

NATUREWALK COSTA RICA \$5,000 Titled Interests Series 1A



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6/3/2010

Investment Circular:
\$5,000 Fractional Titled – Lot Investment Program Series 1-A
NATUREWALK, Costa Rica

New Hybrid Investment type

Our new type of hybrid land and teak forestry investments are now available starting at US\$5,000.00 sponsored by NATUREWALK Projects in Costa Rica. This starting level investment allows individuals to participate in the NATUREWALK sustainable investment program and achieve investment and socio-economic goals that have only previously been available to larger scale investors.

Not a pooled investment. You get title.

This investment is different from a pooled investment format. Each US\$5,000.00 investment receives a secure, titled interest in real estate as well as a proportional investment in teak forestry grown on the lot. These real estate interests are title guaranteed by Chicago Title Company, a multi-billion dollar U.S. based Title Company through its exclusive agent in Costa Rica, Latinamerica Title Company.

Superior selected Lots, Management Free

Investment Lots offered in this program have been selected on the basis of superior location, amenities and views of the ocean and have been categorized in terms of length of investment giving the participant a range of selections. Your investment is professionally managed during the term and through sale allowing you a carefree investment experience.

Short Term - 3 Year: Investment

10% return paid by the Sponsor quarterly for 3 years and deposited in bank account associated with the investor. Lot appreciation due to growth in forestry as well as land appreciation is divided equally upon sale of the lot. Lot maintenance and trustee fees are paid yearly by the sponsor during the three year term. The lot is sold at the end of third year and returns, less costs of sale are distributed equally to the investors.



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Medium Term – 5 year investment

A 10% return is paid by the Sponsor quarterly for 3 years and deposited in a bank account associated with the investor. Lot appreciation due to growth in teak forestry as well as land appreciation is divided equally upon sale of the lot. Lot maintenance and trustee fees in the amount of US\$150.00 are paid yearly in advance by the investor after the third year. The lot is sold at the end of the fifth year and returns, less costs of sale are distributed equally to the investors.

Long Term – 8 year investment

A 10% return paid by the Sponsor quarterly for 3 years and deposited in a bank account associated with the investor. Lot appreciation due to growth in teak forestry as well as land appreciation is divided equally upon sale of the lot. Lot maintenance and trustee fees in the amount of US\$150.00 are paid yearly in advance after the third year by the investor. The lot is sold at the end of the eighth year and returns, less costs of sale are distributed equally to the investors.

Trust Information

Each lot and its common ownership is governed by a Trust Investment Plan which is jointly administered by Latinamerica Title acting as Title administrator trustee and Naturewalk Sales Trust 1 administering the maintenance and resale of the Property. The Trust Investment Plan contains instructions to the joint Trustees governing the maintenance, security and disposition of the real estate at the end of the investment period.



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Investment Returns

An investment targeted return forecast has been created for each investment term to inform investors of the hybrid potential of land and teak at NATUREWALK. We deem these projections conservative in nature but are subject to natural occurrences and market conditions. These projections can be discussed in detail with your sales investment counselor.

Restrictions

There is not a restriction on purchasing more than one interest and several in different categories can provide a balanced portfolio for the investor. Interests may be sold, gifted or bequeathed during the investment term with a small transfer administration cost.

Further Information

Further information is available from NATUREWALK or from our Investment Real Estate Agencies. Visit our website at www.naturewalk for a list of our agency representatives or contact us for more information at 866-990-1123 toll free Canada & U.S.



NATUREWALK FINACIAL PROJECTIONS

\$5,000 TITLED INTEREST - INVESTOR OFFERING

INVESTMENT SUMMARY: 3,5 & 8 YEAR TERMS

TARGETED INVESTMENT RETURNS

	<u>3 YR</u>	<u>5YR</u>	<u>8YR</u>
Inputs			
<i>Starting investment</i>	\$5,000	\$5,000	\$5,000
<i>land appreciation factor</i>	10.0%	10.0%	10.0%
<i>Dividend (3yr)</i>	10.0%	10.0%	10.0%
<i>teak sales</i>	\$1000 m3	\$1000 m3	\$1000 m3
Results			
Dividend (3yr)	\$1,500	\$1,500	\$1,500
¹ Land Appreciation	\$1,256	\$2,269	\$4,325
² teak appreciation		\$1,525	
³ Teak Sales	0	0	\$3,360
Total Targeted Return	\$2,756	\$5,294	\$9,185
Annual %	<u>18.4%</u>	<u>21.2%</u>	<u>23.0%</u>

Notes

- ¹ Land appreciation is net of maintenance and sales costs
- ² Teak appreciation assumes 55% of teak value in year 18
- ³ Teak sale is net of costs of harvest, milling and sales



NATUREWALK FINANCIAL PROJECTIONS

\$5,000 TITLED INTEREST - INVESTOR OFFERING

INVESTMENT INFORMATION

Purchase	1 titled interest
Amount Invested	\$5,000
Investment Timeline	1 titled interest held for 3 years. Titled interest sold at the end of 3 years.
Financing	none
Developer Dividend	3 years @ 10% per annum 10% per annum (compounded annually)
Land Appreciation	\$1000 per cubic meter. (not applicable)
Teak Value	

HIGHLIGHTS

Item	Start	Year 1	Year 2	Year 3
Cash Available	\$5,000	\$500	\$500	\$7,155
Cash Uses	\$5,000	\$0	\$0	\$5,399
Net Cash flow	\$0	\$500	\$1,000	\$2,756

Annual Targeted Return: 18.4%

RESULT

The amount of \$5,000 is invested for 3 years. The lots and teak are sold at the end of year 3. The investment of \$5,000 is paid back and the return on investment has grown to \$2,756 (18.4% annual return)



Disclaimer: Financial modeling and Targeted returns are demonstrative of projected returns using assumed variables. They are an investment tool meant to inform the investor of possible projected returns taking into account various assumptions. These assumptions include market prices, acts of god and nature, harvest yields, and other factors which are beyond the control of NATUREWALK, its owners and agents and are not guaranteed. Results will vary.

NATUREWALK FINANCIAL PROJECTIONS

\$5,000 TITLED INTEREST - INVESTOR OFFERING

INVESTMENT INFORMATION

Purchase	1 Property Interest
Amount Invested	\$5,000
Investment Timeline	1 Property Interest held for 5 years. 18 year old teak is sold with property interest.
Financing	none
Developer Dividend	3 years @ 10% per annum
Land Appreciation	14.5% per annum (compounded annually)
Teak Value	\$1,000 per cubic meter. (not applicable)
Teak Appreciation	55% of end value in year 18

HIGHLIGHTS

Item	Start	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Available	\$5,000	\$500	\$500	\$500	\$0	\$9,577
Cash Uses	\$5,000	\$0	\$0	\$0	\$150	\$5,633
Net Cash flow	\$0	\$500	\$1,000	\$1,500	\$1,350	\$5,294

Annual Targeted Return: 21.2%

RESULT

The amount of \$5,000 is invested for 5 years. The lots and teak are sold at the end of year 5. The investment of \$5,000 is paid back and the return on investment has grown to \$5,294 (annual return of 21.2%)



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NATUREWALK FINACIAL PROJECTIONS

\$5,000 TITLED INTEREST - INVESTOR OFFERING

INVESTMENT INFORMATION

Purchase	1 Property Interest
Amount Invested	\$5,000
Investment Timeline	1 Property Interest held for 8 years. 20 year old teak is sold with property interest.
Financing	none
Developer Dividend	3 years @ 10% per annum
Land Appreciation	10% per annum (compounded annually)
Teak Value	\$1000 per cubic meter.

HIGHLIGHTS

Item	Start	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Cash Available	\$5,000	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$14,078
Cash Uses	\$5,000	\$0	\$0	\$0	\$150	\$793	\$150	\$150	\$5,150
Net Cash flow	\$0	\$500	\$1,000	\$1,500	\$1,350	\$557	\$407	\$257	\$9,185

Targeted Annual Return: 23.0%

RESULT

The amount of \$5,000 is invested for 8 years. The lots and teak are sold at the end of year 8 . The investment of \$5,000 is paid back and the return on investment has grown to \$9,185 (annual return 23.0 %)



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Frequently Asked Questions
\$5,000 Fractional Titled – Lot Investment Program
NATUREWALK, Costa Rica

1. What is a real estate titled interest?

Real estate titled interest, also referred to as a tenant-in-common interest is a fractional real estate holding in real property (real estate) in which a number of holders share together the ownership of the property. This is the most common form of ownership when several people wish to own real property together. In our case, a Trust has been inserted to hold the interests of the participants. The Trust has clear guidelines on how the property is to be managed during the investment period and how it is sold at the end of the term. All participants subscribe to the rules established in the Trust.

2. How is the real estate sold at the end of the investment period?

The Sales Trustee will select a real estate company familiar with the local area and investment to represent the property. Offers will be formulated over a period of 90 days, known as “the initial sales period”, and must meet minimum sales criteria known as “minimum sales goals”. The highest qualifying offer will be selected and the property sold. Funds will be distributed to the participants after the deduction of costs of sale. In the event a qualifying offer is not received during the initial sales period then a further sales period will be selected until the property is sold.

3. What are my obligations during the investment period?

Your investment is meant to be “responsibility free” during the investment period. Day to day and overall management decisions are made by the Joint Trustees according to the pre-established investment plan.

4. Can I visit the Property during the investment period?

You are more than welcome to visit your property during the investment period and receive a guided tour of the NATUREWALK ecological Project by our staff.



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5. How is my real estate interest held during the investment period?

In Costa Rica, a limited liability S.A. is used to hold property as it has advantages including limited liability, ease of property transfer and other administrative benefits. A new limited liability S.A. is provided in the closing package of this investment and closing is facilitated using this ownership structure. You will instruct the Escrow and Title Company in which name you wish to hold your shares.

Note: It is recommended that you do not mix other assets or obligations in this company as it will be most likely used to transfer your ownership to the next purchaser.

6. Are there additional initial costs for this investment?

Your total set-up and closing costs for this investment are included in each category of investment. Your only initial cost in the investment you make of \$5,000.

7. How will I know when I have closed and received title to my Property?

You will receive a closing package from Latinamerica Escrow which includes a closing statement of the transaction, the books and records of the new limited liability S.A. Company and its status certified by NATUREWALK, and a title guarantee from Chicago Title Company certifying your company as the beneficial owner of the real estate interest you contracted for.

8. Do I have to come to Costa Rica to close this transaction?

It is not necessary for you to come to Costa Rica to close your purchase. As your property interest is already in the name of a new limited liability S.A. company, a share transfer by escrow at closing will be made in Costa Rica transferring the shares to you therefore effectively transferring the beneficial property interest into your ownership control.



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9. What are my ongoing costs for this investment?

The three year term has no additional costs associated with the investment. The 5 and 8 year investment terms have a annual \$150 cost which covers property and trust maintenance.

10. What is the procedure for purchasing my Property interest at Naturewalk?

A reservation agreement is prepared and sent to you for signature. This will reserve your property interest and commit Naturewalk to the sale of the property interest. You will return the reservation agreement with a deposit made payable to Naturewalk in the amount of US\$1,000.00. A purchase subscription agreement will then be prepared and sent for your signature. You are welcome to engage an attorney at this point to represent your interest or you can speak with NATUREWALK attorneys and LATINAMERICA TITLE to answer questions you may have. Upon signing the purchase agreement an escrow is opened in your name at LATINAMERICA TITLE. You will deposit the additional US\$4,000.00 into LATINAMERICA Title Escrow. Closing of the transaction will then proceed and you will be notified by NATUREWALK and LATINAMERICA TITLE when the closing is complete.

NOTE: In the event you decide not to purchase during the reservation period your deposit is refundable by NATUREWALK less US\$250.00 administrative cost.

