



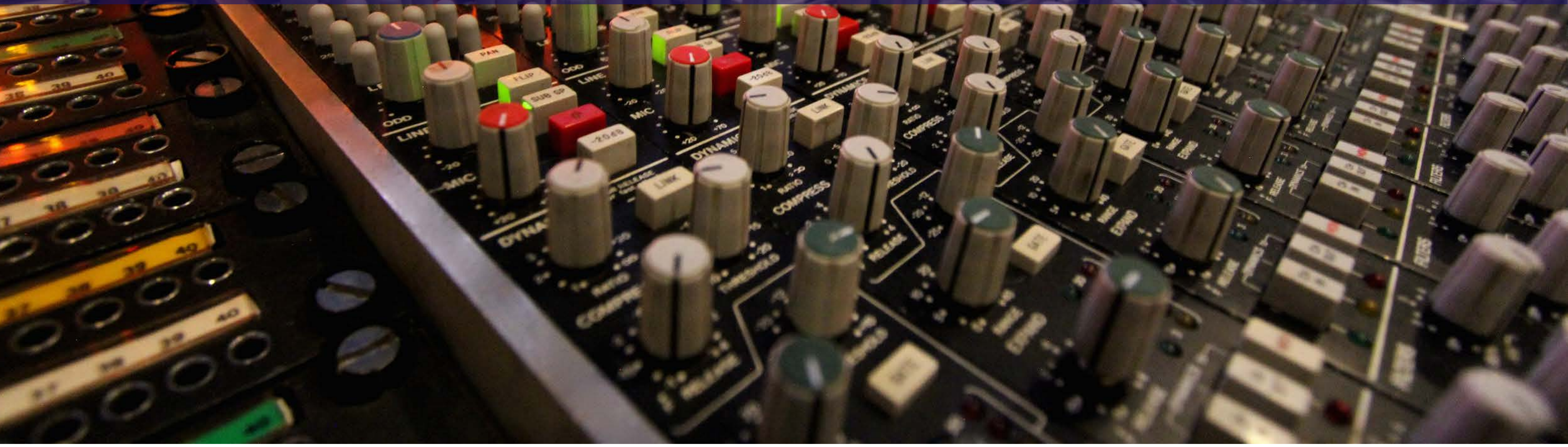
# ***LA COMISIÓN***





## ***Lito Music Studios (La Comisión)***

*Will be an innovative and cutting-edge recording studio located in the vibrant city of San Juan, Puerto Rico. This studio will be dedicated to producing music and audiovisual content of the highest quality, leveraging the rich musical heritage of the island. Puerto Rico, known as the cradle of reggaeton and Latin music, offers a unique and strategic creative environment, facilitating collaboration with renowned artists and producers. San Juan, the capital, is a cultural and economic epicenter, providing access to both emerging and established talent as well as the latest trends in the global entertainment industry.*







## ***STUDIO A*** *(The Master Studio)*

- *Features: Equipped with the most advanced audio recording and professional acoustics technology.*
- *Facilities: Control room, acoustic vocal recording booth, mixing, and mastering area.*
- *Use: Creation of master recordings, song mixing, and mastering.*





## ***STUDIO B***

*(Preproduction and Instrumental Production)*

- *Features: Dedicated space for creating instrumentals and recording live instruments.*
- *Facilities: Acoustic vocal recording booth, working area for producing ideas and concepts.*
- *Use: Preproduction, instrumental production, and recording references.*



## ***ACOUSTIC WRITING STATIONS***

- *Quantity: 5 stations.*
- *Features: Each station will have audio systems, communication with other writers, and monitoring systems.*
- *Use: Composition and collaboration between writers, with privacy options.*



## ***VIDEO EDITING ROOM***

- *Features: Space equipped for editing music videos, commercials, documentaries, and promotional content.*
- *Facilities: State-of-the-art editing equipment.*



# ***PHOTOGRAPHY STUDIO***

- *Features: Capability for ambient setting and set creation.*
- *Use: Production of professional photographic material.*





## ***PODCAST STUDIOS***

- *Quantity: 4 studios.*
- *Features: Soundproof spaces for recording without interruptions.*
- *Use: High-quality podcast recording.*





## ***CONFERENCE ROOM***

- *Capacity: 15 people.*
- *Features: Space for project presentations, meetings, and contract signings.*
- *Facilities: Equipped with audiovisual technology for presentations.*



## ***RECEPTION AND WAITING AREA***

- *Features: Reception with a secretary for visitor attention, comfortable waiting area.*
- *Use: Reception and waiting area for visitors.*



A photograph of a live performance stage. Two performers are on stage, one with arms raised. A DJ is at a desk with a laptop. The stage is lit with blue and red lights, and there is smoke in the background. The audience is in the foreground, with many hands raised.

## ***LIVE PRESENTATION STAGE***

- *Capacity: 100 people.*
- *Features: Restrooms, emergency exits, green room, supply room, liquor bar.*
- *Use: Exclusive presentations for executives, company members, press, and special events.*



# ***ADMINISTRATIVE OFFICES***

- *Quantity: 4 offices.*
- *Features: Main office with private bathroom.*
- *Use: Executive and administrative meetings.*



## ***SECURITY AND MONITORING***

- *Features: 24/7 security, high-tech camera and alarm systems.*
- *Facilities: Direct communication with local police and fire departments.*





## ***CLASSROOM AND SOCIAL MEDIA ROOM***

- *Classroom: Capacity for 15 people, for seminars and training.*
- *Social Media Room: Dedicated to managing social media and events.*





## ***RECREATIONAL AND REST AREAS***

- *Rest Room: Television, comfortable furniture.*
- *Lunch Room: Kitchen and dining area for staff.*
- *Gazebos: Outdoor smoking area.*



# ***PARKING AND GENERATORS***

- *Capacity: 30 vehicles.*
- *Generators: Sufficient capacity to sustain all operations.*



# ***BENEFITS OF LOCATING IN PUERTO RICO***

*Lito Music Studios (La Comisión) will benefit from the strategic and fiscal advantages of being in Puerto Rico, a global epicenter of Latin music.*

*Collaborations with local and international artists will be more accessible, and Puerto Rico's tax incentives, such as the 4% tax rate and significant exemptions on municipal licenses and construction excise taxes, make this investment a highly attractive proposition.*

*PRIDCO, the Puerto Rico Industrial Development Company, offers several benefits for businesses in Puerto Rico. These include tax incentives, assistance with acquiring land and buildings, and support in obtaining permits and licenses.*

*Additionally, PRIDCO facilitates access to financing programs and provides technical and commercial advice to encourage business development and expansion.*





***In conclusion, Lito Music Studios (La Comisión) promises to be a center of excellence in music and audiovisual production, driving the creation of content that will leave a lasting mark on the global entertainment industry.***