



# OWN A TROPICAL INCOME SUITE

Passive Income | Tropical Vacations | Global Impact

Coconuts Performance Center  
Bohol, Philippines

# THIS IS NOT JUST REAL ESTATE

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- ✓ Cash-flowing asset
- ✓ Tropical lifestyle
- ✓ Sports academy
- ✓ Global brand

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**You are owning a movement.**

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# THE PROPERTY



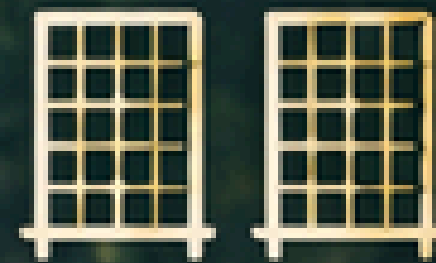
Eco-Lodge



Baseball  
Infield



Soup  
Kitchen



2 Batting  
Cages



Fitness  
Area



# MORE THAN AN INVESTMENT



21-Day Annual Stay



Suite Naming Rights



Media Exposure



Global Network



**YOUR INVESTMENT FEEDS PEOPLE**

Low-cost meals for 100+ kids

**Income + Impact**

# CURATE YOUR SPACE

- ✓ Interior style
- ✓ Furniture
- ✓ Personal branding





# Welcome to the Bohol Coconuts Founders Club

## An Executive Summary & Invitation to Partner

Dear Future Founder,

Millions of Americans are searching for the perfect remote business. You want to generate consistent monthly income, build a hands-off real estate portfolio, and work from the comfort of your own home. But the traditional routes—bidding wars on local properties, soaring interest rates, and the midnight phone calls to fix a broken water heater—turn the dream of "passive income" into a stressful second job.

What if you could bypass the local housing market entirely, own a piece of a luxury tropical resort, and run your own highly profitable boutique travel agency right from your laptop? Welcome to the **Bohol Coconuts Performance Center & Eco-Lodge**.

Located in the heart of the Philippines—a world-class destination that welcomed 1.4 million tourists in 2025—our facility is a 12-month tropical paradise. We are currently selecting a strictly limited number of partners to join our Founders Club. By providing the capital to construct one of our remaining Eco-Lodge Suites (an accessible \$8,000 to \$12,000 investment), you secure a 10-year, high-yield asset that pays you monthly.

This is not a traditional real estate syndication where your money is locked away for years. This is a turnkey business partnership powered by a transparent, dual-engine revenue model:

- **The Active Split (60% to You):** Act as your own boutique travel agent. When you leverage your network to book your named suite, you retain a massive 60% of the gross room revenue.
- **The Passive Split (40% to You):** When you want to step back, our global marketing team takes over. You receive a completely passive 40% cut on every general tourist booking we generate for your suite.
- **Zero Landlord Headaches:** We handle 100% of the property management, daily housekeeping, and guest services.
- **Monthly Cash Flow:** All revenue is tallied and disbursed directly to your account every 30 days.

Beyond the financials, your investment serves a greater purpose. The portion of the revenue retained by the Eco-Lodge goes directly toward covering operational costs and funding the Bohol Coconuts youth baseball and softball programs, leaving a lasting legacy on the island.

As a Founder, you will also receive up to 21 days of complimentary personal use of your suite every year, allowing you to enjoy the tropical asset you own.

I invite you to review the enclosed 10-Year Pro Forma Financial Breakdown, the Property Management Brief, and our Revenue Sharing Agreement to see the exact math behind this opportunity.

We are building something unprecedented in Bohol. I look forward to partnering with you.

Best regards,

**Coach Merv Moore** Club Director, Bohol Coconuts Performance Center

# The 10-Year Pro Forma Financial Breakdown

## A Conservative Projection for Your Eco-Lodge Asset

Our financial model is designed to provide you with a rapid return of your initial capital, followed by nearly a decade of pure profit generation. To demonstrate the power of this asset, the following pro forma is based on a standard **\$12,000 USD Executive Suite Investment** and a highly conservative **150 nights booked per year** (approx. 41% occupancy).

### The Investment Basis

- **Initial Capital Contribution:** \$12,000 USD (One-time infrastructure investment for the Executive Suite)
- **Contract Term:** 10 Years
- **Disbursement Frequency:** Monthly

### Engine 1: The Active Split (Your Travel Agency)

When you leverage your own network (friends, family, social media, digital nomads) to book your named suite, you act as the booking agent and retain **60% of the Gross Room Revenue**.

- **Target:** You successfully book 50 nights/year (focused on peak seasons and holidays).
- **Average Nightly Rate:** \$165 USD
- **Annual Gross Revenue Generated:** \$8,250 USD
- **Your 60% Share: \$4,950 USD**

### Engine 2: The Passive Split (Our Global Marketing)

When your suite is open, our global marketing team seamlessly takes over to fill the calendar with international ecotourists. You receive a completely passive **40% of the Gross Room Revenue** for these bookings.

- **Target:** Our team books 100 nights/year (standard season travelers).
- **Average Nightly Rate:** \$165 USD
- **Annual Gross Revenue Generated:** \$16,500 USD
- **Your 40% Share: \$6,600 USD**

### The 10-Year Snapshot: Total Projected Returns

By combining your active part-time booking efforts with our passive global marketing, your **\$12,000 investment** generates the following projected returns:

- **Estimated Annual Payout:** \$11,550 USD
- **Estimated Monthly Cash Flow:** ~\$962 USD / month
- **Capital Recovery Timeline:** ~12.5 Months

**The Decade Outlook:** After your initial capital is fully recovered in just over a year, your suite operates as a pure profit center for the remaining 107 months of the agreement.

- **Total 10-Year Projected Gross Income: \$115,500 USD**
- **Total Projected ROI: 962%**

*(Note: These figures are mathematical projections based on the \$165/night estimated daily rate and conservative occupancy models for the Bohol tourism sector. Real estate and hospitality markets fluctuate, but your revenue split is entirely protected from the Eco-Lodge's operational expense deductions.)*

# The 10-Year Pro Forma Financial Breakdown

## A Conservative Projection for Your Eco-Lodge Asset

Our financial model is designed to provide you with a rapid return of your initial capital, followed by nearly a decade of pure profit generation. To demonstrate the power of this asset, the following pro forma is based on a standard **\$9,000 USD VVIP Double Suite Investment** and a highly conservative **150 nights booked per year** (approx. 41% occupancy).

### The Investment Basis

- **Initial Capital Contribution:** \$9,000 USD (One-time infrastructure investment for the Executive Suite)
- **Contract Term:** 10 Years
- **Disbursement Frequency:** Monthly

### Engine 1: The Active Split (Your Travel Agency)

When you leverage your own network (friends, family, social media, digital nomads) to book your named suite, you act as the booking agent and retain **60% of the Gross Room Revenue**.

- **Target:** You successfully book 50 nights/year (focused on peak seasons and holidays).
- **Average Nightly Rate:** \$110 USD
- **Annual Gross Revenue Generated:** \$5,500 USD
- **Your 60% Share: \$3,300 USD**

### Engine 2: The Passive Split (Our Global Marketing)

When your suite is open, our global marketing team seamlessly takes over to fill the calendar with international ecotourists. You receive a completely passive **40% of the Gross Room Revenue** for these bookings.

- **Target:** Our team books 100 nights/year (standard season travelers).
- **Average Nightly Rate:** \$110 USD
- **Annual Gross Revenue Generated:** \$11,000 USD
- **Your 40% Share: \$4,400 USD**

### The 10-Year Snapshot: Total Projected Returns

By combining your active part-time booking efforts with our passive global marketing, your **\$9,000 investment** generates the following projected returns:

- **Estimated Annual Payout:** \$7,700 USD
- **Estimated Monthly Cash Flow:** ~\$642 USD / month
- **Capital Recovery Timeline:** ~14.0 Months

**The Decade Outlook:** After your initial capital is fully recovered in just over a year, your suite operates as a pure profit center for the remaining 107 months of the agreement.

- **Total 10-Year Projected Gross Income: \$77,000 USD**
- **Total Projected ROI: 855%**

*(Note: These figures are mathematical projections based on the \$110/night estimated daily rate and conservative occupancy models for the Bohol tourism sector. Real estate and hospitality markets fluctuate, but your revenue split is entirely protected from the Eco-Lodge's operational expense deductions.)*

# The 10-Year Pro Forma Financial Breakdown

## A Conservative Projection for Your Eco-Lodge Asset

Our financial model is designed to provide you with a rapid return of your initial capital, followed by nearly a decade of pure profit generation. To demonstrate the power of this asset, the following pro forma is based on a standard **\$8,000 USD The Single Suite Investment** and a highly conservative **150 nights booked per year** (approx. 41% occupancy).

### The Investment Basis

- **Initial Capital Contribution:** \$8,000 USD (One-time infrastructure investment for the Executive Suite)
- **Contract Term:** 10 Years
- **Disbursement Frequency:** Monthly

### Engine 1: The Active Split (Your Travel Agency)

When you leverage your own network (friends, family, social media, digital nomads) to book your named suite, you act as the booking agent and retain **60% of the Gross Room Revenue**.

- **Target:** You successfully book 50 nights/year (focused on peak seasons and holidays).
- **Average Nightly Rate:** \$70 USD
- **Annual Gross Revenue Generated:** \$3,500 USD
- **Your 60% Share: \$2,100 USD**

### Engine 2: The Passive Split (Our Global Marketing)

When your suite is open, our global marketing team seamlessly takes over to fill the calendar with international ecotourists. You receive a completely passive **40% of the Gross Room Revenue** for these bookings.

- **Target:** Our team books 100 nights/year (standard season travelers).
- **Average Nightly Rate:** \$70 USD
- **Annual Gross Revenue Generated:** \$7,000 USD
- **Your 40% Share: \$2,800 USD**

### The 10-Year Snapshot: Total Projected Returns

By combining your active part-time booking efforts with our passive global marketing, your **\$8,000 investment** generates the following projected returns:

- **Estimated Annual Payout:** \$4,900 USD
- **Estimated Monthly Cash Flow:** ~\$408 USD / month
- **Capital Recovery Timeline:** ~19.5 Months

**The Decade Outlook:** After your initial capital is fully recovered in just over a year, your suite operates as a pure profit center for the remaining 107 months of the agreement.

- **Total 10-Year Projected Gross Income: \$49,000 USD**
- **Total Projected ROI: 612%**

*(Note: These figures are mathematical projections based on the \$70/night estimated daily rate and conservative occupancy models for the Bohol tourism sector. Real estate and hospitality markets fluctuate, but your revenue split is entirely protected from the Eco-Lodge's operational expense deductions.)*

# The Property Management & Operations Brief

## Your Turnkey, Landlord-Free Asset on the Island

The greatest hurdle in traditional real estate investing is property management. The midnight phone calls about a broken water heater, the stress of coordinating local cleaners, and the nightmare of dealing with difficult tenants can quickly turn "passive income" into an exhausting second job.

As a Founder at the Bohol Coconuts Performance Center & Eco-Lodge, your real estate asset is 100% turnkey and managed by our boots-on-the-ground team. You act as the remote travel agent and collector of revenue; we act as the property managers, the concierge, and the maintenance crew.

Your revenue split is entirely protected from operational expense deductions. The portion of the gross revenue retained by the Eco-Lodge is precisely what funds this comprehensive, 5-star management operation.

Here is exactly how our team protects your investment and serves your clients on the island:

### 1. Premium Guest Services & Concierge

Whether you secured the booking through your own network (earning your 60% active split) or our team booked it (earning your 40% passive split), your guests receive the exact same VIP treatment.

- **Seamless Check-In/Check-Out:** Our front desk staff welcomes your clients, handles all room keys, and manages the entire departure process.
- **On-Site Concierge:** We assist your guests with booking local tours (like the Napaling Reef sardine run or the Chocolate Hills), arranging scooter rentals, and answering any questions they have during their tropical holiday. You never have to play tour guide from your laptop.

### 2. Professional Housekeeping & Turnover

A high-end Eco-Lodge requires high-end cleanliness. Our dedicated housekeeping staff ensures your suite is always in pristine condition, maximizing positive reviews and repeat bookings for your travel agency.

- **Complete Turnovers:** Deep cleaning, sanitization, and restocking of all amenities between every single guest stay.
- **Linens & Laundry:** We handle the washing and replacement of all premium bedding, towels, and room fabrics.

### 3. Proactive Maintenance & Groundskeeping

A tropical environment is beautiful, but it requires diligent upkeep. You will never have to search for a local contractor or wire emergency funds for a repair.

- **Preventative Upkeep:** Routine servicing of air conditioning units, plumbing, and electrical systems to prevent breakdowns before they happen.
- **Immediate Repairs:** If a guest breaks a fixture or an appliance malfunctions, our on-site maintenance team fixes it immediately at no out-of-pocket cost to you.
- **Immaculate Grounds:** We maintain the lush tropical landscaping, the outdoor lighting, the communal dining areas, and the baseball/softball training facilities so the entire property always looks exactly like the brochure.

### 4. 24/7 Security

Your asset and your guests are protected around the clock. The Bohol Coconuts Performance Center is a secure, monitored facility, ensuring total peace of mind for international travelers and digital nomads staying in your suite.

# The Founders Usage & Booking Guide

## Operating Your Turnkey Travel Agency

As a Founder and owner of a suite at the Bohol Coconuts Eco-Lodge, you are in complete control of your asset. Whether you are actively booking clients to maximize your 60% active revenue split, letting our team fill the calendar for your 40% passive split, or blocking off dates for your own tropical getaway, your entire business is run through a simple, centralized digital dashboard.

Here is your operational playbook for managing your suite:

### 1. Booking Your Clients (The 60% Active Split)

When you leverage your network and secure a client for your suite, the booking process is seamless. You do not need to process credit cards, calculate local Philippine taxes, or handle complex invoices.

- **Step 1: Check Availability:** Log into your exclusive Founders Portal to view your suite's live calendar.
- **Step 2: Share Your Custom Link:** Send your client your unique, trackable booking link.
- **Step 3: The System Handles the Rest:** The client pays securely through our centralized booking engine. The system automatically tags you as the active agent, registers the 60% Gross Revenue split to your account, and alerts our on-site staff to prepare for your VIP guest.

### 2. Earning While You Sleep (The 40% Passive Split)

If you decide to take a month off from marketing, you do not need to notify us.

- Any dates on your calendar that you have not actively booked or reserved for yourself are automatically pushed to our global marketing channels.
- When our team secures a booking from international ecotourists or traveling baseball clubs, you will see the reservation appear on your dashboard, and your 40% passive split will automatically be credited to your monthly disbursement.

### 3. Claiming Your Personal Vacation Days

You aren't just an investor; you are a Founder. That means you get to enjoy the paradise you helped build.

- **Your Allotment:** As outlined in your Revenue Sharing Agreement, you are entitled to 14 to 21 days of complimentary personal use of your suite every calendar year.
- **How to Book:** Simply log into your Founders Portal, select your desired dates, and block them out for "Personal Use." As long as the dates haven't already been booked by a paying guest, the suite is yours.
- **The Experience:** You pay absolutely zero nightly room rates. Just book your flight to Bohol, and our team will have your suite perfectly prepped for your arrival.
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### 4. Tracking Your Monthly Cash Flow

Transparency is the foundation of this partnership. You will never have to guess how your asset is performing.

- **Monthly Reporting:** On the 1st of every month, you will receive a comprehensive Occupancy & Revenue Report detailing exactly who stayed in your suite, which bookings were Active (60%) vs. Passive (40%), and your total gross earnings.
- **Monthly Disbursements:** Your total revenue share is automatically deposited into your designated financial account every 30 days.



# The FAQ Sheet

## Addressing Your Questions with Absolute Transparency

We know that purchasing an international real estate asset and launching a remote travel agency is a significant decision. We believe in total transparency and no hidden clauses. Here are the answers to the most common questions we receive from our incoming Founders.

### **1. Are there any hidden monthly HOA fees, maintenance bills, or repair costs?**

Absolutely not. Traditional real estate hits you with unexpected repair bills and monthly HOA dues. At the Bohol Coconuts Eco-Lodge, you never pay out-of-pocket for operational expenses. The portion of the gross room revenue retained by the Eco-Lodge (40% on your active bookings, 60% on our passive bookings) fully covers all daily maintenance, housekeeping, electricity, booking fees, and repairs. Your revenue split is completely protected from expense deductions.

### **2. How do I actually receive my money in the United States?**

We make international business seamless. Your monthly revenue disbursements are calculated in USD and transferred directly to your designated US bank account via secure international payment gateways (such as Wise or direct wire transfer) on the first week of every month.

### **3. What happens regarding international taxes?**

As an independent Founder running your own booking operations, you will operate as an independent contractor/business owner. The Bohol Coconuts will disburse your gross revenue share directly to you. You are responsible for reporting this income to the IRS (or your local tax authority) just as you would with any other side hustle or freelance income. We highly recommend consulting with your CPA to take advantage of the tax write-offs associated with owning a remote business!

### **4. What happens if there is extreme weather or a typhoon?**

Your investment is protected. The Bohol Coconuts Performance Center and Eco-Lodge are constructed using modern, resilient building practices designed for the tropics. Furthermore, the property carries comprehensive commercial resort insurance. If the Lodge ever sustains damage, our insurance and our operational budget cover the repairs, not your personal bank account.

### **5. Can I sell or transfer my 10-year Revenue Sharing Agreement?**

Yes. We understand that financial situations change. After the first 24 months of the agreement, you have the right to sell or transfer your remaining contract years to another buyer or family member, subject to a standard transfer review and administrative fee (\$500) by the Bohol Coconuts executive board. Your asset remains liquid.

### **6. Do I have to find a specific type of client for my 60% Active Split?**

Not at all. You can rent your suite to a digital nomad looking for a one-month lease, a honeymooning couple staying for a week, or a traveling sports family. As long as you generate the booking through your custom Founders link, you receive your 60% gross cut.

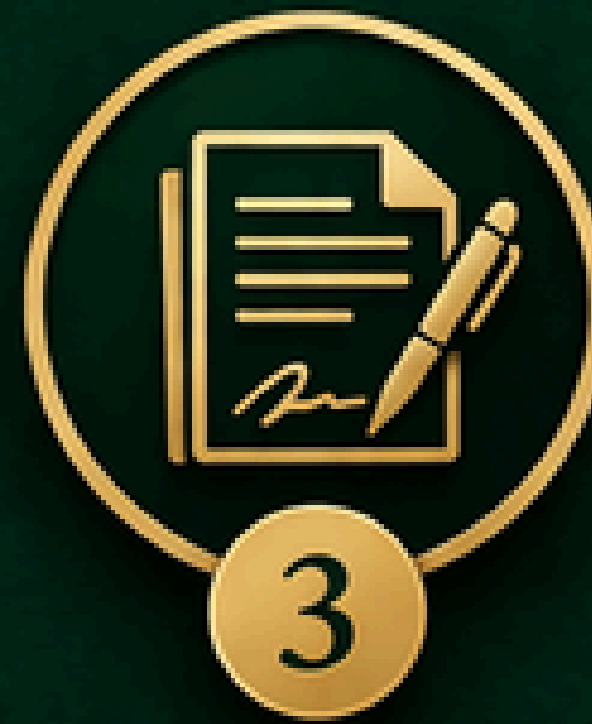
# RESERVE



CHOOSE  
SUITE



DEPOSIT



DOCUMENTS



SECURE  
OWNERSHIP

# OWN YOUR PIECE OF PARADISE

*Income. Lifestyle. Impact.*

**RESERVE TODAY**