



Altos del COQUITO

www.coquitoheighs.com



SHORT TERM RE INVESTMENT OVER 12 TO 24 MONTHS



**\$49,000 USD
INVESTMENT PER UNIT**



**BETWEEN 12 TO 24 MONTHS
23% RTN**

INVESTMENT CONSTRUCTION OPPORTUNITY

DAVID - PANAMA



DEVELOPMENT BACKGROUND (WHO ARE WE)

The developer is one of the **LARGEST** construction companies in the city of David, Panama's second largest city. They have been in the business of developing in David for over 40 years and have completed, small, medium and large size projects.

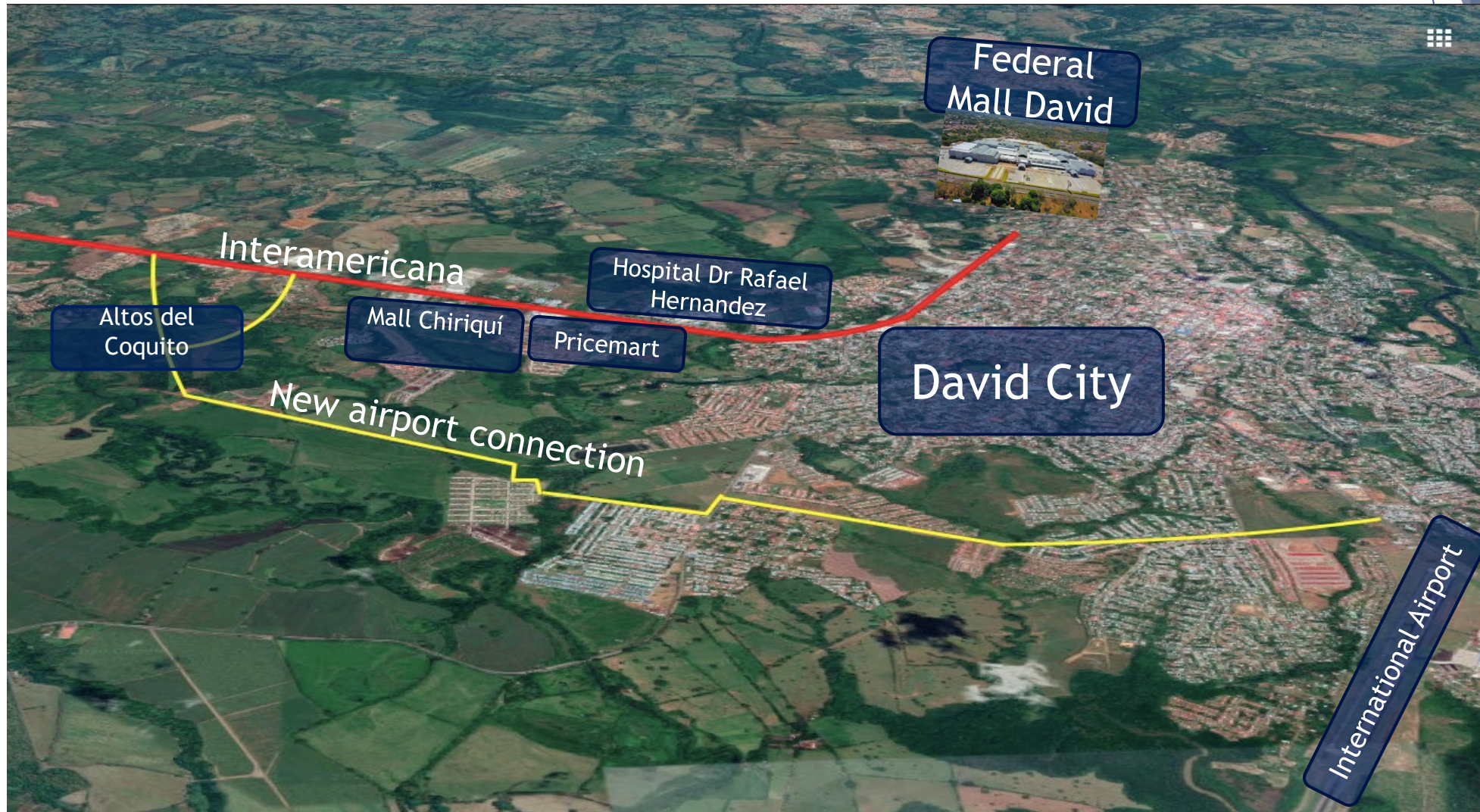
They offer a turnkey solution from architecture, design, construction, finance and delivering the product to their clients, ready to occupy.

Past developments include:

- Hospitals
- Commercial Office Building for Government and the Private Sector
- Commercial Centers
- Low, Medium and high-end housing developments
- Gas Station
- Bus Station
- Malls both Large and Small
- Roads and Highways Constructions
- Infrastructure and Sewage Plants
- Bridges and Infrastructure access
- Banks and Financial Institutions
- Hotels
- Radio Stations



NEW AIRPORT ROAD



PANAMA HOUSING REQUIREMENT



➤ **Construction of Affordable Housing:**

The government of Panama has announced that over the next five years it will be allocating \$1.5 billion for the construction of 35,000 housing units for low-income sectors. Over 10,000 SHORTFALL OF HOUSING IN DAVID, over 100,000 PANAMA

OUR TARGET – END BUYERS

- WE HAVE A LIST OF 400 PRE-QUALIFIED END BUYERS READY TO BUY (DOCTORS, POLICE, NURSES, TEACHERS)



[illegible]

THE OFFER – \$49,000 SHORT TERM INVESTMENT (12 TO 24 MONTHS) 23% RTN OR \$11,270 (\$60,270 TOTAL)

- 01 STEP : CHOOSE YOUR LOT
- 02 STEP : SIGN CONTRACTS, WIRE TO LAWYERS ESCROW
- 03 STEP : PREPARE INFRASTRUCTURE AND BUILD YOUR HOME
(6 TO 12 MONTH BUILD TIME)
- 04 STEP : ABSORB TO THE LOCAL MARKET
(GOVERNMENT INCENTIVE INTEREST RATES FOR LOCALS)
- 05 STEP : RECEIVE INCOME(12 TO 24 MONTH)

Bank Letter of Credit

Banistmo

Panamá, Rep. De Panamá 04 de septiembre de 2019.

Inc. No. 68000

Señores
GRUPO ALTOS DE COQUITO, S.A.
Ciudad de Panamá
Referencia: 2019-01000-17523-N

Estimados señores

Hemos sido irrevocablemente autorizados por la señora **LADYS YERITZA SANTOS ESPINALES**, con cédula de identidad personal No. **4-742-1371**, para remitirles la suma de **USD\$85,260.00** (******OCHENTA Y CINCO MIL DOSCIENTOS SESENTA DÓLARES******), que representa parte del precio de compra venta de la Vivienda No. **4**, ubicado en el Proyecto Residencial Altos de Coquito, Corregimiento de San Pablo Viejo, Distrito de David, correspondiente al Folio Real que se formara al segregarse del Folio Real No. **30293629**, Código de Ubicación No. **4510**, Sección de la Propiedad del Registro Público, Provincia de Chiriquí.

Tan pronto la Escritura que cubre el contrato de préstamo que le hemos aprobado a la señora **LADYS YERITZA SANTOS ESPINALES**, hayan sido debidamente inscrita en el Registro Público, les remitiremos la suma arriba mencionada.

Entre los requisitos que el cliente deberá completar están:

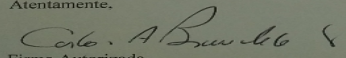
1. El avalúo deberá tener un valor mínimo de **USD\$87,000.00**.
2. Las referencias de crédito deberán ser satisfactorias.
3. Los seguros de vida e incendio, deberán haber sido aprobados y recibidos por el Banco.

Por lo tanto, mucho les agradeceremos se sirvan remitirnos:

1. Minuta de Venta, debidamente refrendada por un abogado de la localidad.
2. Acta de la Junta de Accionistas de **GRUPO ALTOS DE COQUITO, S.A.**, donde se autorice esta transacción.
3. Declaración Jurada.
4. Copia de Tasa Única de **GRUPO ALTOS DE COQUITO, S.A.**
5. Paz y Salvo de IDAAN e Inmueble.
6. Permiso de Ocupación y Construcción.
7. Planos debidamente aprobados por el Ministerio de Vivienda y la Dirección de Catastro y Bienestar Patrimoniales. (Presentar en CD)
8. Carta de Cesión (si aplica)

Nota: los documentos solicitados y numerados del punto 3 hasta el 7 pueden ser presentados a la firma de la escritura.

Atentamente,


Firma Autorizada
Hipotecas Residenciales //cb. **Carlos Brauchle**
00278

Ready For Occupancy

HOME1

MODEL 1



Ready For Occupancy

HOME2

MODEL 2



Danna Deluxe - B/.89.000
2/2 - One car Garage

Ready For Occupancy

HOME3

MODEL 3



Danna Super deluxe model B/.110.00
3/2 - Double car Garage

Ready For Occupancy

HOME4

MODEL 4



Royal Heights - Duplex Model B/.120.00
3/2 - Double car Garage

PROVIDERS



- Chiriqui's Largest Mall Opened!
- FEDERAL MALL, the New Retail Capital of Panama

- 180-million-dollar federal mall opened.
- 10 min drive from the development.
- 300 stores. 9 anchor stores
- 3,000 parking spots with an anticipated permanent employee base of 4,000. 10,000 indirect jobs.
- Huge economic driver for David.



CONNECTING PANAMA CITY TO DAVID

To extend Silk road to Central America and beyond

June 30, 2018: \$1.4 to \$1.8 BN BRIDGE AND RAIL MEGA PROJECT AWARDED TO CHINESE companies **China Communications Construction Company** and **China Harbor Engineering Company**.

A consortium of Chinese companies presented last Friday a 1.42 billion – dollar project for the design and construction of the fourth bridge over the Panama Canal, the closest to the reference price of 1.60 billion for this mega project, according to an official source.

It is the Panama Fourth Bridge Consortium, made up of the Asian companies China Communications Construction Company and China Harbor Engineering Company, which along with other companies from China, Spain, Italy and the USA prequalified to bid for this important work of the Panamanian.



CONCLUSIONS

- LOW RISK SECURE \$49K INVESTMENT
- 23% RTN 12 TO 24 MONTHS
- 10% YEAR 3 ALLOWING FOR OVERRIDES
- LOT/HOME SECURED BY LAND/HOME
- EXCELLENT LOCATION
- PHASE 1 AND 2 IN SALES (IN CONSTRUCTION)
- 15,000 SHORTFALL OF HOUSING IN DAVID, 150,000 PANAMA
- HOUSE IMMEDIATELY CONSTRUCTED AND ABSORBED TO THE LOCAL MARKET FOR \$90K TO \$120K
- INVESTMENT MARKETING THROUGH LIVE AND INVEST OVERSEAS



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