

BAHÍAS DE HUATULCO, OAXACA

Investor Deck



ZION DEVELOPMENTS

BUILDING THE FUTURE

visit us at www.zionmexico.com

LEGAL DISCLAIMER

The information provided in this document is for informational purposes only, and does not represent a request for money or resources from third parties that involve profit purposes.

Certain information set forth in this presentation contains “forward-looking information”, including “future-oriented financial information” and “financial outlook”, under applicable securities laws (collectively referred to herein as forward-looking statements). Except for statements of historical fact, the information contained herein constitutes forward-looking statements and includes, but is not limited to, the (i) projected financial performance of the Company; (ii) completion of, and the use of proceeds from, the sale of the shares being offered hereunder; (iii) the expected development of the Company’s business, projects, and joint ventures; (iv) execution of the Company’s vision and growth strategy, including with respect to future M&A activity and global growth; (v) sources and availability of third-party financing for the Company’s projects; (vi) completion of the Company’s projects that are currently underway, in development or otherwise under consideration; (vi) renewal of the Company’s current customer, supplier and other material agreements; and (vii) future liquidity, working capital, and capital requirements. Forward-looking statements are provided to allow potential investors the opportunity to understand management’s beliefs and opinions in respect of the future so that they may use such beliefs and opinions as one factor in evaluating an investment.

These statements are not guarantees of future performance and undue reliance should not be placed on them. Such forward-looking statements necessarily involve known and unknown risks and uncertainties, which may cause actual performance and financial results in future periods to differ materially from any projections of future performance or result expressed or implied by such forward-looking statements.

Although forward-looking statements contained in this presentation are based upon what management of the Company believes are reasonable assumptions, there can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. The Company undertakes no obligation to update forward-looking statements if circumstances or management’s estimates or opinions should change except as required by applicable securities laws. The reader is cautioned not to place undue reliance on forward-looking statements.

Note: this example is for educational purposes only and should not be relied upon for any other use.



Huatulco is a resort town located on the Pacific coast of Mexico in the state of Oaxaca. It is known for its stunning natural beauty, pristine beaches, rich cultural heritage and world class surfing.

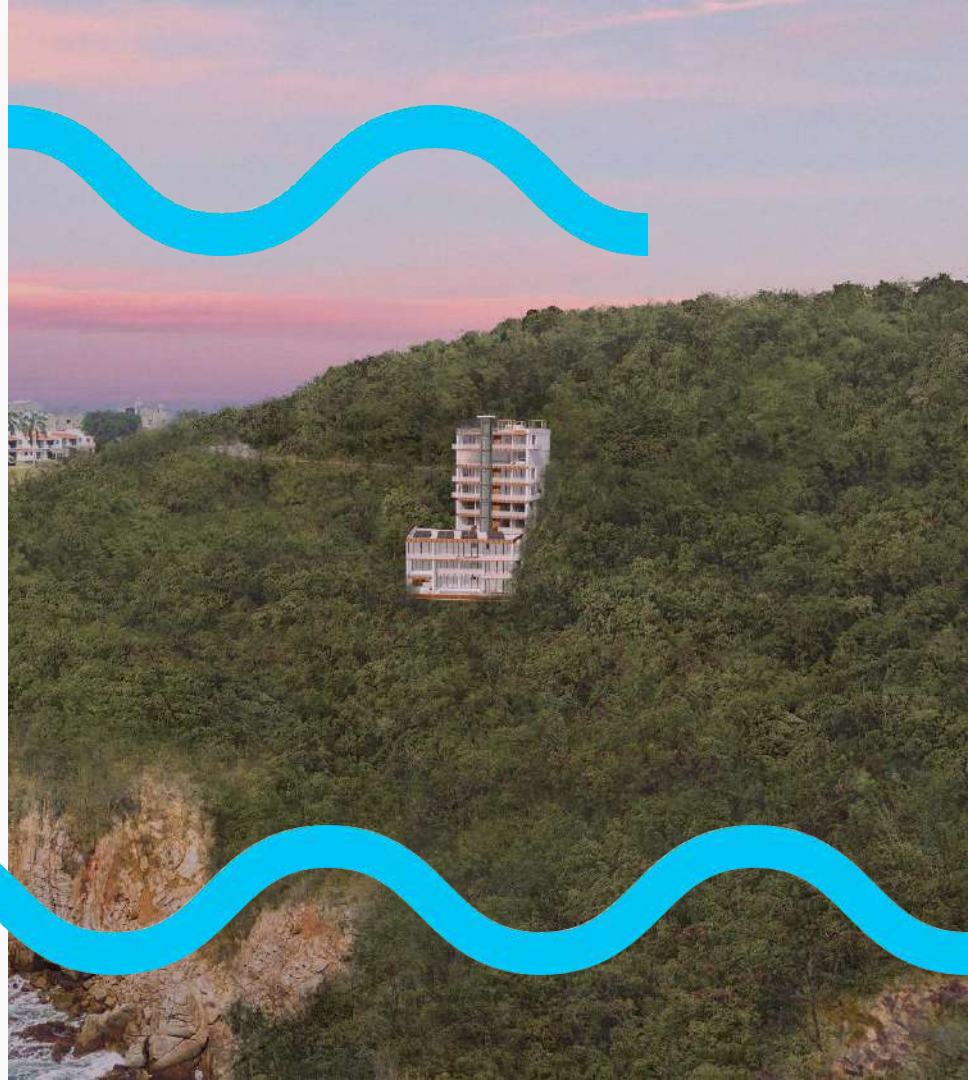


Invest in Huatulco

The real estate market in Huatulco has been growing steadily over recent years, with a significant increase of expats from Canada and USA making a move to Huatulco.

Booming real estate

The growing desire of expats moving to Huatulco fuels high demand for vacation homes and rental properties. In turn creating above normal capitalization rates and ROI.



First Class Location



For Video Click on the
black section

Bahías de Huatulco is located in the Mexican state of Oaxaca, and boasts pristine beaches, and abundant natural beauty. Also, is one of the safest places in Mexico.

9 BAYS

36 BEACHES



International Airport

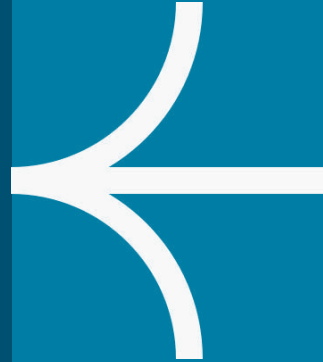


10 MINUTES FROM OUR
NEWEST DEVELOPMENT

3

HOURS FROM THE
MAIN CITY OF THE STATE

*Connecting millions of people to the
beautiful Oaxacan coast*



New Oaxacan Highway



2 HRS

Away from Huatulco an
Alternative to the
Panama Canal



FERROCARRIL INTEROCEÁNICO



The objective is to replace the Panama Canal as this system is more cost effective and efficient. Industrial operations are being set up along the railway at the major ports, the biggest one (Salina Cruz) being two hours from Huatulco.

It is an initiative that will strengthen commercial exchanges, with increased imports and exports facilitating distribution, reducing costs, and improving delivery times, benefiting both consumers and producers. This will directly impact the real estate market in Huatulco.

Increasing the Mexican GDP by over 1.6% this year.



World Class Surfing

Considered the best waves in South-Mexico. Year-round warm water temperatures.



Barra de la cruz

10 FEET WAVES

3

INTERNATIONAL
TOP ENVIRONMENTAL
CERTIFICATIONS



High-Level Certifications





Global Tourism



20+ INTERNATIONAL CRUISE
SHIPS PER YEAR

80°

FAHRENHEIT, ON
AVERAGE PER YEAR

340

DAYS OF SUNSHINE
MAKING HUATULCO THE
HOT SPOT OF MEXICO



Tropical Paradise



We are developers.

Zion Developments is a real estate development company, founded and located in Bahías de Huatulco, Oaxaca, México.

We specialize in developing residential and commercial projects.





Our services

At Zion Developments, our commitment is to provide the highest quality of professional services to all our clients.

- Real Estate Development
- Property Management
- Architectural & Engineering Services
- Business Consulting
- Construction Site Supervision
- Legal Consulting
- Mexican Company Setup
- Bank Trust Setup
- Accounting
- Drone Filming & Media
- Concierge Service

RE/MAX®



AFFILIATED PARTNERS

Altana
REALTY GROUP



Who we work with

We are proud to be associated with such a professional and respected group of companies and look forward to continuing our partnership for many years to come.





3

PROJECTS



100+
EMPLOYEES



25+
**YEARS OF
EXPERIENCE**

Meet the team

**CLICK THE LINK BELOW FOR THE
TEAM RESUMES**

<https://drive.google.com/file/d/1PaE1GKLe-0vFnjiK6rKVGWQ40BDawUv/view?usp=sharing>



LUXURY OCEANFRONT LIVING



Sunrise

SPACIOUS LUXURY CONDOS



Biya-ná

LUXURY RESIDENCES



Kruz



Kruz



Biya-ná



&



ZION's Main office



Sunrise Villas



SPACIOUS LUXURY CONDOS


BIYA-NÁ
LUXURY CONDOS

A NEW LUXURY PROJECT BY  ZION DEVELOPMENTS

LUXURY OCEANFRONT LIVING



Biya-ná offers 16 spacious, luxury condominiums with breathtaking ocean & mountain/city views.

Nestled in a first-class location from the beach.







Sunrise



ZION DEVELOPMENTS

Luxury oceanfront living

2023. A Luxury Development project by Zion Developments. All rights reserved.

Sunrise Villas is a luxury oceanfront development with **17 units**, with **exquisite oceanfront views**.

- **9 units with 2 bedrooms**
- **8 units with 3 bedrooms**



LUXURY OCEANFRONT LIVING

Nothing
comparable
in Huatulco.

Facing the Pacific Ocean, the architecture of Sunrise Villas will be in perfect harmony with nature, tranquility and elegance.





Click on the image to play video





KRUZ

Luxury
Residences





Full of amenities

Kruz is a 5 story residential complex with **2 & 3 bedroom** residences, commercial area, common rooftop, and more.



The hidden treasure of the Pacific

Kruz, in Santa Cruz, is a 5-minute walk from Huatulco's main beach and the most desired rental area. It offers access to banks, a gas station, an organic market, and numerous restaurants and commercial areas.





Investment opportunity



- We are developing a meticulously planned 135-lot single-family home subdivision, designed to meet the diverse needs of Canadian, American, and Mexican Nationals alike. Our development features concrete roads, sidewalks, and top-notch water, sewage, and electrical services, ensuring reliability comparable to that of a large city.
- At the heart of our vision is a secure gated community boasting unparalleled amenities. From pickleball courts and dog parks to gyms, refreshing pools, playgrounds, and more, we've crafted a vibrant environment where residents can thrive and enjoy a comfortable lifestyle.

Financial Information



Investment Terms



Total Capital in Offering
\$3,000,000 USD

- No Minimum investment
- The investment is done through a debt structure. Semi-annual interest payments based on 4% per month will be paid on the first \$1,000,000 raised in the Offering and 3% per month on the additional \$2,000,000 of capital.
- Investors will be entitled to all profits generated from the development until a full return of capital and interest is paid before any profits are distributed to Zion Developments.

- All capital will be used for the subdivision development and purchase of the land.
- An additional security is being offered on the first \$1,000,000 USD.
- A new company will be established that will be specific to this Development. Investors will have a joint venture contract with this company and Zion Developments.

- The land will be held within this new company, ensuring investors have full security over the asset and all capital spent on the development.
- This company will exclusively serve the project presented, with no other business activities. There will be ZERO mixing of projects or Funds. Absolute financial Clarity.
- Upon investor request, company accounting and financial statements will be provided.



Thank you for
your time.

Braeden Criddle
CEO

braeden@zionmexico.com
+52 958 187 0828
www.zionmexico.com

Blvd. Benito Juárez s/n, Plaza Paseo Santa Cruz;
Sector C, Santa Cruz;
Bahías de Huatulco, Oaxaca.
C.P. 70987, MX.