• PRIVATE OFFERING · 2026

the first *MOD by Sonesta* in the Caribbean

LA ROMANA · BAYAHÍBE · DOMINICAN REPUBLIC

SONESTA
INTERNATIONAL HOTELS

The first branded *four-star* residences in the D.R.

La Romana and Bayahíbe run higher occupancy than Punta Cana with a fraction of the competition, and the demand skews luxury. Until now, no international four-star brand served the corridor.

● LA ROMANA · BAYAHÍBE · D.R.

The most profitable *corridor* in the Caribbean.

85%+

Average occupancy

LA ROMANA-BAYAHÍBE · LAST 5 YEARS

11.6M

Tourists D.R.

2025 · RECORD YEAR

LUXURY NEIGHBORS

Casa de Campo, *six minutes away.*

“

The traveler who lands at Casa de Campo pays premium nightly rates. Your hotel sits six minutes away, at the same standard, for a more accessible price.”

OWNERSHIP

Own a titled unit inside the hotel

$ 140,000

USD · STARTING

168

TITLED UNITS

50%

DC LENDING FINANCING

CONFOTUR

15 YRS · TAX EXEMPT

Q4 2027 · 2028

SONESTA I · SONESTA II

You hold the deed. Paragon Operations / Sonesta runs the operation. You collect returns and use the unit.

Kathy@hcidr.com · +1 (954) 654-8435

THE RETURNS

Your capital *working from day one.*

On invested principal, annual.

10%	*Years 1–2*	NET · OPERATION
12%	*Years 3–5*	NET · OPERATION
8–15%	*Year 6 onward*	MATURITY

EXIT · DEVELOPER BUYBACK

A contractual **BUYBACK OPTION** *from the developer at the end of the term.*

FIXED, CONTRACTUAL, DEVELOPER-BACKED PROGRAM.

THE PROPERTY

Built for the discerning *traveler.*

Four floors. Private balconies. Contemporary architecture wrapped in tropical green.

THE HOTEL

A lobby that *sets the tone.*

WORK & SOCIAL

Coworking & *social spaces.*

01
Coworking

02
Lounge & art

03
Dining

THE TEAM

Unmatched service industry *professionals.*





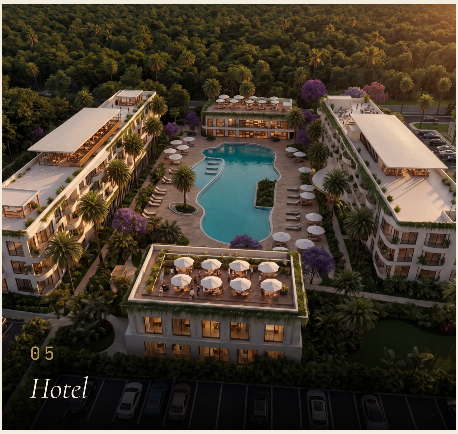

Amenities

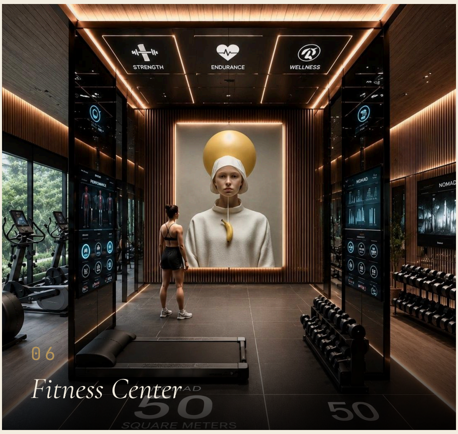

01
The pool


02
Padel & Racquet Club


03
Rooftop & bar


04
Club House


05
Hotel

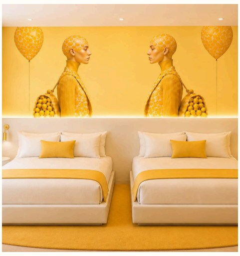


06
Fitness Center

SIGNATURE GUEST ROOM CONCEPTS

Manuel Fernández *Collection.*

Five room concepts signed by Manuel Fernández: a curated expression of art, color and emotion.



CITRUS

Double Queen bed

ENERGY · OPTIMISM · WARMTH

OCEAN

Double Queen bed

SERENITY · CLARITY · BALANCE

MONOCHROME

King bed

BALANCE · ELEGANCE · TIMELESS

CRIMSON

King bed

PASSION · DRAMA · SOPHISTICATION

CORAL

King bed

CREATIVITY · LOVE · PLAYFULNESS

UNIT TYPE

S01

One bedroom

33.10 m²
TITLED · WITHOUT BALCONY

36.25 m²
TITLED · WITH BALCONY

KEY FEATURES

King bed or two Queens · micro-kitchen · closet · bathroom · optional balcony.

UNIT TYPE

S02

Double room

33.10 m^2
TITLED · WITHOUT BALCONY

36.25 m^2
TITLED · WITH BALCONY

KEY FEATURES

King bed or two Queens · micro-kitchen · closet · bathroom · optional balcony. Different bed types; some rooms connect.

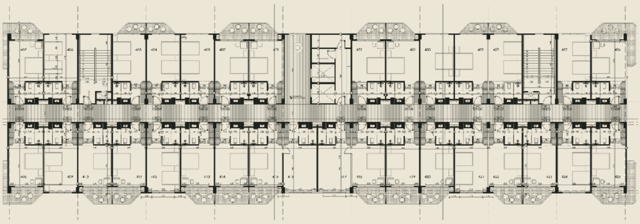
AVAILABILITY

Soi *floorplans.*

All remaining inventory now in final pre-sale. Each floor: 1,113.52 m², 32 units, most with private balconies.

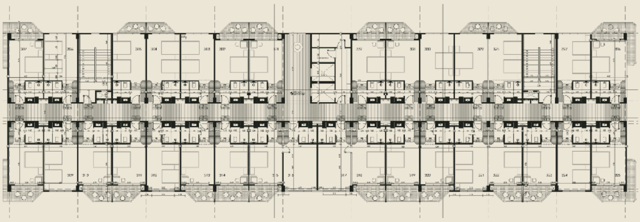
Rooftop

BAR & LOUNGE



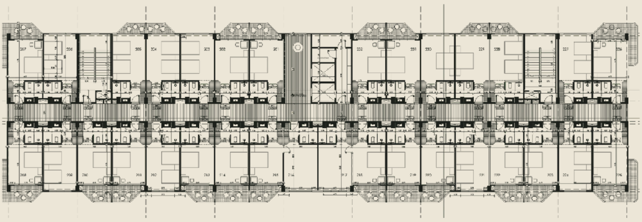
Floor 4 · 32 units

FINAL PRE-SALE



Floor 3 · 32 units

FINAL PRE-SALE



Floor 2 · 32 units

FINAL PRE-SALE

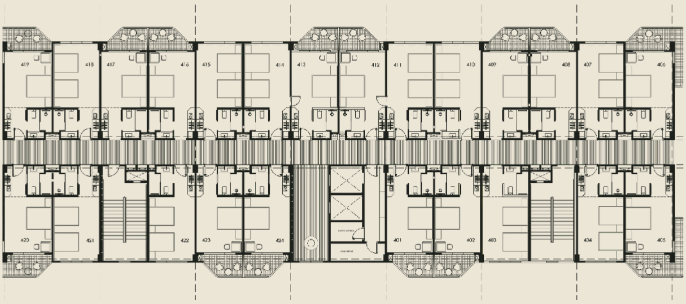
Floor 1

AMENITIES

96 UNITS · 21 REMAINING · FROM $140,000 USD CONFIRM AT RESERVATION

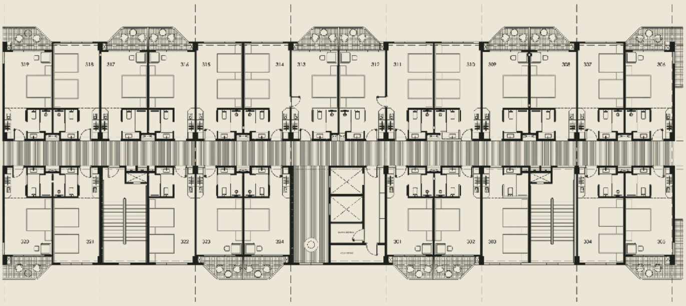
Sonesta *So2.*

The second building, now selling, for delivery in Q4 2028. 24 units per floor.



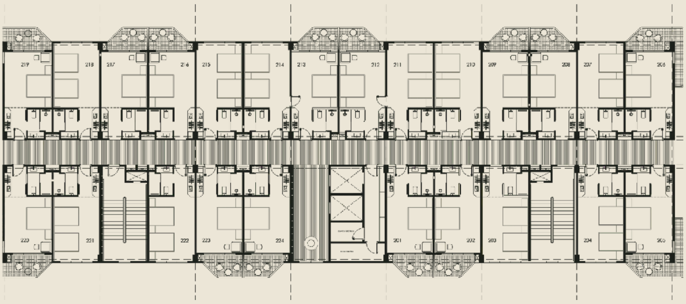
Floor 4 · 24 units

PRE-SALE



Floor 3 · 24 units

PRE-SALE



Floor 2 · 24 units

PRE-SALE

Floor 1

LOBBY & SERVICES

A tropical aesthetic, *modern and refined.*

Spaces to train, *unwind and recharge.*

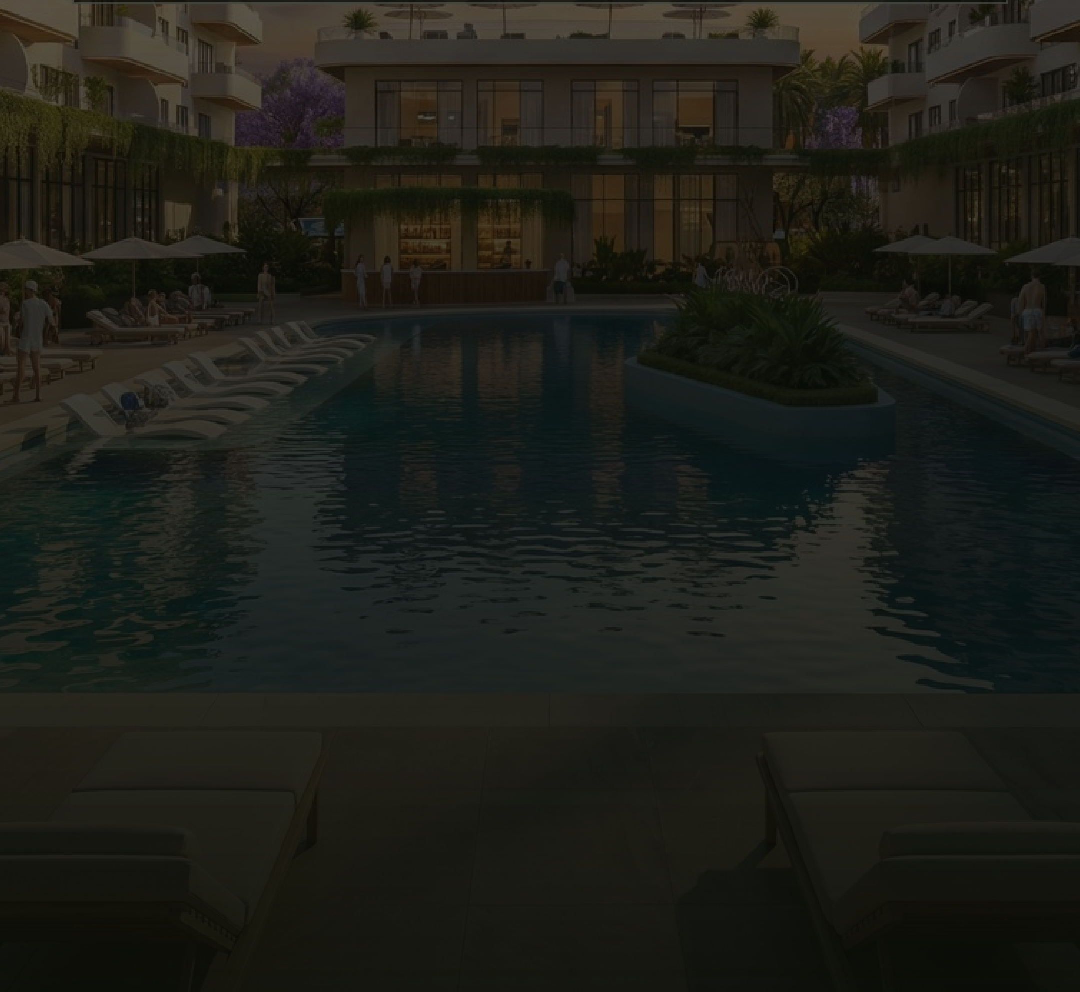
OWNERSHIP PRIVILEGES

Stay in *your hotel.*

Real ownership perks for the owner of a titled unit.

60 *usage days per year*
FOR OWNERS

- *No blackout dates · subject to availability*
- *Beach club and golf access from delivery*
- *Friends & family · 30% off the published rate, subject to availability*



DC Lending
INVESTMENT FINANCING

Finance *your unit.*

Developer-backed lending on the purchase of your unit, in USD.

Financing · LTV	50%
Rate	5% – 6.5% FIXED
Term	15 YEARS · PRINCIPAL + INTEREST
Eligibility	LOCAL & INTERNATIONAL BUYERS
Approval	PRE-APPROVAL BEFORE PURCHASE

THE PROCESS

01 **RESERVE**
Secure the unit of your choice.

02 **DOCUMENTS**
Submit financial & identification documents.

03 **APPROVAL**
For local and international buyers.

PAYMENT

Two ways *to pay.*

CASH
paid upfront

100% *at signing*

EARN 5% ANNUALLY THROUGH CONSTRUCTION

50% *at signing*

EARN 4% ANNUALLY THROUGH CONSTRUCTION

DEFERRED
staged

30% *at contract signing*

20% *within 45 days of signing*

50% *balance at closing & delivery*

AFTER DELIVERY *Both options: 10% in Years 1–2, 12% in Years 3–5, 8–15% from Year 6, per contract.*

• TAX BENEFITS · CONFOTUR

Fifteen years, *tax-free.*

0% *taxes, for 15 years*

LAW 158-01 · CONFOTUR

- ✓ **0%** *property tax (IPI)*
- ✓ **0%** *transfer tax on the purchase*
- ✓ **0%** *capital gains tax*
- ✓ **0%** *income tax on rental income*
- ✓ *Duty-free import of furnishings & equipment*

THE BRAND

Sonesta

MOD BY SONESTA · INTERNATIONAL BRAND

1,100+
hotels worldwide

8th
largest hotel brand in the world

Your unit runs under MOD by Sonesta, a global network of 1,100+ hotels recognized for design, comfort, dining, and entertainment. Its distribution connects every unit to international booking channels and a global loyalty program.

● ASSET MANAGER

Structured by *HCI.*

Hotel Collection International structures the project and manages assets across a global portfolio, leading sales and marketing on the ground in the D.R.

400+ *rooms developed & operating in the D.R.*

81% *average occupancy across its properties*

+10% *higher ADR than other market leaders*

$100M+ *portfolio already built and producing*

~$400M *active pipeline, this project adds 168 rooms*

THE DEVELOPER

Edward De Valle II · Grupo GDV.

REAL ESTATE · HOSPITALITY · MEDIA

$20B+
in projects developed, marketed & structured worldwide

$400M+
in active development across the Dominican Republic

1,500+
hotel rooms operating or under construction

25+ *yrs*
in real estate, hospitality & media

VISION 2030

1,900 *rooms across* 10 *destinations in the Dominican Republic.*

THE NEXT STEP

Reserve *your unit.*

01 Contact us

02 Select your unit

03 Reserve

CONTACT INFO

Kathy@hcidr.com | *+1 (954) 654-8435*

the first MOD by Sonesta in the Caribbean

BRAND

LEGAL NOTICE, PROJECT STRUCTURE & RISK DISCLOSURE

This disclosure is intended to provide clear and transparent identification of the principal parties involved in the NOMAD Residences project and their respective roles, consistent with generally applicable United States and European Union principles governing transparent commercial communications and the clear and conspicuous disclosure of material information.

PROJECT AND PARTIES. NOMAD Residences is a real estate and hospitality development located in the Dominican Republic. Hotel Collection International (HCI) acts as the project's commercial, development and coordination platform. The project is developed through LRM Hospitality Group, S.R.L. and/or the applicable project development entity, which is responsible for the real estate development and the obligations expressly assumed by it under the definitive contractual documentation.

HOTEL OPERATION. Paragon Real Estate Management Holdings LLC, and/or its designated Dominican operating entity, is responsible for hotel operations and applicable hospitality management services pursuant to the relevant hotel management and operating agreements. Paragon's responsibilities are separate from the development, sale and ownership of the individual real estate units except to the extent expressly provided in a definitive written agreement.

HOTEL BRAND. Sonesta International Hotels Corporation participates solely pursuant to the applicable franchise, licensing and/or brand agreements. Sonesta is not the developer or seller of the real estate units and, unless expressly stated in a definitive written agreement executed by Sonesta, does not guarantee the developer's obligations, purchaser payments, rental income, investment returns, financing, resale values, buyback obligations or financial performance of the project or any individual unit.

PURCHASER OWNERSHIP. The purchase of a unit constitutes the acquisition of the real estate rights expressly identified in the purchaser's definitive purchase agreement. The acquisition of a unit does not, by itself, constitute the acquisition of shares, equity, partnership interests or ownership rights in HCI, LRM, Paragon, Sonesta or any other company participating in the development, operation, branding or commercialization of the project.

PURCHASER FUNDS. Purchaser funds are remitted pursuant to the project's official written payment instructions to the designated account maintained or administered through Berkshire Title & Escrow Company in New Jersey, United States, or to another authorized account expressly identified in the purchaser's definitive transaction documents. Purchasers should transfer funds only pursuant to official written payment instructions and should independently verify any change to banking or wire-transfer instructions before sending funds. The receipt or administration of funds by a payment, title, escrow or other service provider does not, by itself, constitute a guarantee of the project's completion, financial performance or the obligations of any other project participant.

INFORMATIONAL AND COMMERCIAL PURPOSE. This brochure is provided for general informational and commercial purposes. It does not constitute legal, tax, accounting or personalized financial or investment advice, nor should the brochure itself be considered a substitute for the definitive contractual documentation governing the purchase of a unit.

Prospective purchasers should independently review the definitive purchase agreement and related project documentation and obtain such independent legal, tax, financial and other professional advice as they consider appropriate, particularly with respect to the laws of their country of residence and the Dominican Republic.

PROJECTIONS, RETURNS AND PROJECT INFORMATION. Any illustrations, architectural renderings, plans, dimensions, furnishings, amenities, completion or opening dates, rental rates, occupancy assumptions, operating projections, appreciation scenarios, resale expectations, financing terms, buyback provisions, projected or stated returns, or other forward-looking information are subject to the assumptions, conditions, limitations and obligations contained in the applicable definitive agreements.

Real estate ownership and participation in a rental or hospitality program involve risk. Property values, occupancy, rental rates, operating expenses, financing conditions, exchange rates, taxation, economic conditions and other factors may change and may affect actual results.

No statement contained in this brochure shall constitute an unconditional guarantee of profitability, appreciation, liquidity, resale value or investment performance except to the extent that a specific obligation or guarantee is expressly contained in a definitive written agreement executed by the party legally responsible for that obligation. Any contractual return, payment, financing, repurchase or other commitment is an obligation solely of the entity expressly identified as responsible for that commitment in the applicable definitive agreement.

SEPARATE LEGAL ENTITIES. HCI, LRM, Paragon, Sonesta, Berkshire and all other participating entities are separate legal entities with separate contractual functions and responsibilities. The participation of one entity in the project should not be interpreted as an assumption or guarantee of the obligations of another entity except where expressly established in a definitive written agreement executed by that entity.

In the event of any inconsistency between this brochure, any marketing material or oral representation and the definitive contractual documents executed in connection with a purchase, the executed definitive contractual documents shall control to the extent permitted by applicable law.