

DOMINICAN REPUBLIC BEACHFRONT

**355 +/- ACRES
EXCLUSIVE BEACHFRONT PROPERTY
NORTH DOMINICAN REPUBLIC**

***The Ultimate
Land Investment
Opportunity!***

***Unlimited
Development
Potential***

***4.4 +/- Miles
Beachfront!***

Top Ten Reasons Why This Property is an Extraordinary Opportunity:

1. Unlimited Development Potential!

Because of its shape and enormous size you can build a resort, golf course, marina, theme park, time-shares, mixed-use development, medical tourism facilities, and more.

2. Offered at 73% of 2014 Bank

Appraisal: Asking price is only \$22M, only 73% of the 2014 appraisal value of USD \$30.2M.

3. Lower cost per beach frontage: 4.4 +/- miles (7.1 km) of unspoiled beaches is the largest ratio (15:1) of beachfront to property size. Beachfront per meter costs about \$3,000. Beaches on other properties are \$40,000 to \$88,000+ per meter.

4. Building Costs are 40% Lower: The country's cement production capacity led to as much as 40% lower prices compared with other countries in Latin America, including Mexico, Columbia, and Brazil.

5. New Tourism Tax Incentives: The property location is now included under the new tax incentive law that includes a 3% tax break on real estate transactions and extends the tax exemption to 15 years. President calls for 50,000 new rooms!

6. Government is Spurring Tourism:

The government is aggressively incentivizing tourism; the goal is to TRIPLE tourism and offer new protections and tax benefits for foreign investors.

7. Historic Area: In 1493, Columbus arrived in the area and built the first settlement in the Americas, La Isabela, only 2.5 miles (4 km) east of this property.

8. Hurricane Safer Zone: Protected by a 10,000-foot mountain range, it is the only place in the Caribbean, where no hurricanes have been recorded in the last 150 years.

9. Comprehensive Infrastructure: A short, one-hour hop away is Santiago with an international airport, restaurants, sports arena, malls, movie theaters, and a state-of-the-art medical center. Water and electric are accessible on the main road, about one mile from the property.

10. Interest rates: The cost of capital has never been better!



New Cruise Complex

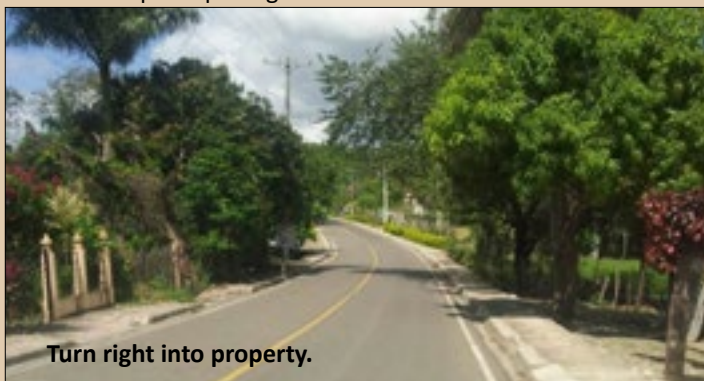
Maimon Bay project, a cruise ship terminal complex opening October 2015



GPS:

19° 51' 38.69" N
71° 10' 06.40" W

Directions: From one of two international airports, drive about 90 minutes to site.



Turn right into property.



Highway 30



DOMINICAN REPUBLIC BEACHFRONT

EXCLUSIVE BEACHFRONT PROPERTY
NORTH DOMINICAN REPUBLIC



Healthy, undeveloped land bordered by miles of pristine Caribbean ocean beaches and sparkling, gentle lagoon waters. Deep water and buildable waterfront with a natural spring-fed lagoon.

This tropical lifestyle property is available along the northern tip of the Dominican Republic in the warm blue waters of the Caribbean, where lies an exclusive 4.4 +/- mile stretch of beachfront totaling 355 acres (1.44 Million Sq. Meters).

The Ultimate Land Investment Opportunity!

The location is in the incredibly beautiful Dominican Republic, where tourism business is exploding, including the opening of a massive new Cruise Ship Terminal Complex, the Maimon Bay Project, only 30 miles east from this beachfront land tract. What could you do with this exclusive piece of Paradise?!

Sale Price: \$22,000,000 (2014 Bank Appraisal \$30,200,000)

Price per Acre: \$61,971.83

Total Acres: 355 +/- acres

Site Address: Puerto Plata, Dominican Republic, La Isabella

Water Frontage: 4.4 +/- miles of beautiful Caribbean beachfront

Road Frontage: Highway 30 and dirt roads

Soil Types: The ground and soil are viable for construction

Land Cover: Vegetation, sand, fresh water lagoon, natural shrubbery to remain

Potential Zoning:

- Potential for 6,000 rooms or more and for "Tourism" developments
- The official 2008 "Tasacion" (appraisal) received the highest rating of 4 (excellent)
- Can also divide and sell individual lots or build mixed development

Water Source & Utilities:

- Natural spring-fed and river-fed lagoon
- Public water, sewer, electric power available along Highway 30 less than 1 mile on the main road

Taxes: Tax free for 15 years.

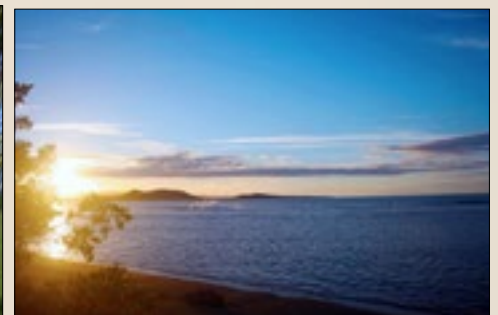
Uses:

- Excellent opportunity to develop a recreational resort
- With 4.4 +/- miles of beachfront along crystal clear calm waters, recreation includes swimming, boating, fishing, scuba diving, snorkeling, kite surfing, etc.;
- Fantastic world class saltwater fishing

Points of Interest: The Maimon Bay project, a cruise ship terminal complex opening October 2015, is expected to draw up to 8,000 cruise passengers and 2,000 crew members daily and is only 30 +/- miles to the east

Reports Available: Survey of land

Current Use: Vacant land, beach



For additional details and maps, visit:

www.SaundersRealEstate.com/DominicanRepublicBeachfront



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114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

355 +/- Acres • Dominican Republic!
Land Investment for Beach Development!
Below Appraisal • 4.4 Miles Beach Frontage • Historic Area

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NORTH DOMINICAN REPUBLIC

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