

CARIBE 1 | CAR-1



Real estate investment opportunity in
Chetumal, Quintana Roo, Mexico
with an estimated return of 13% simple annual return* and 32.5% total return*.

soporte@reental.co

*Estimated return after applying the commission bonus for SuperReental investor status.
Estimated IRR SuperReental 13.48%

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CARIBE 1 | CAR-1

Purchase · Development

KEY POINTS

PROJECT TICKET:

\$ 2,659,574

ESTIMATED SIMPLE ANNUAL
RETURN:

13% SR*

DURATION:

30 MONTHS

PERFORMANCE

Monthly

ESTIMATED TOTAL
PROFITABILITY:

32.5% SR*

TIR

13.48% SR*



Place
**Chetumal, Quintana
Roo, Mexico.**



Reform adopted
New construction



Project type
**Purchase, regularization
and sale**



Type of exploitation
Soil development



Colateralizable
If it is collateralizable

*Investors with SuperReental and ReentalPro status receive bonus commissions on the Reental.co platform, hence their improved profitability.

ASSET

The asset consists of the development and subdivision of a 20-hectare beachfront property located in Chetumal Bay on the Mexican Caribbean coast, within one of the areas with the greatest natural reserve and lowest urban density in the Caribbean corridor.

The project is situated in an environment of high future demand for residential and heritage land, driven by the scarcity of consolidated developments with direct beach access in this region and by the proximity to the main federal connectivity projects that are transforming the Mexican southeast.



New project developed under the structure of MDOS Capital as management and operation partner, with Rental as capitalist and developer partner, guaranteeing legal security and operational transparency throughout the project cycle.

ASSET

CURRENT STATE OF THE PROPERTY The asset currently consists of a 20-hectare beachfront property, partially cleared, which already has initial infrastructure: a palapa-style building, a pier with direct access to the sea, and land access roads from the main highway. The land retains a significant strip of natural vegetation (jungle and mangrove) that acts as an ecological buffer and enhances the scenic appeal of the development.

Of the total area, 68% has been projected as sellable (140,940.63 m²), distributed in approximately 219 lots with an average size of 600 m² each, organized by a master plan that distributes the blocks between the coastline and the interior wooded area, preserving green areas and reserving space for common amenities.



LOCATION AND MARKET

The property is located on the Mexican Caribbean coast, in the municipality of Chetumal, Quintana Roo, 45 minutes by car from the Chetumal International Airport and the Maya Train station, which positions the project within the strategic connectivity corridor that is driving tourism and residential development in southeastern Mexico.

The property has direct access by road from Chetumal, a beachfront with turquoise waters and a nearby reef, and a preserved natural environment of jungle and mangrove that differentiates it from the mass developments of other tourist centers in Quintana Roo.

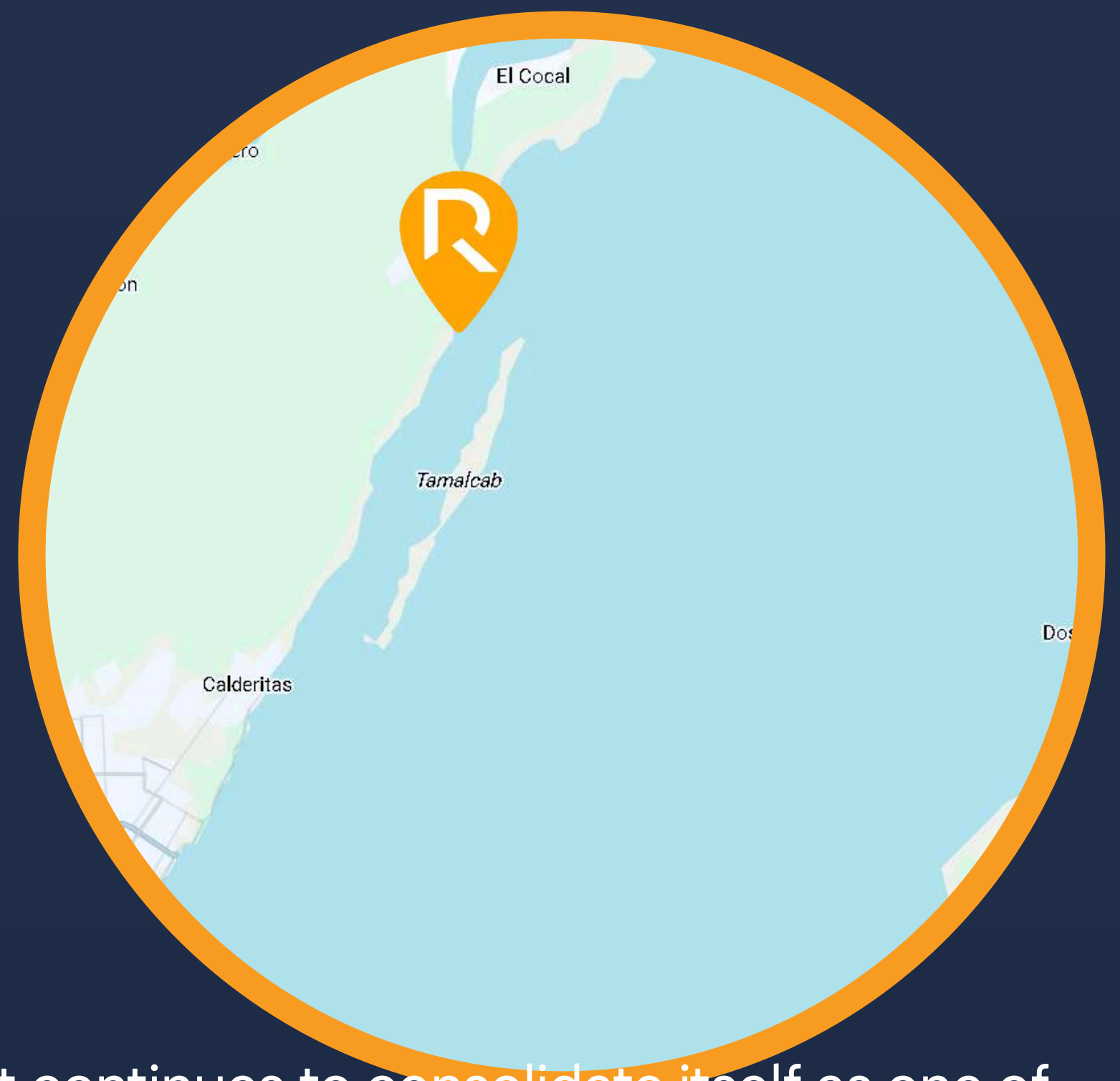
It boasts a prime location:

45 minutes from Chetumal International Airport

Direct proximity to the Maya Train station, a federal connectivity project.

Direct land access from the Chetumal road network

Preserved natural environment: jungle, mangrove and nearby reef



- 18°29'38"N 88°17'52"O

GROWTH AND ATTRACTION The Mexican southeast continues to consolidate itself as one of the corridors with the greatest tourism and real estate projection in the country, driven by federal connectivity works (Maya Train, airport expansion) and by the arrival of national and international investment in search of heritage assets facing the sea.

The submarket benefits especially from the scarcity of developed beachfront land in the Chetumal area —unlike the existing saturation in Cancun, Tulum and the Riviera Maya—, favoring the appreciation of premium lots once the access infrastructure is consolidated.



Key market data



ANALYSIS

Prices per square meter of the lots.

Price variations in the eastern Yucatan Peninsula show clear differences between established markets and areas with greater growth potential.

In the Riviera Maya, Cancun leads with prices up to MXN \$80,600/m², while Tulum reaches MXN \$17,300/m², reflecting the high demand for these tourist destinations. On the Costa Maya, Chetumal stands out as one of the best investment opportunities. With prices ranging from MXN \$3,500 to MXN \$10,590/m², it offers a much more accessible entry point than established markets and significant potential for appreciation.

Its status as the capital of the state of Quintana Roo, along with investments in infrastructure such as the Maya Train, the modernization of the airport, and its strategic position as a gateway to Belize, are driving the city's economic and urban development.



This makes Chetumal a market with solid foundations for generating added value in the medium and long term.

While destinations like Cancun or Tulum represent established markets with high prices, Chetumal allows investment in an early stage of development, combining competitive prices, a good barrier to entry, and a high potential for appreciation as the transformation of the Costa Maya progresses.

• *Sources: INEGI (National Institute of Statistics and Geography); Ministry of Economy of Mexico; Official Gazette of the Federation (DOF); Ministry of Tourism of Quintana Roo (SEDETUR).

FINALIZATION



REPRESENTATIVE IMAGE AFTER COMPLETION

Once the master plan is implemented, the property will be consolidated as a fully urbanized, premium beachfront lot development, with internal roads, common amenities to offer eco-sustainable experiences to guests, and complete legal certainty over each lot, positioning itself as one of the most differentiated options within the coastal corridor of Chetumal.

The transformation will involve a comprehensive change from the current state of the property: from a partially cleared plot with initial infrastructure (palapa and dock), it will evolve into a subdivision of approximately 219 lots averaging 600 m², with roads laid out, paths opened, service infrastructure and amenities delivered according to the project schedule.



REPRESENTATIVE SUBDIVISION IMAGE

FINALIZATION



REPRESENTATIVE IMAGE AFTER COMPLETION

The master plan design preserves the strip of natural vegetation between the urbanized area and the coast, integrating low environmental impact elements with the residential lots, and reserving specific spaces for common amenities that reinforce the attractiveness and added value of the complex.

As a finishing touch to the lots, buyers will have the opportunity to build eco-sustainable homes with a focus on modular construction, minimizing the environmental impact of the construction process and optimizing execution times.

Overall, the project will result in a heritage development of premium beachfront lots, aimed at investors seeking diversification, land and wealth in one of the last undeveloped coastal reserves in the Mexican Caribbean.



INVESTMENT MODEL

INVESTMENT IN THE CARIBBEAN 1

EXPECTED SCENARIO	AMOUNTS - United States Dollars (\$)		
TOTAL PROJECT COST	\$ 11,925,000		
RENTAL LAUNCH	\$ 2,659,574		
Contribution to the project	\$ 2,500,000		
Launch revenue	\$ 159,574		

INVESTOR BENEFITS	SUPERREENTEL**	REENTELPRO**	REENTEL
ESTIMATED SIMPLE ANNUAL YIELD*	13%***	11%***	10%
Estimated average annual monthly return (30 months)	1.08%***	0.93%***	0.83%
status commission bonus	3%	1%	
ESTIMATED TOTAL PERFORMANCE	32.5%***	27.5%***	25%
Final performance	32.5%***	27.5%***	25%
status commission bonus	7.5%	2.5%	
IRR (Internal Rate of Return)	13.48%***	11.33%***	10.27%

INVESTMENT TERM	30**** months
Tokens to be issued	26.596

INVESTMENT MODEL: The RNT-CAR-1 series is a loan to the Rental group company in Mexico that owns and develops the asset. RISKS: Possible delays in the execution of the project or in the planned deadlines for marketing and sale of the asset.

*Estimated simple annual return, calculated based on the project's financial projections and considering the projected cash flow schedule. Profitability is not guaranteed and may vary depending on the project's actual performance, implementation timelines, costs, taxation, and market conditions.

**Investors with SuperReentel and ReentelPro status receive bonus commissions on the Rental.co platform, hence their improved profitability.

The Scenario estimation has been based on the variation in price and/or final sale date.

****The dates indicated are estimates and begin 15 days after the financing of the offer is completed. This period is subject to the early repayment clause stipulated in the contract.

YIELDS

DEAR

TOTAL PERFORMANCE
ESTIMATED

SIMPLE ESTIMATED
ANNUAL YIELD

TIR

RELEASE DATE:

SUPER**



32.5%*

13%*

13.48%*

03/08/2026**

PRO**



27.5%*

11%*

11.33%*

04/08/2026**

REENTEL



25%*

10%*

10.27%*

05/08/2026**

END DATE*:
FEBRUARY 2029**

PERFORMANCE:
MONTHLY RETURNS STARTING FROM

REINVESTMENT: THE 3RD MONTH

REINVESTMENT OF RETURNS IS PERMITTED ONCE THE PROJECT IS OPENED ON THE RENTAL PLATFORM.



*Estimated project return including costs, excluding taxes. Each investor will be taxed according to the rules of their country of residence. Estimate for Expected Scenario.

Term subject to early repayment clause provided for in the contract.

**The dates indicated are estimates and begin 15 days after the completion of the offer financing.

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The Scenario estimation has been based on the variation in price and/or final sale date.

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ROADMAP

**EXPECTED
SCENARIO**



- 1.** **AUGUST 2026****
Platform launch.
LAUNCH
- 2.** **15 DAYS AFTER CLOSING FINANCING**
15 days for the project account to start after full funding is secured.
START PROJECT ACCOUNT
- 3.** **90 DAYS AFTER PROJECT ACCOUNT**
90 days after the start of the project account for distribution of monthly returns at the end of the month.
START OF MONTHLY RETURN DISTRIBUTION
- 4.** **OCTOBER**
Project monitoring: relevant milestones or actions will be communicated.
FOLLOW-UP
- 5.** **30 MONTHS AFTER PROJECT ACCOUNT****
Project completion
CLOSING

****The dates indicated are estimates and begin 15 days after the completion of the offer financing.**

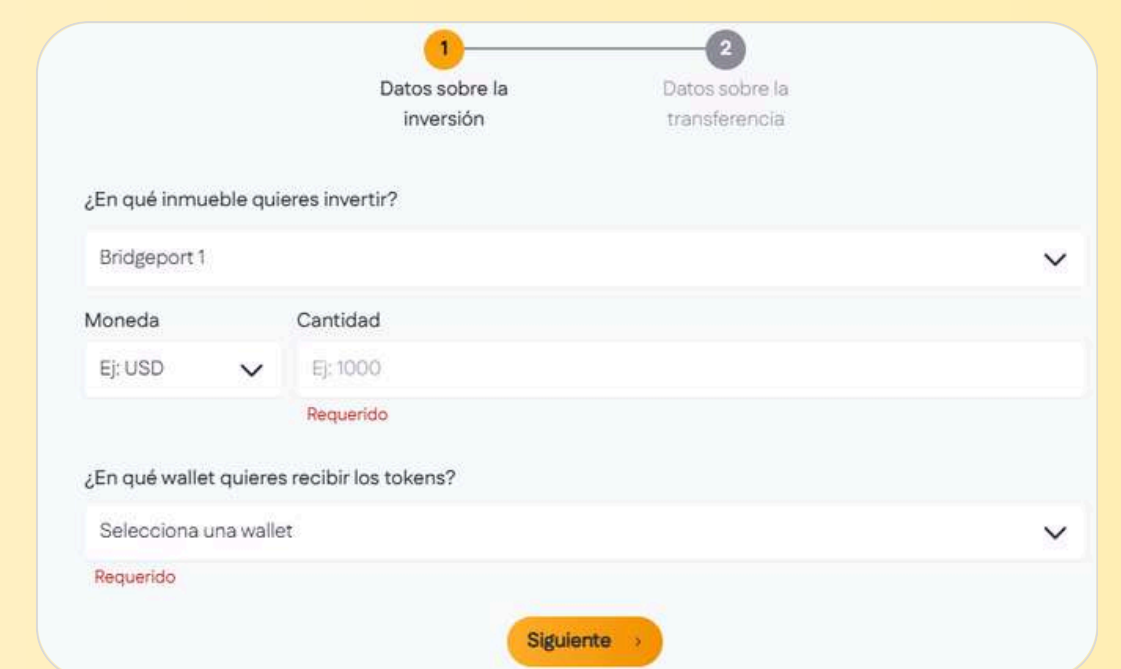
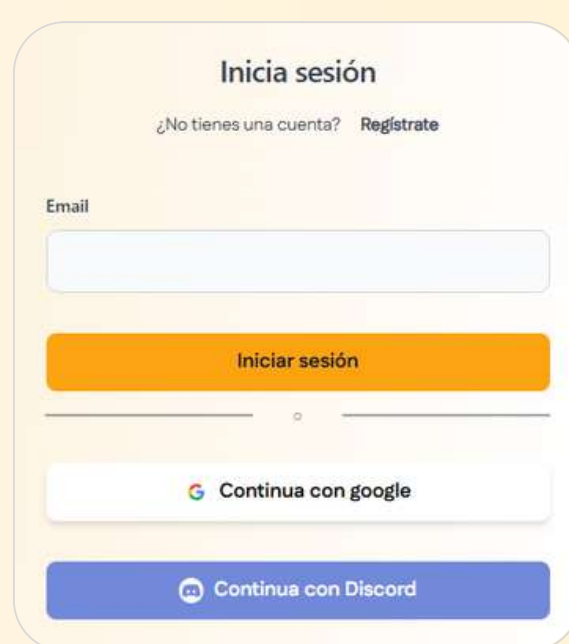
“This roadmap is for informational purposes only and does not constitute an offer or investment recommendation. The terms and conditions of the financial product are set out in the offering document or Whitepaper, which the investor should consult for complete and binding information.”

HOW CAN I INVEST?

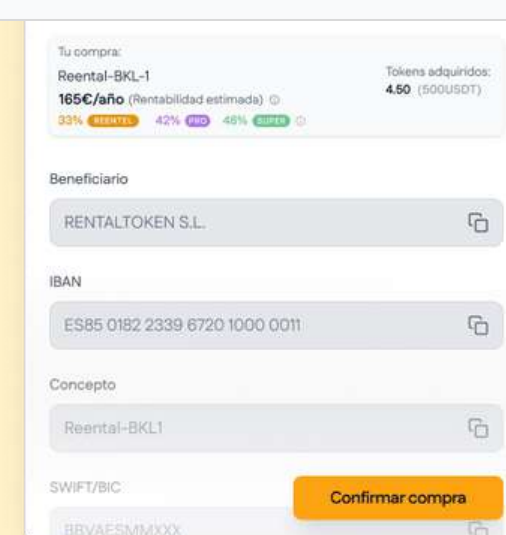
At Rental you can invest with the option that best suits you.
Choose and follow the detailed steps:

With FIAT (bank transfer)

- 1 Access your account and login to the platform.
- 2 Select “Invest by transfer” on the dashboard
- 3 Choose property, currency, amount and destination wallet



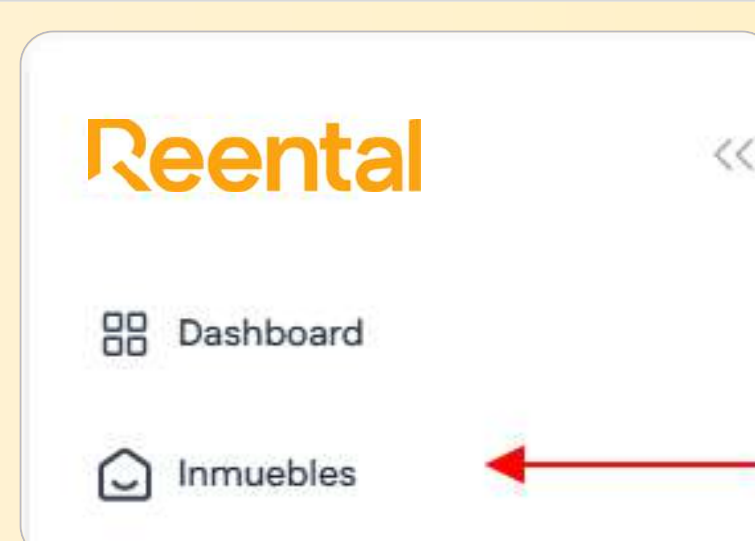
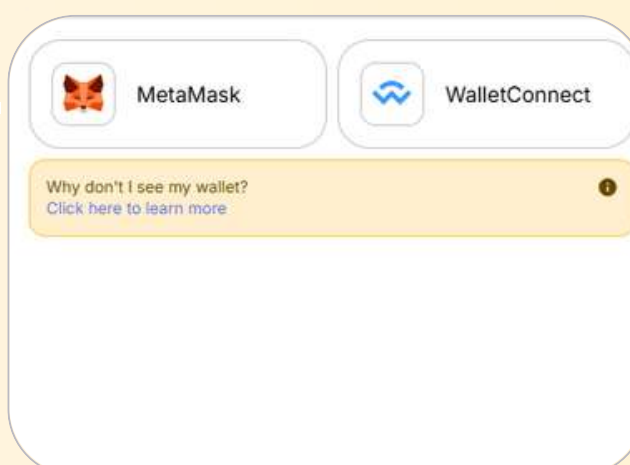
- 4 Make the bank transfer using the provided details in €/\$.
- 5 Attach supporting documentation and upload the receipt for validation.



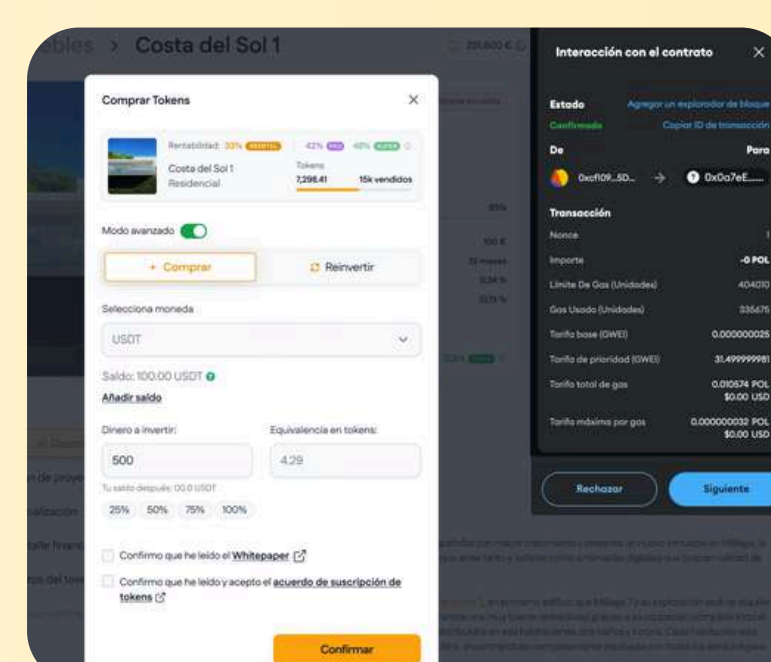
USDT / USDC

- 1 Connect your wallet MetaMask, Trust Wallet, etc.
- 2 Go to “Properties” in the left sidebar menu.
- 3 Search for the asset, select the property, and click on “Invest”.

Añadir wallet



- 4 Confirm the transaction and authorize the payment from your wallet.



With Crypto using BTC



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

TEAM

Eric Sánchez



CEO

Chief Executive

Adrian Paloma



CFO & CEO

Finance
Department

Andrés Sánchez



ARCHITECT

Architecture and Real Estate
Management

Lorena Moreno



COMPLIANCE

Legal Department

PARTNER



MDOS Capital

A Mexican company specializing in real estate development, with over 16 years of experience in the sector and a portfolio of developments in Mexico's main tourist areas, including the Riviera Maya and Baja California Sur. Rental has already successfully completed several joint projects, such as Tulum and San Miguel de Allende, among others, confirming the strength of the partnership.

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Reental

DO YOU HAVE ANY QUESTIONS?

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or contact us at:

sopORTE@reental.co

La forma fácil
de invertir en
inmuebles.

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