

INSTITUTIONAL QUALITY · CAP TABLE ALIGNED ·
DEVELOPER PARTNERSHIP

We Turn Island Developments Into Millions in Sales.

A first-of-its-kind ecosystem that embeds directly into your cap table and team — connecting elite HNW investor networks, 400+ family offices, cruise-visitor proprietary data, and monthly investor retreat closings to create unprecedented developer sales momentum across the world's most coveted island markets.

Roatán

Cozumel

Puerto Rico

Hawaii

Private Islands

investordiscoverytour.com

rcldata.com

Roatán, Honduras

Barrier Reef · Foreign freehold · 40% YoY demand growth · \$285K avg entry

Cozumel, Mexico

4M+ annual cruise visitors · World diving capital · \$420K avg entry

Puerto Rico, USA

USD · No passport required · Act 60 incentives (2026 rules) · \$550K avg entry

Hawaii, USA

Median \$1.15M · 12.3% luxury appreciation · \$415M foreign buyers in 2024

\$1B

DEVELOPER SALES OPPORTUNITIES

400+

FAMILY OFFICE OUTREACH

12

ANNUAL INVESTOR TOURS

100%

CAP TABLE ALIGNMENT

Investor Retreats

Live events and retreats have sold as many as 8 units in a single retreat.

Community Alignment

A community ecosystem drives goodwill and sales with 50X ROAS.

Success Team

The team functions within the cap table for full alignment.



6-PILLAR PLATFORM

Platform & Technology

1 High Touch Investor Network

Our personal network of over 400 family offices, high-net-worth individuals and past investors is personally invited to attend our investor discovery tours, along with qualified friends and family.

2 Cruise Port Tagging

We leverage our proprietary tagging system to engage actively with cruisers in real time, to make the most of the 10+ million cruisers in the traffic lanes throughout the year.

3 High Intent Technology

Our global network reaches those who express intent in real time and moves them into our educational process, so accredited investors, HNW individuals and family office managers can visit our investment opportunities in real life — maximizing uptake and referrals.

4 Authority & Influence

Our network of authority portals and our digital footprint let us engage highly targeted consumers, investors and niche opportunities with a high degree of success.

5 Digital Optimization

Our retargeting system lets us reach back to all our investors and buyers who have expressed intent or interest in the past, to activate them into new opportunities year-round.

6 Community Builder

Outreach, development and technology that systematically give back to community businesses and create goodwill — a win-win ecosystem (for example, Roatan.ai enables businesses to win together).



Krystalore Crews, MBA

Executive Director · Caribbean Luxury Real Estate Development & Strategic Partnerships

- Leading strategic developer collaborations & growth initiatives across 4 island markets
- 22-year U.S. Air Force veteran
- Assisted in investor relations, sales strategy, on-site operations & project management for a luxury development in Roatán
- Created & led a Pentagon train-the-trainer program for 250+ change agents
- Leadership consulting, executive coaching, global retreats & large-scale events
- CEO, Crews Beyond Limits

Email: krystalore@thecrewscoach.com
WhatsApp: 1-716-390-6727

ISLAND MARKETS

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INVESTOR DISCOVERY TOUR ·
INVESTORDISCOVERYTOUR.COM

Experience. Tour. Invest. Close Deals in Paradise.

Monthly curated retreats where qualified investors tour island developments, stay on-site, and invest — across Roatán, Cozumel, Puerto Rico and Hawaii. "It works."

You Cover Flights

Investors fund their own travel to the island destination.

We Cover Everything

Accommodation, tours, entertainment and all meals included.

Close On-Site

Strategic opportunities presented at the closing dinner event.

RESERVE YOUR RETREAT SPOT →

Marina Bay Residences

From \$285,000 · Roatán, Honduras

Peninsula Estates

From \$420,000 · Cozumel, Mexico

Sunrise Residences

From \$550,000 · Puerto Rico, USA

Kohala Coast Villas

From \$1.1M · Hawaii, USA

- We leverage proprietary technology to connect those with intent and income to opportunities in real time.
- We tag and move HNW buyers and investors from cruise ports to opportunities in real time, with extended follow-up after the visit.
- We activate known investors in and out of our network.
- **Easy budgeting:** we work as part of the cap table to align with long-term success and make it easy to manage sales, marketing, outreach and budget within our success fees.



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400+

FAMILY OFFICES

\$1B+

SALES PIPELINE

60d

AVG SOFT CIRCLE

82%

ENGAGE RATE

CREDENTIALS THAT MATCH THE MISSION

Executive development leadership, on the ground in the Caribbean.

Krystalore Crews, MBA

Executive Director · Caribbean Luxury Real Estate
Development & Strategic PartnershipsExecutive Director, Island Developer Partnerships · International
Project & Communications Strategist · CEO, Crews Beyond Limits ·
Revive & Thrive Retreats · Her Next Mission

Krystalore brings direct, hands-on experience leading luxury real estate development in the Caribbean. In Roatán, Honduras, she assisted in **investor relations, sales strategy, on-site operations and project management** for a luxury real estate development, coordinating stakeholders and aligning strategic objectives with day-to-day execution.

A **22-year U.S. Air Force veteran**, Krystalore brings extensive experience in executive leadership, project management, communications, and organizational transformation. Her work spans leadership consulting, executive coaching, nonprofit leadership, global retreats, and large-scale events, uniting strategic planning with engaging experiences that move people to action. At the Pentagon, she **created and led a train-the-trainer program for more than 250 change agents**, equipping leaders to drive meaningful change. Across every role, she brings the energy, presence, and operational expertise to turn big ideas into lasting impact.

Having called Puerto Rico home for the past three years, she combines firsthand Caribbean development expertise with a personal connection to the island's lifestyle, culture and communities. This combination positions her to help Oceano Breeze navigate the complexities of luxury development while creating a seamless experience for investors, prospective buyers, development partners and future residents.

Luxury Development & Project ManagementDirect Caribbean development
leadership and on-site operations.**Investor Relations & Sales Strategy**Investor engagement, relationship
management and sales operations.**Executive Leadership & Strategic Communications**Military and government contracting,
Pentagon organizational transformation
and stakeholder coordination.**Destination Marketing & Community Engagement**Puerto Rico residency, international
experiences and island-wide events
reaching 2,000+ people.

She brings more than a strategy for attracting luxury buyers. She brings firsthand experience managing the relationships, sales operations and execution required to bring a Caribbean luxury development vision to life.

**JEFF CLINE**Growth & Technology Architect ·
Founder, RocketShip and VRTCLS

- Serial entrepreneur: has launched dozens of companies, with multiple exits
- 25+ years of business development and scale growth
- Built 1-800-MEDIGAP's consumer program to 35,000+ inbound calls with known unit economics
- Architect of the Predictive Data demand engine: intent data, CRM, routing and attribution

Phone: **972-800-6670**

TRACK RECORD

ROATÁN, HONDURAS

Roatán Caribbean Living. Jeff Cline, Krystalore Crews and their team: partnerships, investor relations, sales strategy, on-site execution, predictive investor targeting, biweekly investor experiences, and a four-day, island-wide event engaging 2,000+ people. One team. Bold vision. Real-world impact.

THE PENTAGON · U.S. AIR FORCE

Organizational transformation. A 22-year Air Force veteran, Krystalore created and led a Pentagon train-the-trainer program for more than 250 change agents, equipping leaders to drive meaningful change.

WORLDWIDE

Global retreats & large-scale events. Leadership consulting, executive coaching, nonprofit leadership, global retreats and large-scale events that unite strategic planning with experiences that move people to action.

TEXAS

50-acre multifamily community. Our team developed 50 acres into a multifamily community.

PUERTO RICO

One-for-many, already running. Retreats.plus, Cruise.plus, CrewPerk and our retreats — one-for-many platforms built and running in Puerto Rico on one proprietary technology stack.

GROWTH & EXITS

Dozens of companies launched. The team has launched dozens of companies with multiple exits, and built a consumer program to 35,000+ inbound calls.

250+PENTAGON CHANGE AGENTS
TRAINED**22 yrs**

U.S. AIR FORCE SERVICE

50

ACRES DEVELOPED, TEXAS

2,000+

REACHED BY ISLAND-WIDE EVENTS

HOW WE WORK TOGETHER

A clear, shared path from first conversation to closings.

Every partnership follows the same eight steps. The first three are our investment in your project, at no charge. A modest commitment then reserves our team, and the monthly engagement begins on the launch date we agree together. No surprises: every budget is approved in advance, and data drives every decision.

ALIGNMENT · OUR INVESTMENT

1

Proposal

NO CHARGE

Our investment in the opportunity. We study the project, the market and the likely buyers, and present a tailored go-to-market plan.

2

Bandwidth & Expectations

NO CHARGE

A working session to align goals, roles, decision-makers, timeline and capacity on both sides, plus how and when we communicate.

3

MOU

NO CHARGE

A memorandum of understanding that captures scope, launch date, budget framework, success-fee principles and data ownership.

COMMITMENT

4

Commitment Retainer

MIN. 10% OF MONTHLY

A minimum commitment of 10% of the monthly retainer. This establishes our mutual agreement to dedicate resources to the process and reserves your launch window.

ENGAGEMENT · DATA DRIVES DECISIONS

5

Monthly Retainer

STARTS AT LAUNCH

Begins on the launch date agreed upon (e.g., \$32,500 per month for the Success Package, with media and events budgets pre-approved).

6

Activation

90-DAY ROADMAP

Kickoff workshop, asset and systems audit, CRM and tracking set-up, and a written 90-day roadmap. Campaigns, outreach and discovery tours go live.

7

Quiet Check-ins & Review

DATA DRIVES DECISIONS

Weekly pipeline check-ins, a monthly performance review and a 90-day reset. We keep what converts and change what does not.

8

Scale & Success

CLOSE ON-SITE

Double down on proven channels and tours, close on-site at the closing dinner, and share in success as agreed in the partnership terms.

DISCOVERY TOUR BUDGETS

- **Set per flight:** each tour group gets its own budget, scaled to party size and nights.
- **Expenses & travel are additional**, billed against a **pre-approved budget** agreed in advance.
- Every flight carries a **contingency line**; spend is reconciled with receipts after each flight.
- Confirmed guests commit to attend; **replacements** by agreement.

EXTRA DAYS = PROFIT CENTER

+ per day

- Guests who extend their stay add revenue: extra nights, private excursions, concierge and VIP experiences.
- Priced per day and pre-agreed in each tour budget.
- More time on-site means more time with the product and the community.

CLEAR EXPECTATIONS

- **We commit:** a dedicated team, transparent reporting, data-driven decisions and developer-owned data.
- **We ask:** timely approvals, access to assets and decision-makers, and budgets funded on schedule.
- **Changes in scope** are agreed in writing before work begins.

3

NO-CHARGE STEPS

10%

COMMITMENT TO START

90

DAY ROADMAP

1

ACCOUNTABLE TEAM

START WITH A PROPOSAL →

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