

PRIME VALUE INVESTMENTS

Adjusting our Sails to the Investment Winds

A Prime Caribbean-based Investment Fund

www.primevalue.fund

PRIME  VALUE
INVESTMENT FUND B.V.



MAXIMUM AREA INTERNATIONAL LLC
 (Incorporated with private limited liability in Delaware)
US \$ 20,000,000
 10.35 % Fixed Rate Notes due 2026

AERÓPOLIS I and II is a new concept of urban development in Colombia based on the establishment of industrial, technological, commercial, and service businesses; to capitalize and potentiate the synergies that the Future Bayunca Airport (Cartagena, Colombia) will generate, which is promoted by Conecta Caribe, Cartagenera de Desarrollo, Novus Civitas and Odinsa (current operator of Bogota, Colombia's, El Dorado Airport).

Likewise, **AERÓPOLIS** will complement the industrial operations of the Port of Mamonal (Third most important Logistics Node in the country of Colombia) and of logistical support to the port of Cartagena, Colombia.

The project is strategically located in front of the future Airport, in two plots of land: one of 44 hectares and the other of 20 hectares, located just 16 km from Cartagena and with access through the Vía del Mar (tourist corridor) and through the so-called road corridor La Cordialidad dual carriageway logistics that connects Cartagena with Barranquilla.

The properties have an Urban Planning license approved on December 24 of 2019 and are linked to the Trusts FIDEICOMISO PARQUEO LA CORDIALIDAD and FIDEICOMISO PARQUEO LA CORDIALIDAD 20 whose spokesperson and administrator is ACCION FIDUCIARIA.

AEROPOLIS I:

It seeks to integrate clusters of medium and large industry; as well as consolidating large logistics operations. The urban scheme proposes six (6) Superblocks with useful areas from 2.5 hectares to 10.9 hectares. In Superblock No. 2, located on the main road, the installation of a Gas Station with convenience stores and a Hotel is contemplated.



URBANIZED AREA	M2
SUPERBLOCK 1 COMERCIAL AREA	47.132,55
SUPERBLOCK 2 COMERCIAL AREA	30.217,87
SUPERBLOCK 3 COMERCIAL AREA	32.811,33
SUPERBLOCK 4 LIGHT INDUSTRY	49.449,26
SUPERBLOCK 5 HEAVY INDUSTRY	59.245,79
SUPERBLOCK 6 HEAVY INDUSTRY	110.346,98
TOTAL USEFUL AREA	329.203,78

Urban Planning Cost



AEROPOLIS II

It seeks to integrate clusters of operations in the IT sector, industry and, logistics for small and medium-sized companies. Likewise, offer support services in Hospitality and business activities (Convention Center), restaurants and commercial areas. The urban scheme proposes five (5) Superblocks with useful areas from 1.6 hectares to 3.5 hectares.

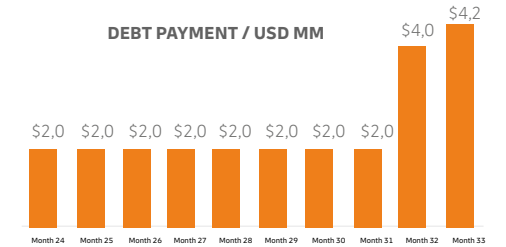
URBANIZED AREA	M2
SUPERBLOCK 1 COMMERCIAL AREA	35.227,42
SUPERBLOCK 2 TECHNOLOGICAL INDUSTRY	19.045,94
SUPERBLOCK 3 LIGHT INDUSTRY	15.718,51
SUPERBLOCK 4 LIGHT INDUSTRY	29.134,94
SUPERBLOCK 5 LIGHT INDUSTRY	28.305,89
TOTAL USEFUL AREA	127.432,70

	2021	2022	2023	2024	TOTAL
Land	USD 4.419.875	USD 0	USD 11.491.675	USD 19.447.450	USD 35.359.000
Direct Costs	USD 4.180.894	USD 9.300.854	USD 0	USD 0	USD 13.481.748
Indirect Costs	USD 2.162.515	USD 4.004.164	USD 2.733.198	USD 354.265	USD 9.254.142
Total	USD 10.713.284	USD 13.305.018	USD 14.224.873	USD 19.801.715	USD 58.044.890

SALES					
	2021	2022	2023	2024	TOTAL
SALES	USD 306.038	USD 5.716.433	USD 92.131.862	USD 9.201.688	USD 97.356.021

TOTAL INVESTMENT - USD 20MM

Month 1	- USD \$ 5.000.000
Month 3	- USD \$ 5.000.000
Month 8	- USD \$ 5.000.000
Month 12	- USD \$ 5.000.000



MAXIMUM AREA INTERNATIONAL LLC offers the INVESTOR a return in USD ten-point thirty-five percent (10.35%) annually on their contributions.

Area Maxima as project manager will assign all the land rights in the Trusts to Maximum Area International as the recipient of the debt. Area Maxima SAS is a Colombian legal entity who is the responsible party in Colombia regarding among others the development, management. Maximum Area LLC is a Delaware, USA legal entity who is the responsible party in the USA regarding among others the financing, investing into Area Maxima SAS. There is a legal document binding both Area Maxima SAS and Maximum Area LLC contractually.

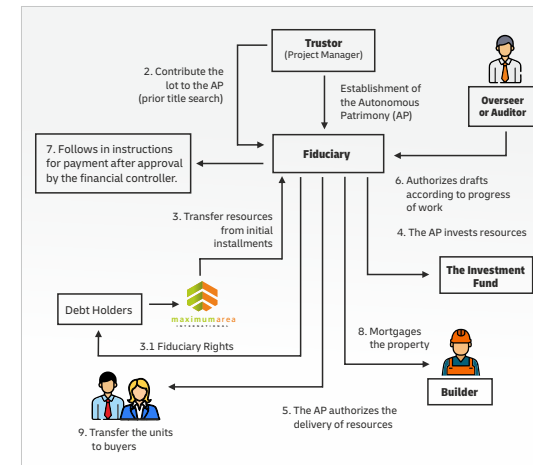


Fig. Complete Real State Fiduciary Scheme