



OCEAN STAR ESTATES

Answers To Your Questions

1. Where is Ocean Star Estates?

Ocean Star Estates is located near the town of Luperon on the beautiful North Shore of the Dominican Republic, in the Caribbean just south of Cuba. The Dominican Republic makes up approximately two-thirds of the island of Hispaniola.

2. Why should I purchase a lot in Ocean Star Estates?

- a. Every lot at Ocean Star Estates has access to a beautiful secluded beach on the Atlantic Ocean. Although the country's law requires public access to all beaches, a real sense of privacy at this beach is created by the natural horseshoe shape of the coast, along with the quiet nature of Luperon.
- b. Because Rogue Investor was able to negotiate a purchase price below market value, individual lots are being sold at an incredible price. These prices are well below market value when compared to similar areas, as well as the rest of the Caribbean.
- c. A recent official appraisal of Ocean Star Estates showed that the property increased in value by 80% in the last two years. Land similar to Ocean Star Estates on islands adjacent to the Dominican Republic is currently selling for three to five times more per meter squared.
- d. A \$1.2 billion dollar residential resort, formerly known as AtlanticA and now called Punta Alma, is being developed within two miles of Ocean Star Estates. This resort will not only attract many high-end residents, it also will bring attention to the value of land on the north coast.

3. What is the Dominican Republic doing to promote investment in the country?

- a. Unlimited foreign investment is permitted in all sectors, with only a few exceptions, and foreign investors have the same rights to own property as are guaranteed by the Dominican Constitution to Dominican investors.

- b. In 2004, the Dominican Republic joined the Central America Free Trade Agreement (CAFTA), which includes the United States. The American Chamber of Commerce in the Dominican Republic called this "a start when investors will have more certainty and confidence when making long-term investments...a start where increased transparency will contribute to the strengthening of institutions and the rule of law."
- c. The Dominican Republic government has been a stable democracy since approximately 1966.

4. Has the development been surveyed and titled?

Ocean Star Estates has been surveyed and titled. In addition, the deslinde process is completed for Blocks A-K, and titles for the individual lots have been issued in the development owner's name. Blocks L-R are currently in the deslinde process.

5. Does Ocean Star Estates have title insurance?

Yes, Ocean Star Estates has been insured by Stewart Title Dominicana, S.A.

6. What infrastructure is planned for Ocean Star Estates?

Lots will be serviced by electricity and roads. In conjunction with home construction, property owners will install a septic tank. The community will be serviced by two groundwater monitoring wells. Utilities will primarily be underground so as not to obstruct ocean views. Besides this basic infrastructure, Ocean Star Estates will feature a clubhouse, tennis courts, swimming pool, convenience store, business center, horse stables, bike rental facility, adventure trail and green space. Basic infrastructure at this development is scheduled to be completed by 2012.



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7. Are there costs to the buyer related to the infrastructure?

Every property owner will be granted 12 months of no maintenance fees. After this first year, the fee will be determined by the homeowners association.

8. When can I begin building on my lot?

You may begin building on your lot once there is sufficient infrastructure in place. All building plans must be approved by Ocean Star Estates, LLC prior to construction. Architectural floorplans may be viewed on our website.

9. Is there a time frame within which I must begin building on my lot?

Upon receipt of a title, you have a maximum of up to two years to submit a set of construction documents and specifications to us for approval. Upon approval, construction must be initiated within a maximum of six months. Construction must be completed within one year of construction initiation, including landscaping. If you do not intend to build, you must list your property for sale within a maximum of three years from receipt of your title. The development has one exclusive builder.

10. What are the building costs?

Costs will vary by builder and plans, ranging from as low as US\$50/square foot for local building styles to US\$100/square foot for imported materials and customized designs.

11. What are the annual property taxes?

There are no property taxes on any real estate in the Dominican Republic that is valued at less than 5 million pesos (about US\$150,000). After that,

property taxes are low compared to other countries like the United States.

12. Can I rent my property and what is the rental market like?

Yes, you can rent your property. Travel to the Dominican Republic is up from 1,925,565 tourists in 1996 to 3,965,055 in 2006. There is year-round rental, with the high season being December 1 through May 15. During this season, two-bedroom, two-bath properties are rented for approximately \$1000 - \$1500 per week. Rental management companies in the Dominican Republic typically charge a fee of 10% to 20% of the rental amount. Rogue Investor, LLC also can provide rental management services.

13. What if I want to sell my property?

Rogue Investor, LLC can assist you in selling your property. Unlike Costa Rica, there are no impediments to taking the profits from your sale out of the Dominican Republic.

14. What if I want more information about Ocean Star Estates?

There are many resources on our website at www.oceanstarestates.com to assist you in your due diligence and decision-making, including the following:

- a. Investing in ocean property presentation
- b. Video tour of Ocean Star Estates
- c. Virtual walking tour of Ocean Star Estates
- d. More detailed frequently asked questions
- e. Copies of title certificates, title insurance, and other legal documents
- f. Plat maps, survey maps, and topographical map
- g. Owner financing details
- h. Infrastructure update
- i. Touring Ocean Star Estates.