

Wyndham Resort and Residencies

Jaco Bay, Costa Rica

Contents

Why Costa Rica?	3
Why Jaco Beach?	6
Why Wyndham?	8
Conclusion	10

Headlines

Purchase Price From \$330,000

Best discount Phase 1 exclusive

Low deposit 20% (10%, then 10% in 90 days)

Best mortgage 85% (Market beating LTV)

High rental yield 8-11% projected (net)

Projected ROI 257% by year 5/731% by year 10

Armchair investment

Fully furnished and managed by top hotel brand

Beach front

Every unit with a sea view

Market appreciation

Strong growth predicted

Tax efficient

No capitals gains tax in Costa Rica

Enjoy your property

Up to 9 weeks personal use

Why Costa Rica?

Outstanding Natural Beauty

25% of Costa Rica is protected land

Costa Rica is a Central American nation of just over 4 million people, located between Nicaragua and Panama, with coasts on the Pacific Ocean and the Caribbean Sea.

It is among the world's most exotic destinations. Costa Rica contains 5% of all the forms of life on Earth. 25% of the country is protected national park land, including two parks designated "Patrimony of Humanity" by UNESCO.

Numerous rivers make Costa Rica's land rich and fertile, (the Savage River has the purest water in the American continent) with the country having the greatest diversity of flora and fauna in Central America.

Eco tourism is becoming increasingly popular and Costa Rica aims to be the world's first carbon neutral country by its 200th birthday in 2021.

Switzerland of Central America

No army, high literacy and high quality of life

Costa Rica is a peace-loving country, (the army was disbanded in 1948) and as a result has one of the highest literacy rates in the world (96%) as funds that otherwise would have been spent on the military are funneled into health and education.

President Oscar Arias won the Nobel Peace Prize in 1987 for his participation in developing a peace plan for the region (with El Salvador and Nicaragua).

The World Bank indicates that Costa Rica has the highest life expectancy (78 years) of all of Latin America, comparable to countries like Holland, Luxembourg, Belgium and Finland.

Stable Government

Costa Rica is historically the most stable country in the region

Costa Rica is a stable democratic republic with a very strong system of constitutional checks and balances.

The country's political system has steadily developed, maintaining democratic institutions and an orderly, constitutional scheme for government succession. Several factors have contributed to Costa Rica's success, including enlightened leadership, comparative prosperity, flexible class lines, educational opportunities that have created a stable middle class, and high social indicators.

The US State Department

Strong Economy

Costa Rica's economy is experiencing strong growth

Costa Rica's major economic resources are its fertile land and frequent rainfall, its well-educated population, and its location in the Central American isthmus, which provides easy access to North and South American markets and direct ocean access to the European and Asian Continents. After experiencing 7.9% growth in 2006, the Costa Rican economy grew by an estimated 6.5% in 2007.

Costa Rica is considered one of the world's most attractive destinations, with a total of 1.7 million visitors a year. The tourist market is worth \$1.9 billion a year. 48% come from the United States, 16% come from Europe and 36% come from other countries. Tourism/GDP ratio has an average annual growth of 8.49%.

Compared with its Central American neighbours, Costa Rican citizens enjoy a high standard of living, and an unemployment rate of only 4.6%.

In recent years, Costa Rica has attracted investment from global corporations including Hospira, GlaxoSmithKline, Proctor & Gamble and Intel.

Exchange rate

You can pay for your property in US\$. There has never been a better time to buy

The current exchange rate is exceptional for the British & European buyer. The Pound has not been as strong against the Dollar for 26 years, and the Euro is at an all time high. This means you have not been able to buy as much property for your money for more than a quarter of a century.

When you come to sell, if the pound has reverted to the rate from a few years back, you would not only be making money from any appreciation in the value of your property, but also from the currency exchange.

Unlike in the US, Costa Rica's property market is appreciating so you could reap the dual rewards of investing in an emerging market with strong growth, using a weak currency.

Secure investing environment

This is an 'emerging market' with a mature legal framework

You will find nearly all Costa Ricans involved in the process of investing in Real Estate speak good English.

American investors have proved that you can invest in the Costa Rican property market successfully for a few years now (San Jose's airport is a 2.5 hr flight from Miami).

Not only that, but investing in Costa Rica means investing through a mature legal framework providing the buyer with a great deal of certainty and safety.

Foreigners enjoy the same rights as locals when it comes to the law protecting private property.

Why Jaco Beach?

Premier Location

We have identified Jaco as an area that will experience significant growth

Located on the Pacific coast in the province of Puntarenas, Jaco Beach is 90 minutes from the Juan Santamaria International Airport, San Jose.

Even though Jaco is the closest beach to San Jose, public infrastructure has hampered development in the area with the current journey time between the capital and the beach being 1 hour and 45 minutes. However a new road is due to be completed by 2011 that will cut the journey time to just 45 minutes from the Capital and its International airport.

Jaco Beach (looking south) - photo taken March 08

Since the announcement of the new road all the signs are there that this is an area that is already experiencing an influx of investment, with local branches of international financial institutions opening and educational facilities being built.

The hill side in the picture opposite is about to be developed in keeping with it's natural surroundings with properties starting at \$1.2 million, highlighting further that Jaco beach is about to become a premier destination in Costa Rica.

Jaco Beach (looking north) - photo taken March 08

Further evidence is provided by the St Regis luxury hotel brand building a hotel only 15 minutes away in an area of outstanding natural beauty. Normally where St Regis goes, money follows...

Residents and holiday makers alike can enjoy a large selection of restaurants, night clubs and bars. If you prefer the quieter life Jaco Beach offers outdoor activities for a variety of interests, from horseback riding to ocean fishing, kayaking, canoeing, hiking, canopy tours and more.

One of the country's main attractions is surfing; once a year Jaco hosts the prestigious World Surfing Championship in Hermosa Beach, about 10 minutes away from this property.

The Los Sueños Signature Billfish Series also takes place 10 minutes from Jaco, and is one of the most popular marlin fishing tournaments in the world

We believe Jaco Beach will become Costa Rica's Miami Beach.
The timing is excellent to invest

Why Wyndham?

Prestige

First of its kind - the Wyndham will be a unique hotel in an area with growing tourist numbers and a shortage of quality rooms

Designed by one of Costa Rica's top architects, the development will boast contemporary architecture inspired by the concepts of tropical minimalism. The Wyndham Resort & Residencies has been designed with the elite in mind - those who really know the meaning of the term "Life Style".

Rendering of a Wyndham Resort & Residencies living area

This 5 star destination to be will be the only development of its kind at Jaco Beach and the buildings innovative design will provide all units with stunning views of the Pacific. People will always pay a premium for beach front property. With its beach front position and guaranteed views buyers of hotel units in the Wyndham will be well placed to sell when the time comes.

The Government has passed legislation that will limit purchases of shoreline property by foreign nationals, however we can confirm there will be no such limitations for foreign buyers purchasing a unit at the Wyndham Resort & Residencies.

The Brand

Wyndham - one of the most successful hotel groups in the World

The organisation that will run the Wyndham runs 6,500 properties across 5 continents. The Wyndham Hotel Group's TripRewards® loyalty program is the largest in the hotel industry as measured by the number of participating hotels.

Buying a condo hotel unit in the Wyndham Resort & Residencies means you benefit from the Wyndham group's marketing and management expertise ensuring your condo hotel unit is truly an 'armchair' investment.

You can also enjoy your investment with up to 9 weeks a year personal use.

Rendering of a Wyndham Resort & Residencies bedroom

Occupancy

High occupancy rates means significant cash flow for the investor

There is currently a shortage of hotel accommodation in Costa Rica and there is currently only one other 5 star hotel in the Jaco area - the Marriot's 'Los Suenos'. This hotel enjoys very high occupancy rates throughout the year.

The Wyndham's own occupancy study has predicted 74% occupancy in the first year of opening.

A study conducted by the world's leading independent hotel feasibility organisation, HVS has predicted an occupancy of 76%.

Rendering of a Wyndham Resort & Residencies

25% of Costa Rica's land is dedicated to national forests, often adjoining picturesque beaches such as at Jaco, which has made the country a popular destination for affluent retirees and eco-tourists. Jaco's immediate area is one of outstanding beauty. This is a location that offers much more than just a 'beach holiday', and with its close proximity to the airport tourist numbers are expected to increase rapidly in the area with the advent of the new road.

The Building

The most luxurious project at Jaco Beach

The hotel consists of two towers of 13 floors each, with a constructed area of 26,536 m² (285,631 sq ft). There will be 22 three-bedroom units, 60 two-bedroom units and 54 one-bedroom units.

Rendering of a Wyndham Resort & Residencies pool area

Hotel Features and Amenities

The Wyndham will have infinity pools on 3 different levels

A gym with the latest equipment and technology

A fully-equipped Spa with sauna, steam and massage rooms and areas with relaxation beds

A romantic Sunset Bar located on the terrace, offering a beautiful ocean view

A restaurant where one can enjoy fine cuisine

A daycare centre so parents can find some relaxation time

The Units

When the building was being designed your view was the most important consideration. The design guarantees all residents a full view of the Pacific Ocean and the mountains nearby. All units have been designed and furnished to the highest quality with elegant Italian porcelain tile floors and contemporary furniture with natural textures - natural fibre furniture inspired by the contemporary tropical style of the project.

The 2 & 3 bedroom units offer the lock-off system enabling the buyer to maximise their potential revenue. For example the hotel management can instantly turn a 2 bed unit into two 1 bed units if demand requires it.

The high quality kitchens will be fitted with Poggen Pohl in every unit. The finest stainless steel appliances and natural granite countertops will provide all the comforts of home to the user.

Rendering of a Wyndham Resort & Residencies unit kitchen

We believe the Wyndham Resort & Residencies will be Jaco Beach's premier condo hotel for some time to come. The Wyndham is *the* front line beach investment in Jaco

Conclusion

Buying a hotel unit for investment is becoming increasingly popular as investors are beginning to understand the benefits. Your unit is managed for you by a top hotel brand - the time and effort involved in managing some investment property should not be under-estimated! This is an armchair investment opportunity.

Investing in a hotel room is catching on in the UK now, however you are looking at relatively low yields. With the Wyndham's projected occupancy and room rates you can expect all the benefits of a hotel room investment but with a net yield of anything between 8 and 11% net.

The quality and uniqueness of the Wyndham Resort & Residencies and its prime front line beach position (with every unit enjoying a sea view) means you will maximise your chances of selling your unit, if you choose to, and in turn secure a very healthy capital gain. We feel this is a 5 to 10 year game plan (see our numbers summary for more information).

So why do we believe the Wyndham will provide you with fantastic income and substantial growth? Costa Rica's tourism sector is growing whilst there is still a shortage of rooms. Where will holiday makers and retirees want to stay? Well, Jaco is set to become in our view Costa Rica's 'mini Miami' because of its close proximity to the capital and its international airport. Supply and demand dictates high occupancies and market appreciation.

A low deposit of 20% and market beating 85% mortgage through HSBC means this investment is well geared and you can get your purchase costs financed. Use more of other people's money to make you money.

This looks set to be a fabulous income generating property investment opportunity, however if you do decide to sell there is no capital gains tax in Costa Rica.

Armchair investment

High rental income

Good exit strategy

Investment hotspot

Best leverage

Tax efficient