



AKUPARA ADVENTURE

A Dynamic Ventures Enterprise eco-park

VISION

Puerto Rico is entering their golden era of tourism growth and prosperity, yet despite the growing influx of American tourists, existing local entertainment attractions are lacking and leave a large void for a strong operator offering a family friendly themed eco-adventure park.

Dynamic Ventures has purchased 260 acres in a prime location less than 30 minutes from San Juan, where the airport, cruise ports, and majority of hotels are located. The company plans to build an adventure park in a manner never seen before. Akupara Adventure will be the first park of its kind, an exhilarating fusion of thrilling rides and immersive experiences designed to challenge and inspire. Designed and operated with eco-friendly practices to minimize the impact on natural resources, Akupara is elevating the benchmark for how an adventure park can inspire and give back to its community.

Dynamic Ventures Enterprise Inc is offering equity in Akupara Adventure Park by raising \$75 million in capital to fund the first full phase of the park and open its doors in a 24-month projected build.

An exhilarating fusion of thrilling rides and immersive experiences, curated with eco-friendly practices.



DYNAMIC VENTURES



Dynamic Ventures Enterprise was founded in 2020. It immediately purchased 260 acres in Puerto Rico with the goal to create the first of its many planned outdoor adventure eco-parks to be located around the world.

Akupara Adventure is an eco-park and resort targeting the rapidly expanding family tourism market in Puerto Rico¹, as well as catering to standard visitors and serving as a destination for corporate retreats and conferences. With the park's location being about 30 minutes from the Puerto Rico Cruise Port, Akupara will be able to partner with Cruise Lines to offer a perfect day trip experience.

Permits and approvals are in place, contingencies anticipated, and the project is ready for a capital infusion to start building the park in an estimated 24-month build.

CHALLENGE

In the realm of theme parks, there is the Disney and Universal category, and then everyone else. With their massive size and operations, these large parks command the highest revenue topline, but the smaller regional parks often outperform these large parks in their profit percentages². Plus, these large operators require massive investments and large destination markets which limit the locations they can expand into.

Studies show that there is a shift in demand for more authentic adventure tourism³. Travelers are increasingly valuing experiences, with a preference for real-world adventures over digital entertainment, contributing to the success of brands like Meow Wolf and Museum of Illusions. Family based entertainment also elevates a brand as seen by Merlin Entertainment's most lucrative segment: their family-resort Legoland brand, earning 43% of Merlin's \$9.1 billion revenue in 2023⁴.

SOLUTION

Akupara Adventure will be the first adventure eco-park built and operated with nature-based solutions and cleantech. The park will incorporate innovative technology like an immersive park app to gamify the experience, digital leaderboards, and an online leadership academy. The park will have more than 40 kinetic "real-world" attractions, including standard zip lines, roller coaster zip lines, downhill mountain

¹ <https://www.firstcallgolf.com/industry-news/release/2024-05-28/discover-puerto-rico-visitor-profile-shows-30-are-family-travelers>

² <https://www.theparkdb.com/blog/the-business-of-theme-parks-part-i-how-much-money-do-they-make/>

³ <https://www.gminsights.com/industry-analysis/adventure-tourism-market>

⁴ https://www.google.com/url?sa=t&source=web&rct=j&opi=89978449&url=https://www.merlinentertainments.biz/media/2255/introduction-to-merlin-entertainments-final.pdf&ved=2ahUKEwjC09_ElCGAxWnGtAFHTygJpcQFnoECBcQAQ&usg=AOvVaw0TqnZRYYSJY9NPYAtVyGzQ





biking, electric all-terrain vehicles (ATVs), paintball fields, high ropes courses, hedge mazes, extreme downhill tubing, an outdoor amphitheater, special needs activities, restaurants, and much more.

COMPETITION

Approximately 21,000 visitors⁵ arrive every day in Puerto Rico. This has been growing at an average of 18% over the last two years and shows signs of only increasing. Puerto Rico is one of the most added direct flight locations for airlines over the last few years⁶ as Americans have remembered that Puerto Rico offers all the benefits of the Caribbean without the need for a passport, foreign currency, or the safety concerns of other comparable Caribbean locations.



The closest competitor to Akupara Adventure is Toro Verde, a dedicated zip line park that is located 90 minutes⁷ from San Juan and the ports. They offer no organized transportation, and due to their focus on just one activity, they do not cater to people seeking multiple experiences and options that families require. Yet, Toro Verde still on average receives 600 visitors daily despite these barriers.

PLAN

The first four years were self-funded by the founders to develop the full concept of the park, run feasibility studies, put together a business plan and identify the right team to both develop and execute the building of Akupara. Initial rounds of permits have already been completed, including environmental studies on the land. Akupara Adventure has also acquired the highly coveted designation as an Official Government Sponsored Project for Puerto Rico. This designation allows the project to receive preferential treatment for forthcoming building permits and other such requirements that will help remove red tape.



⁵ <https://www.travelagewest.com/Travel/Caribbean/puerto-rico-2023>

⁶ <https://www.caribjournal.com/2024/04/10/the-puerto-rico-vacation-is-more-popular-than-ever/puert>

⁷ <https://www.google.com/maps/dir/San+Juan,+Puerto+Rico/Toro+Verde+Adventure+Park,+Bo+Road+155,+Orocovis,+Puerto+Rico/>



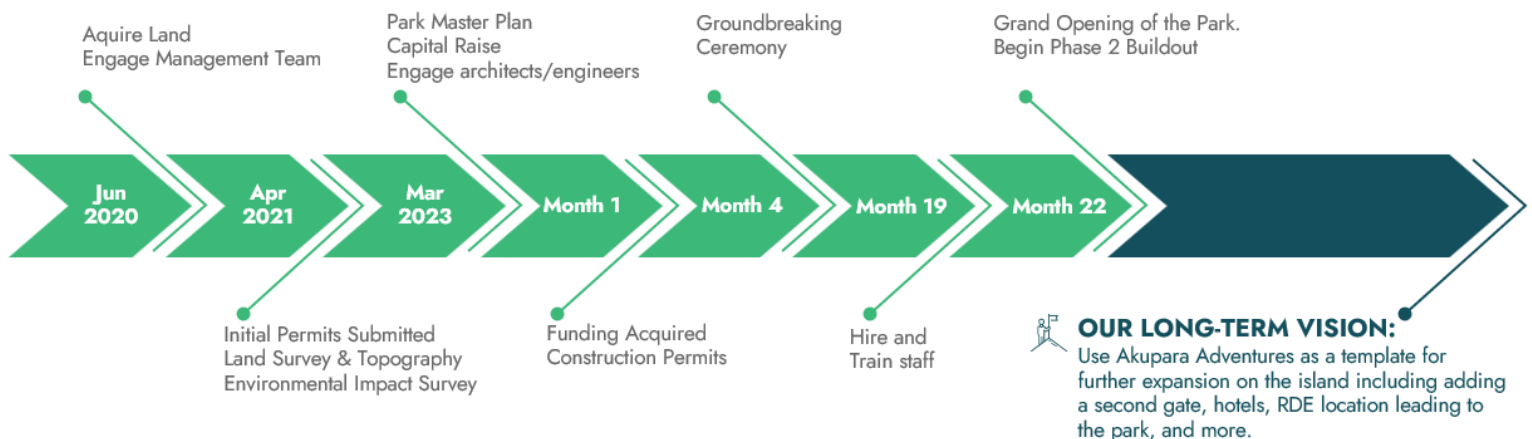
Dynamic Ventures has flushed out the business model, done topography on the land, identified the attractions and costs, developed the intellectual property (IP), done a first draft master plan which will maximize visitor flow and customer experience, as well as plan for future expansion of the park to handle the expected growth.

Upon receiving funding, the company will first contract with the key management team in order to finalize the master plan, engineering plans and submit for building permits. It is expected that land can start being moved within the first few months of receiving funding. Attractions and key assets that need to be acquired like the multi-terminal gondola will receive deposits and start to be built in parallel to the initial heavy land movement that begins the project. This will allow all needed components to be ready when needed in the construction timeline.

TEAM



MILESTONES





FINANCIALS

Dynamic Ventures Enterprise Inc requires an initial \$75 million to fund the first phase of the park and become operational. The leadership team have also identified an opportunity to sell tax credits if necessary to ensure financial stability.

Operating Statements	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue					
Revenue	0	18,480,000	48,356,000	74,459,000	105,490,000
Cost of Goods Sold	0	-1,848,000	-4,835,600	-7,445,900	-10,549,000
Net Revenue	0	16,632,000	43,520,400	67,013,100	94,941,000
Operating Expenses					
Tech/ IT	0	180,000	189,000	198,450	208,373
Marketing	200,000	1,987,966	3,135,058	4,826,421	6,620,061
Patent & Trademark	0	0	0	0	0
Facilities & Equipment	0	1,545,122	3,406,670	5,073,487	7,231,144
Administrative	355,000	2,827,939	7,026,792	8,121,783	11,606,753
Staff	5,555,921	11,267,530	14,839,539	19,186,802	23,667,138
Total Operating Expenses	6,110,921	17,808,557	28,597,059	37,406,943	49,333,469
Pre-Tax Income	-6,110,921	-1,176,557	14,923,341	29,606,157	45,607,532
Source and Use of Funds					
Source of Funds					
Investment	75,000,000				
Sale of Phase 1 Tax Credits <i>\$20,139,115 tax credits sold at \$.91 per \$1</i>		18,326,594			
Use of Funds					
Capital expenses	-50,000,000	-12,652,888	0	0	0
Investor distribution (20% Pre-Tax Inc)	0	0	-2,984,668	-5,921,231	-9,121,506
	-50,000,000	-12,652,888	-2,984,668	-5,921,231	-9,121,506
Operating Income/ (Losses)	-6,110,921	-1,176,557	14,923,341	29,606,157	45,607,532
Total Operating Expenses	-56,110,921	-13,829,445	11,938,673	23,684,926	36,486,025
Net Change	18,889,079	4,497,149	11,938,673	23,684,926	36,486,025
Cash at Beginning of Period	0	18,889,079	23,386,228	35,324,901	59,009,826
Net Change	18,889,079	4,497,149	11,938,673	23,684,926	36,486,025
Cash at End of Period	18,889,079	23,386,228	35,324,901	59,009,826	95,495,852



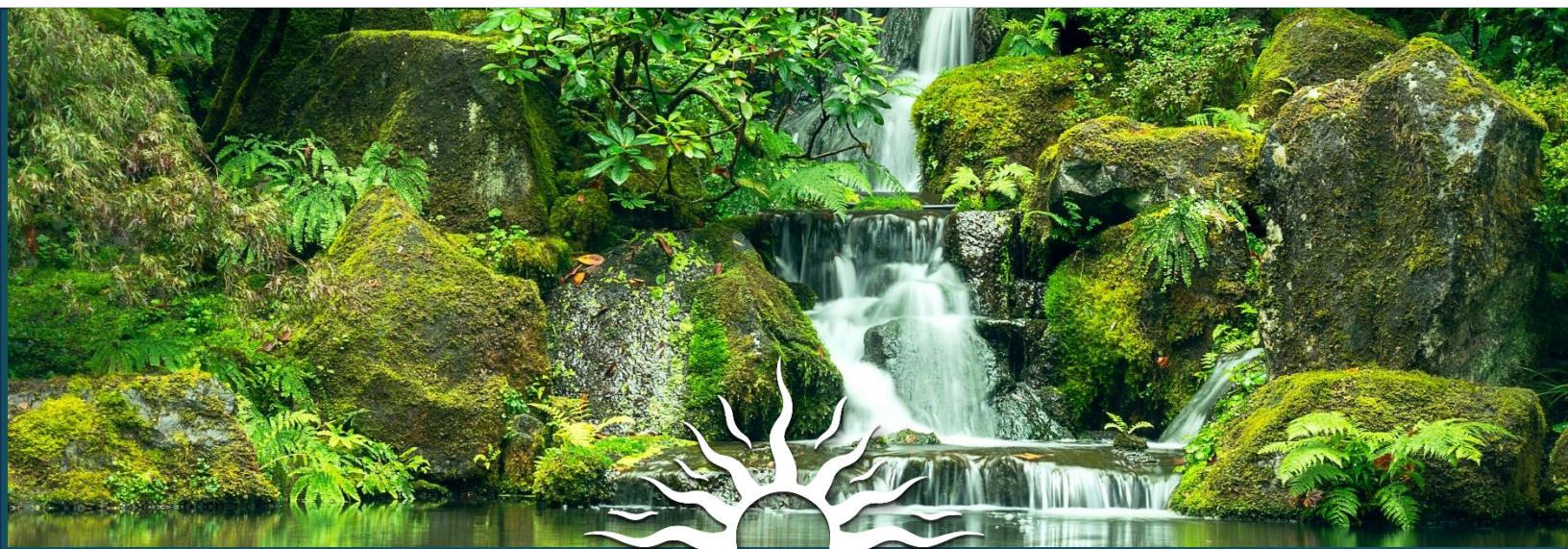


CONCLUSIONS

Get ready to disrupt the adventure theme-park industry with Akupara Adventure Eco-Park & Resort. Experience the best of Puerto Rican food and culture with the thrill of over 40 gamified attractions that elevate family fun to a whole new level!

Strategically located near Puerto Rico's bustling cruise port and airport, Akupara is perfectly positioned to capitalize on the island's booming tourism.

Akupara Adventure goes beyond entertainment. Visitors will be inspired by impressive surroundings and unique experiences. **This groundbreaking venture will blend high profitability with significant social impact.**



AKUPARA

ADVENTURE



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Private Funding from \$10M to \$2B