



Re: 2x ROI- Limited-time offer!

From Mark Lepore <mlepore@hotmail.com>

Date Mon 2024-06-24 9:33 PM

To Jeff Finstad <jeff@ultprop.com>

I bought the PR on a couple items and have concerns, but my biggest issue is nothing is clearly defined. It all boils down to they take money and there are no roadmaps on when money is returned to investors. 20 years, no financials, no road maps, and no goals. "We will get to it" is their financial MO and exit strategies are non existent.

Every single one of their investments works that way. They take money, spend wildly, and claim they don't have anything after what I am starting to feel is laundering it through ridiculous spending to 'friends' behind closed doors.

They spent 80K on extra roads, and Kelly offered to do them for 20K. What is the justification? None, literally none.

From: Jeff Finstad <jeff@ultprop.com>

Sent: June 24, 2024 4:18 PM

To: deberman08@proton.me <deberman08@proton.me>; mlepore@hotmail.com <mlepore@hotmail.com>

Subject: Fwd: 2x ROI- Limited-time offer!

This is the timeshare like opportunity they are now pushing. I was forwarded the literature on this a couple months ago by someone who was looking at the ECI marriott & ended up deciding it wasn't for them.

Jeffrey Finstad

From: ECI Development <sales@ecidevelopment.com>

Sent: Monday, June 24, 2024 7:56:17 AM

To: jeff@thefinstads.net <jeff@thefinstads.net>

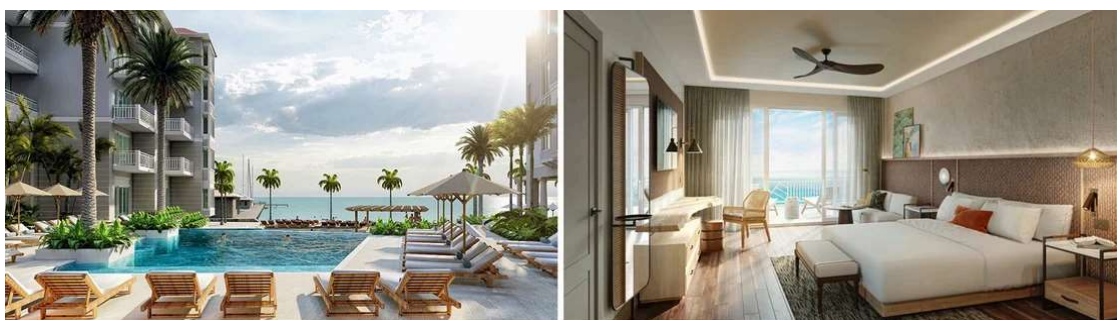
Subject: 2x ROI- Limited-time offer!



Dear Investor,

You've asked to hear about great investments. This is one of the best in the Caribbean right now. Double your money in 5-7 years with the right to convert to full ownership at any point. This is your exclusive opportunity to invest in the prestigious Marriott Oceanfront Residences in Belize. With a track record of success and 28 years of experience in Central America, ECI Developments invites you to be a part of something truly exceptional.

Check out a one-of-a-kind investment opportunity at the soon-to-open Belize Marriott property in San Pedro. It's a model that many family offices use, giving the investor 2X their money in a short period of time. This opportunity is designed for someone who wants to have strong cash flow from an international asset while having the backing of a strong brand like Marriott.



INVESTMENT HIGHLIGHTS:

- **Double Your Investment:** As one of only 12 exclusive investors, you'll select a specific residence within the Belize Marriott property. 100% of the cash flow generated from that residence will be utilized to double your money. With current market conditions, we expect that to be over a 5-7 year period. With a minimum investment of \$339,900, your partnership unit unlocks the potential for extraordinary returns.
- **Cash Flow:** Your investment entitles you to 100% of the cash flow generated by the residence you select.
- **Conversion Option** - If you do want to own the residence outright, you can convert anytime during the investment period.
- **Usage Rights** – As the investor, you have unlimited right to use the residence during your investment period. All usage will be debited against investment

return.

- **Residency:** Investing in a Marriott Residence not only offers you a luxurious retreat but also qualifies you for a second residency in Belize. In today's ever-changing world, having a second residency provides invaluable flexibility, security, and access to global opportunities.



The Belize Advantage

Belize, with its long barrier reef, pristine beaches, vibrant culture, and thriving tourism industry, offers investors the opportunity to get into an emerging market early for strong cash flow and significant appreciation as the popularity of the destination soars. With over 300 days of sunshine each year and endless opportunities for adventure,

Belize beckons as a haven for investors seeking both financial prosperity and personal fulfillment.

Why Choose Marriott Oceanfront Residences:

- **Luxury Living:** Experience oceanfront living at its finest with world-class amenities and renowned Marriott service.
- **Investment Potential:** Our model is designed to maximize your returns, offering a clear path to doubling your investment within a short timeframe.
- **Second Residency:** Benefit from the added security and flexibility of owning a second residency in Belize, a country known for its welcoming atmosphere and favorable investment climate.



NEXT STEP

Reach out to our dedicated property and residency consultant today to discover how you can double your investment and secure your spot at Marriott Oceanfront Residences. We're here to provide you with all the facts and a comprehensive explanation on how to optimize this investment opportunity

Don't let this opportunity slip through your fingers. Seize the chance to enhance your investment portfolio and embark on a journey towards financial prosperity and personal fulfillment.

Warm Regards,
ECI Development

YES, I AM INTERESTED TO FIND OUT MORE

Belize, P.O. Box 11, San Pedro, Ambergris Caye, Belize, (501) 226-4771

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