to landmarks such as the Sian Ka’an Biosphere Reserve—a UNESCO World Heritage Site—and historical sites like the Sanctuary of the Talking Cross, enhances its appeal for cultural tourism and conscious travelers.

Set within a tropical jungle ecosystem inhabited by species such as spider monkeys, jaguars, toucans, and great curassows, the project represents a unique investment opportunity in a region where ecological richness and cultural heritage converge.

MAP





MARKET ANALYSIS

Land Prices per Square Meter

Price variations across the eastern Yucatán Peninsula highlight strong contrasts. In the Riviera Maya, land prices (in Mexican pesos per m²) show clear consolidation. Cancún leads with values reaching up to MXN \$80,600/m², reflecting high demand in fully developed tourist areas. Playa del Carmen and Tulum follow, with maximums of MXN \$17,300/m², driven by their strong international appeal.

In contrast, the Costa Maya region displays greater price diversity, underscoring its growth potential. Bacalar stands out with prices of up to MXN \$22,000/m², fueled by its recent tourism boom. Mahahual and Chetumal remain more accessible, with upper price ranges of MXN \$7,500/m² and MXN \$10,590/m², respectively.

Felipe Carrillo Puerto is emerging as one of the areas with the strongest growth outlook. With entry-level land prices starting at just MXN \$270/m², it is currently the most accessible option in the entire region. Strategically located near the new section of the Maya Train and developing as an agro-ecotourism destination, it represents a high-potential, low-entry-cost investment opportunity.

MXN \$ Land Prices

● Minimum Price MXN \$ ● Maximum Price MXN \$



Agro-Ecotourism
Projects

Natural surroundings with full services included, slow travel concept.



Sustainable
Tourism

Proximity to key cultural and ecological landmarks such as the Sian Ka'an Biosphere Reserve and the Sanctuary of the Talking Cross.



Maya Train Access



TREN
MAYA
TSIIMIN K'AAK

Operational connectivity.
Located near Section 6:
Tulum – Bacalar



INVESTMENT MODEL

COSTA MAYA 1 INVESTMENT

EXPECTED SCENARIO	AMOUNT
Reental Launch	\$1,500,000.00
Contribution to the project	\$1,402,500.00
Success fee platform	\$97,500.00

COSTA MAYA 1 Investor Return

CONCEPT	AMOUNT
TOTAL ANNUALIZED ESTIMATED RETURN	14% SuperReental, 12% ReentalPro, 11% Rental
Net Investor Income	\$630,000.00 to SuperReental
Adittional annualized Income	3% to SuperReental
Net Investor Income RentalPro	540,000.00 €
Net Investor Income Rental	495,000.00 €
TOTAL RETURN	42% SuperReental, 36% RentalPro, 33% Rental

COSTA MAYA 1 Period and Tokens

CONCEPT	AMOUNT
Investment Term	36 months*
Tokens to be issued	15,000

Transaction currency: US Dollar (\$)
*Term subject to the early repayment clause outlined in the loan agreement.

INVESTMENT MODEL: MDOS Capital will contribute the land lots to a Mexican land trust (fideicomiso) that will safeguard the project’s assets under Series RNT – CMY-1.

RISKS: Potential delay by the developer in interest payments. Fluctuations in property values in the area.

REENTELS RETURNS

SuperReentel**



- ✓ Total Return
42,00%*
- ✓ Total Annualized Return
14,00%*

LAUNCH DATE:
12/ 11/ 2025

ReentelPro**



- ✓ Total Return
36,00%*
- ✓ Total Annualized Return
12,00%*

LAUNCH DATE:
13/ 11/ 2025

Reentel*



- ✓ Total Return
33,00%*
- ✓ Total Annualized Return
11,00%*

LAUNCH DATE:
14/ 11/ 2025

***ESTIMATED PROFIT FOR
EXPECTED SCENARIO**



CLOSED DATE:*,
14/ 12/ 2028

RETURN:
MONTHLY

REINVESTMENT OF RETURNS IS
ALLOWED WHEN THE PROJECT
IS LAUNCHED TO USERS ON THE
PLATFORM.

*Estimated project return: 11% annualized and 33% at the end of the project, excluding taxes from the returns and capital gain. Each investor will be taxed according to the regulations of their country of residence.

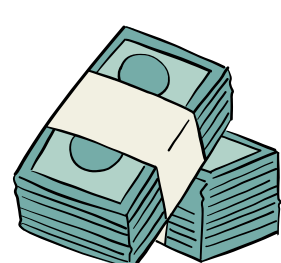
**SuperReentel and ReentelPro are scheduled for early sale on the Rental platform.



HOW CAN I INVEST?

At Rental, you have two ways to invest.

Choose the option that best suits you and follow the steps below:



**With FIAT
(Bank Transfer)**

1

Access your account

Log in to the platform.

2

Select “Invest by Transfer”

You'll find this option on your dashboard.

3

Choose the property, currency, amount, and destination wallet.

4

Make the bank transfer

Use the banking details provided by the platform.

5

Upload proof of payment

Submit the receipt to complete the validation process.

HOW CAN I INVEST?



With Crypto
(USDT, BTC, USDC)

1) THROUGH YOUR WALLET

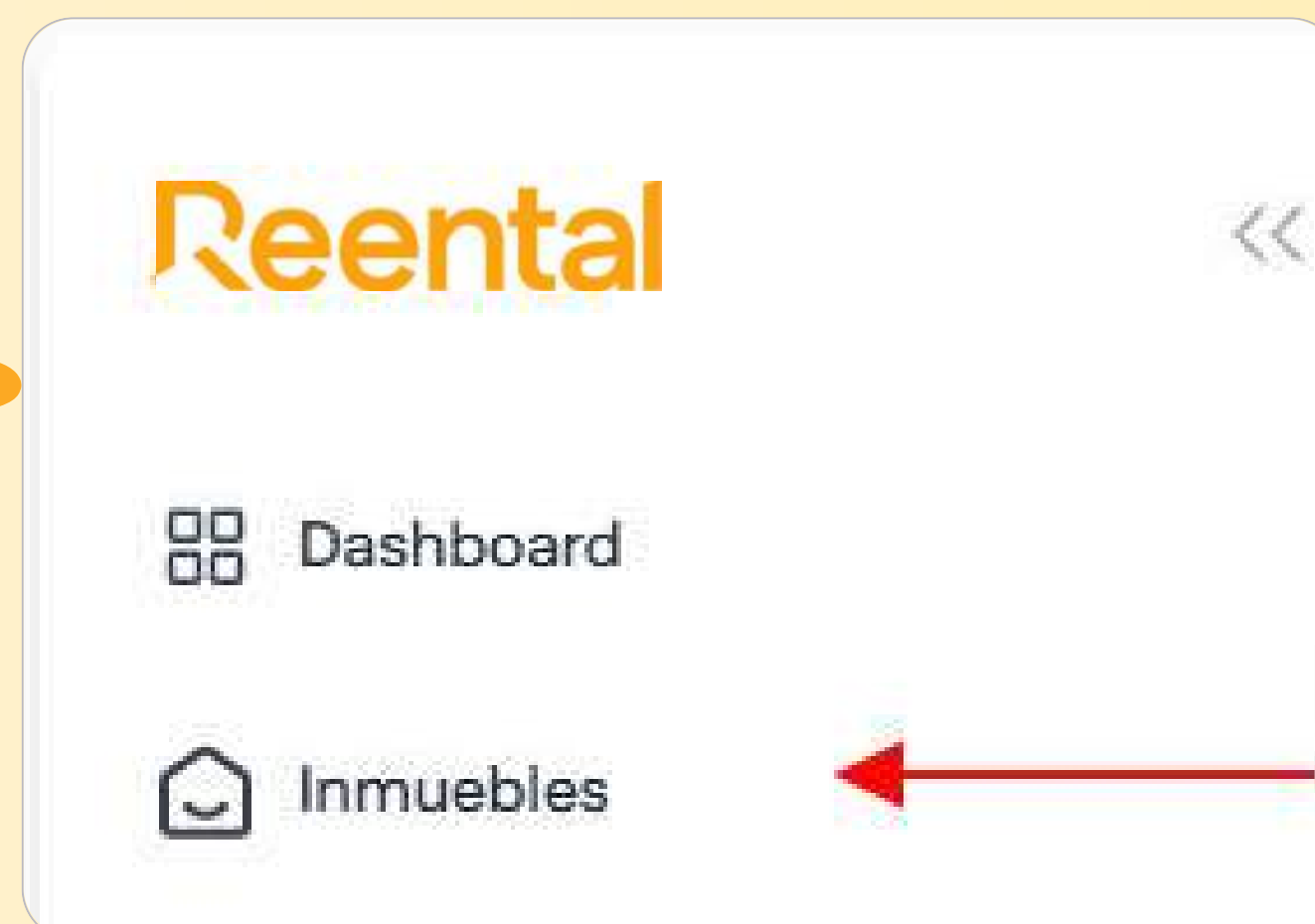
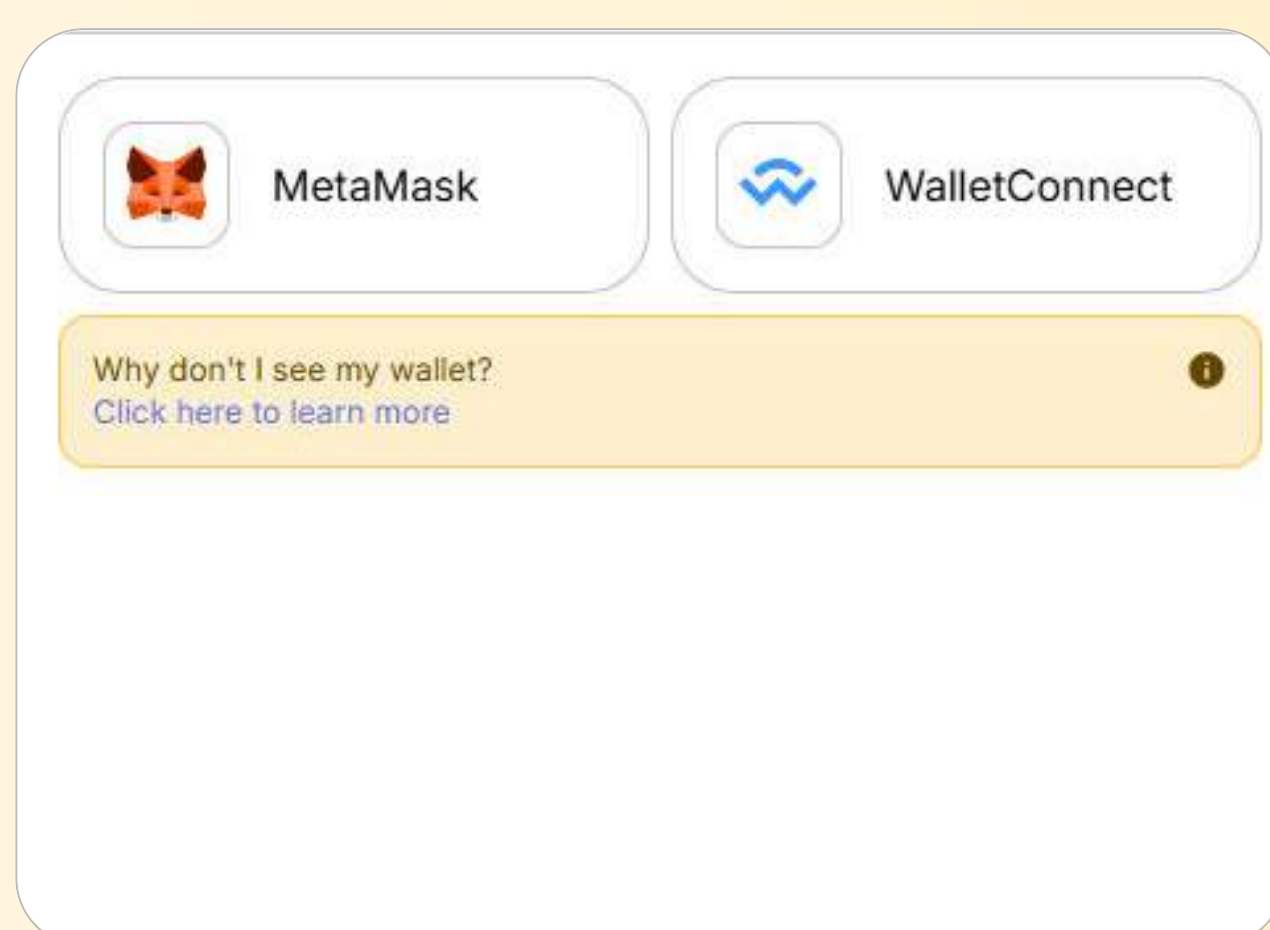
1

Connect your wallet
MetaMask, Trust Wallet, etc.

2

Go to “Properties”
in the left-hand side menu.

Add wallet

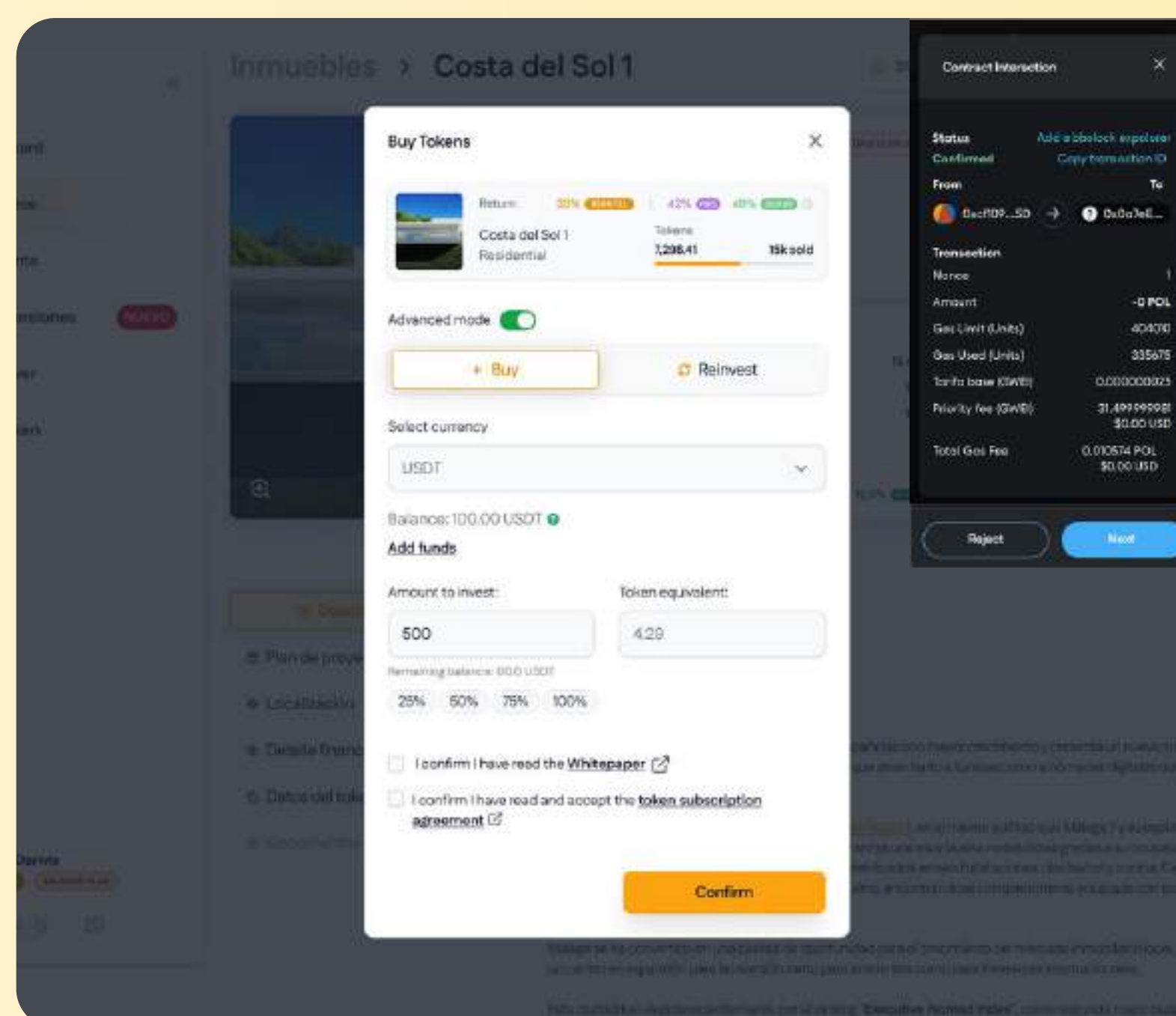
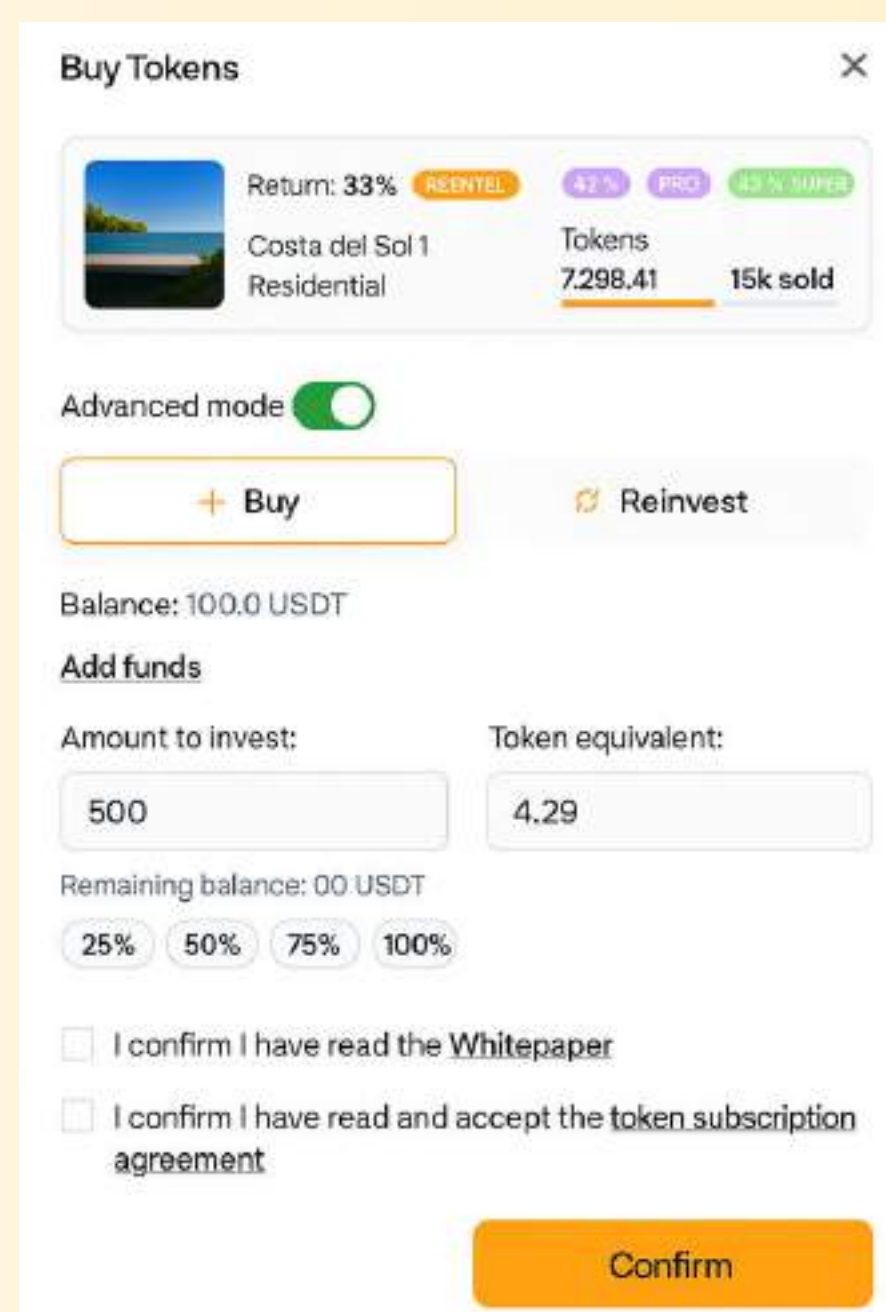


3

Select the property
and click “Invest”.

4

Confirm the transaction
Approve the payment from your wallet.



2) BTC / USDC



Contact an internal agent to guide you through the entire process:
sopORTE@reental.co

ROAD MAP

EXPECTED
SCENARIO



- 1.** **AGREEMENT & SIGN**
NOVEMBER 2025
 The loan Agreement is signed
- 2.** **PROJECT PROGRESS**
DECEMBER 2025
 Work progress Monitoring
- 3.** **MONTHLY RETURNS****
JANUARY 2026 TO DECEMBER 2028*
 Start of Monthly Return Distributions
- 4.** **END OF CONTRACT**
DECEMBER 2028*
 Completion of the project.

*ESTIMATED DATES, SUBJECT TO CHANGE BASED ON PROJECT

**THE 45-DAY CLOCK FOR DISTRIBUTING MONTHLY RETURNS STARTS
 ONCE FINANCING IS FINALIZED.

CURRENT STATUS

Santuario K’Naj is being developed on a site comprising 630 privately owned lots, each measuring 2,500 m². The master plan includes designated areas for preservation, common spaces, and internal roads, ensuring a balanced approach between development and environmental conservation.



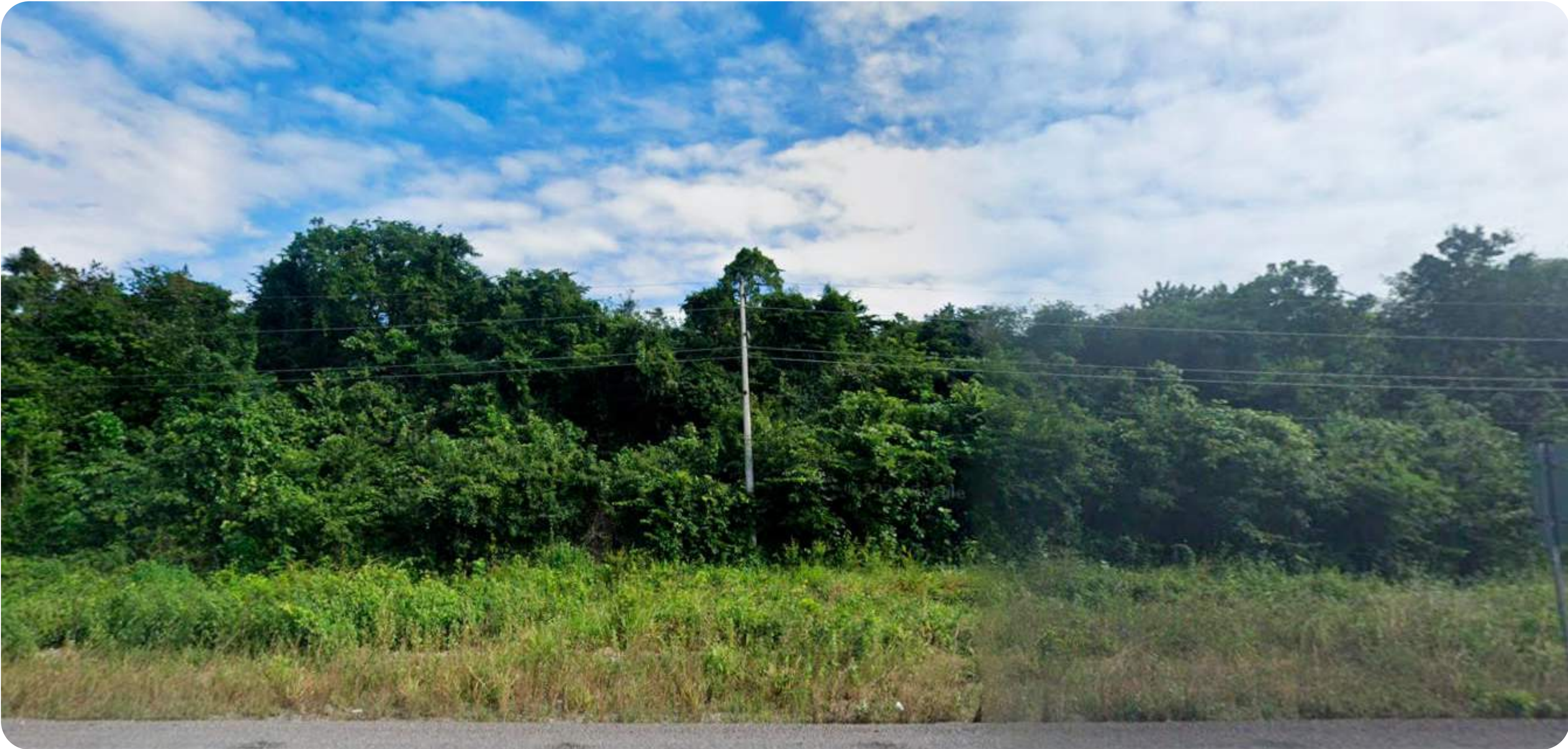
LAND LOCATION



ACCESS ROAD

Currently in progress as an agro-ecotourism complex, the project envisions dedicated zones for agriculture, livestock, stables, horseback riding trails, beach club, restaurant, spa, rum distillery, holistic center, performance arena, and more.

This real estate offering is ideally suited for regenerative tourism initiatives, boutique developments, or residences designed to integrate harmoniously with the natural environment.



COMPLETED STATUS

Santuario K’Naj will be an innovative agro-ecotourism complex that brings together nature, sustainability, and immersive experiences in a single destination. Conceived under a vision of regenerative tourism and wellness, the project promotes a responsible development model aligned with investment in eco-friendly, low-impact destinations.



HORSE RIDING



POOL AREA VIEW

Once completed, the complex will feature comprehensive infrastructure, including an exclusive beach club, a holistic center, spa ranch, restaurant, artisanal rum distillery, and areas for agriculture, livestock, and beekeeping. It will also offer a fully equipped equestrian center with stables, horseback riding trails, and an arena, as well as outdoor recreational spaces such as a paintball zone and nature-based activities. This diversity of amenities supports a multi-revenue model, appealing to both tourists and residents.



AGRICULTURAL AREA

Thanks to its strategic location with direct access from the Chetumal–Cancún highway, Santuario K’Naj is positioned as one of the most promising developments in the region’s eco real estate market. Its design, strong identity, and focus on immersive experiences make it a solid investment opportunity with high appreciation potential and strong projected returns.

PROJECT TEAM

Eric Sanchez



CEO
Chief Executive
Officer

Lorena Moreno



LEGAL & COMPLIANCE
Legal Department

Adrian Paloma



CFO & CAO
Finance
Department

Andres Sanchez



ARCHITECT
Architecture and Real Estate
Department



WHO IS MDOS CAPITAL?



MDOS Capital

MDOS Capital is a firm specialized in the development and financing of real estate projects, with a strategic focus on asset growth and value appreciation. Founded by seasoned professionals with a strong track record in the sector, MDOS Capital combines innovative vision with efficient management to maximize investment returns.

Its methodology is based on thorough market analysis and strategic execution, enabling the identification of high-potential opportunities in key locations such as San Miguel de Allende (successfully closed), and ongoing projects in Tulum, La Paz, Bacalar, and Yucatán.



SANTUARIO K-NAJ

In alliance with Rental, this collaboration strengthens the commitment to democratize real estate investment by providing access to exclusive projects backed by solid guarantees.

LEGAL NOTICE

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DO YOU HAVE ANY QUESTIONS?

More information here



or contact us:

sopORTE@reental.co

La forma fácil
de invertir en
inmuebles.

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