



Altos del COQUITO

Green Communities

www.coquitoheighs.com

AB Arquitectura
Proyecto y Construcción



SHORT TERM RE INVESTMENT OVER 12 TO 24 MONTHS



\$59,000 USD
INVESTMENT PER UNIT



12 TO 24 MONTHS 30% 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 several decades and have completed, small, medium and large size projects.

The construction company is one of the most experience in David with many developments including government developments and medium and low profits homes.

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

Past developments and constructure include:

- Hospitals Remodeling
- Commercial Office Building for Government and the Private Sector
- Commercial Centers
- Low, Medium and high-end housing developments
- Gas Station design
- Bus Station design
- Street Malls
- Roads and Highways Constructions
- Infrastructure and Sewage Plants
- Bridges and Infrastructure access
- Financial Institutions
- Hotels re faces

NEW AIRPORT ROAD



PANAMA HOUSING REQUIREMENT



➤ Construction of Affordable Housing:

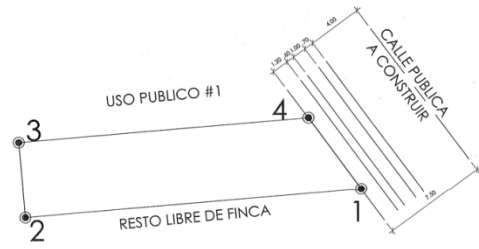
The government of Panama has announced that over the next five years it will be allocating \$1.5 billion for the construction of 35,000 housing units for low-income sectors. Over 10,000 SHORTFALL OF HOUSING IN DAVID, over 100,000 PANAMA



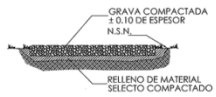
OUR TARGET - END BUYERS

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

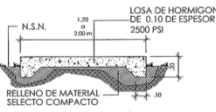




1 AN-I
LOTE PARA TANQUE DE RESERVA
1:150



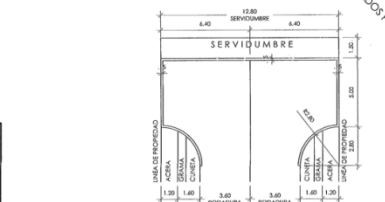
4 AN-I
SECCION DE SENDERO
1:20



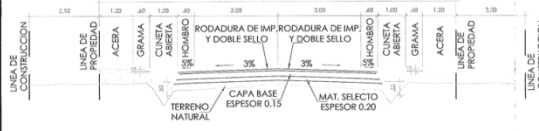
5 AN-I
SECCION DE ACERA
1:20

LOTE TANQUE DE RESERVA			
TRAMO	RUMBOS	DISTANCIA	
M01	M02	S 34°44'51" W	24.241
M02	M03	N 59°15'39" W	5.500
M03	M04	N 34°44'51" E	20.870
M04	M01	S 86°45'7" E	6.451
AREA = 124.06 m ²			

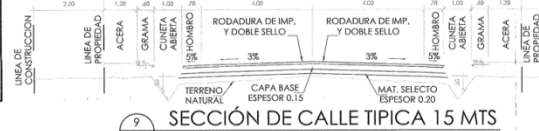
DATOS LEGALES	
FINCA 92363	CODIGO 4510, ASIENTO 1
GLOBO DE TERRENO: 5 HAS + 5410.16 M ²	



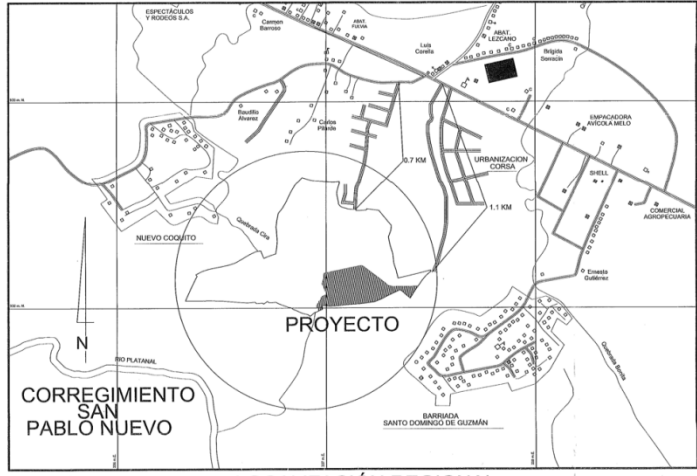
6 AN-I
DETALLE DE MARTILLO
1:150



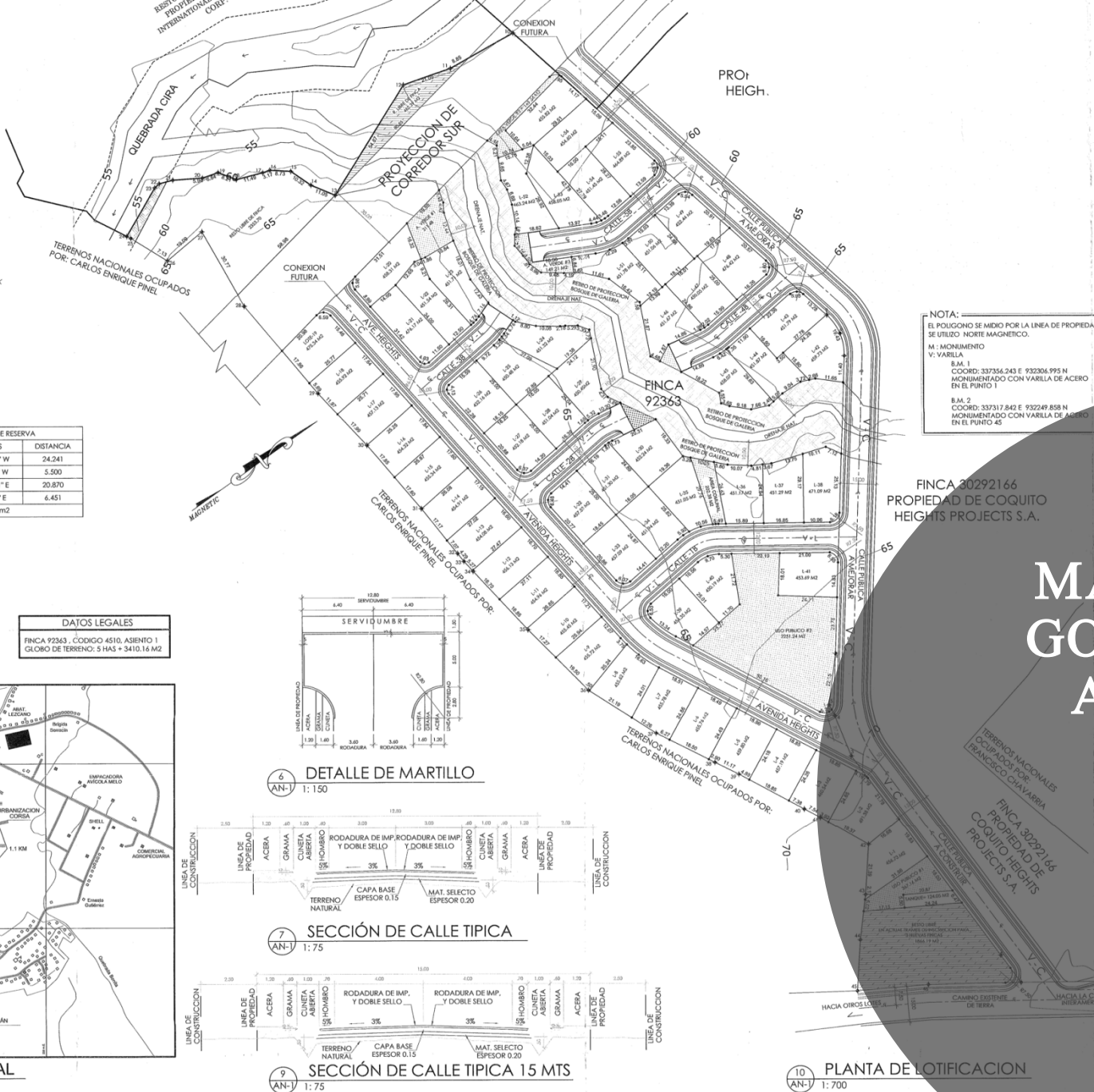
7 AN-I
SECCION DE CALLE TIPICA
1:75



9 AN-I
SECCION DE CALLE TIPICA 15 MTS
1:75



8 AN-I
LOCALIZACION REGIONAL
1:10000



NOTA:
EL POLIGONO SE MIDIO POR LA LINEA DE PROPIEDAD SE UTILIZO NORTE MAGNETICO.
M. MONUMENTO V. VARILLA
S.M. 1
COORD: 337356.043 E 932306.995 N
MONUMENTADO CON VARILLA DE ACERO EN EL PUNTO 1
S.M. 2
COORD: 337317.842 E 932249.858 N
MONUMENTADO CON VARILLA DE ACERO EN EL PUNTO 45

FINCA 30292166
PROPIEDAD DE COQUITO HEIGHTS PROJECTS S.A.

DERECHO DE VIA 15.00M Y 12.80 M
CARPETA DE ASFALTICA Y CORDON CUNETA DE HORMIGON PORTLAND.

MASTERPLAN GOVERNMENT APPROVAL



NOTA 1:
EL DISEÑO INTERNO ES RESPONSABILIDAD DEL DISEÑADOR

NOTA 2:
SE MANTENDRA CONTINUIDAD EN LAS ACERAS A TRAVES DE RAMPAZ CUMPLIENDO CON LA LET DE EQUIPARACION PARA PERSONAS CON DISCAPACIDADES.

NOTA 3:
LA RECOLECCION DE LA BASURA SERA DENTRO DE LA LINEA DE PROPIEDAD.

NOTA 4:
EL PROMOTOR CORRERA CON TODOS LOS COSTOS DE MATERIAL Y MANO DE OBRA DE INSTALACION DE TODA LA SEÑALIZACION PLASMADA EN EL PLANO.

3 NORMA SOLICITADA S/E			
3. NORMAS DE DESARROLLO URBANO:	160 M ² EN VIVIENDA UNIFAMILIAR	160 M ² EN VIVIENDAS BI-FAMILIARES ADOSADAS	120 M ² EN VIVIENDAS EN HIERRAS
FRONTE MINIMO DE LOTE:	8.50 M EN VIVIENDA UNIFAMILIAR	7.00 M EN VIVIENDAS BI-FAMILIARES ADOSADAS	6.00 M EN VIVIENDAS EN HIERRAS LIBRE
FONDO MINIMO:	1.00 M CON ABERTURAS	ADOSAMIENTO CON PARED CIEGA, LAS VIVIENDAS EN ESQUINAS DEBEN GUARDAR LA LINEA DE CONSTRUCCION APROBADA PARA LA VIA.	
RETRO POSTERIOR MINIMO:	2.50 M EN PLANTA BAJA	1.50 M EN PLANTA ALTA	2.50 M
ALTIMA MAXIMA:	1.50 M EN PLANTA BAJA Y DOS ALTOS		
LINEA DE CONSTRUCCION:			
ESTACIONAMIENTOS:	UNO (1) POR VIVIENDA. SE PERMITIRA ESTACIONAMIENTO COMUNALES EN PROYECCION DE (M O H) ESTACIONAMIENTO POR CADA UNIDAD DE VIVIENDA		

USOS DE SUELO	RESUMEN DE AREAS	AREA (HA)	% DEL TOTAL
AREA RESIDENCIAL	26023.39	2.60	48.72%
AREA DE USO PUBLICO	2618.40	0.26	4.90%
USO PUBLICO #1	347.16	0.04	0.69
USO PUBLICO #2	2251.24	0.23	4.21
AREAS VERDES	630.33	0.06	1.18%
AREA VERDE #1	311.48		0.58
AREA VERDE #2	189.44		0.32
AREA VERDE #3	149.21		0.28
RESTO LIBRE DE FINCA	4282.31	0.47	8.77%
RETIRO DE PROTECCION BOSQUE DE GALERIA	5886.68	0.59	10.65%
SEVIDUMBRE PUBLICA	8609.82	0.85	16.12%
CALLES 15.00 MTS	4596.14	0.44	8.23
CALLES 12.80 MTS	4213.68	0.41	7.89
AFECTACION CORREDOR SUR (PROYECTADO)	4832.79	0.48	9.05
TANQUE DE AGUA Y POTO	124.05	0.01	0.23
AREA COMUNAL	292.39	0.03	0.58
AREA TOTAL DE LA FINCA 92363	53410.16 M ²	5.34	100.00%
PORCENTAJES DE USO PUBLICO			
% DE AREA DE USO PUBLICO RESPECTO A POLIGONO:			4.90%
% DE AREA DE USO PUBLICO RESPECTO A LOTES RESIDENCIALES:			10.06%
% DE USO PUBLICO RESPECTO A LOTES INCLUYENDO % DE AREA VERDE:			32.48%
CANTIDADES DE LOTES RESIDENCIALES	57 LOTES UNIFAMILIARES		

DATOS DE CAMPO FINCA 92363			
TRAMO	RUMBOS	DISTANCIA	
M01	M02	N 89°39'47" W	135.440
M02	M03	N 73°24'30" W	15.400
M03	M04	N 81°14'48" W	5.140
M04	M05	N 48°58'51" W	22.150
M05	M06	N 51°29'57" W	126.240
M06	M07	N 53°43'41" W	9.650
M07	M08	N 88°29'27" W	9.650
M08	M09	S 77°59'31" W	178.070
M09	M10	S 77°59'31" W	35.347
M10	M11	S 21°19'22" W	23.040
M11	M12	S 21°19'22" W	54.870
M12	M13	S 21°19'22" W	11.200
M13	M14	S 59°33'31" W	11.200
M14	M15	S 71°43'39" W	10.340
M15	M16	S 39°44'07" W	8.750
M16	M17	S 17°51'13" W	3.150
M17	M18	S 22°17'46" W	11.490
M18	M19	S 58°43'33" W	8.200
M19	M20	S 17°53'57" W	6.840
M20	M21	S 38°46'46" W	12.440
M21	M22	S 21°55'19" W	5.990
M22	M23	S 27°52'12" W	2.510
M23	M24	S 27°52'12" W	23.827
M24	M25	N 63°49'30" E	1.914
M25	M26	N 69°53'39" E	18.180
M26	M27	N 34°49'33" W	18.980
M27	M28	S 82°24'44" E	34.470
M28	M29	N 88°57'35" E	48.200
M29	M30	N 83°50'38" E	29.940
M30	M31	N 88°57'35" E	35.310
M31	M32	N 88°57'35" E	24.230
M32	M33	N 88°57'35" E	4.300
M33	M34	N 84°18'21" E	5.700
M34	M35	N 84°18'21" E	33.800
M35	M36	N 82°47'29" E	34.090
M36	M37	N 69°17'28" E	33.940
M37	M38	N 83°52'27" E	27.680
M38	M39	N 83°52'27" E	11.170
M39	M40	N 69°12'22" E	31.110
M40	M41	N 69°12'22" E	7.640
M41	M42	N 64°14'14" E	23.330
M42	M43	S 49°43'11" E	21.200
M43	M44	S 49°28'29" E	19.350
M44	M45	S 49°28'29" E	21.650
M45	M46	N 81°52'16" E	29.890
M46	M01	N 89°27'46" E	38.980
AREA = 53410.16 M ²			

THE OFFER - \$59,000 SHORT TERM INVESTMENT (12 TO 24 MONTHS) 30% RTN OR \$17,700 (\$76,700 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)

18 to 24 Month BUY BACK OPTION 30% RTN \$59,000 INVESTMENT

Exit Option :

18 to 24 months 30% Interest or $\$17,700 + \$59,000 = \$76,700$ (will be paid by the Developer)

Option for Buying the Property:

Buy now for \$67,000 (Home retails for \$95,000 to the local market)



Ready For Occupancy

HOME1
MODEL 1

Modelo Condensa
\$70,000





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

Ready For Occupancy

HOME2
MODEL 2

Modelo Danna Delux
\$89,000





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

Ready For Occupancy

HOME3

MODEL 3

Modelo Danna S Delux
\$110,000



Ready For Occupancy
HOME4
MODEL 4



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



- DANNA STANDARD MODEL
- 2 R / 2 B
- REGULAR PRICE: \$ 95,000.00
- INVEST: \$ 59,000.00





RENDER DANNA STANDARD



Finished Homes



MODEL HOME

Phase 1, 2 and 3





Homes in
construction





Homes in Construction





Homes in Construction



INFRASTRUCTURE PHASE 4



INFRASTRUCTURE PHASE 4

CONSTRUCTION UPDATE JAN 2023

CONSTRUCTION UPDATE ALTOS: (Jan 2, 2023)

Altos de Coquito Ph1

- 33 houses completed that are in the process of final closings.

Coquito Heights Ph1

- 52 houses of social interest in execution, of which:
- 36 Houses are in the final stages of construction
- 13 houses are at foundation stages
 - (100% of these houses have reservations by end customers)

Coquito Green Ph2

- 57 houses of social interest in execution, of which:
- 12 Houses are in construction
- 36 houses are at foundation stages.
- Infrastructure in Progress
- (100% of these houses have been reserved by end customers)

Total reserved Homes: (January 2, 2023)

CONSTRUCTION UPDATE JAN 2023

CONSTRUCTION UPDATE ALTOS: (Jan 2, 2023)

Coquito River Ph3

49 houses of preferential interest. Currently working on

- Earthwork and subdivision.
- Roads.
- Aqueduct and sewers.
- Permits
- Infrastructure
- 10 houses are at foundation stages with 3 in construction
- (100% of these houses have been reserved by end customers)

Total reserved Homes: (January 2, 2023)

CONSTRUCTION UPDATE JAN 2023

CONSTRUCTION UPDATE ALTOS: (Jan 2, 2023)

TOTAL END SALES TO DATE :167

- BANK LETTERS OF CREDIT ISSUED FOR 35 END BUYERS (MULTIPLE LETTERS OF CREDIT IN PROCESS)
- 92 BANK APPROVALS
- 75 BANK APPROVAL STAGE... IN PROCESS



DEC/JAN CONSTRUCTION



DEC/JAN CONSTRUCTION



DEC / JAN CONSTRUCTION



DEC/JAN CONSTRUCTION



DEC/JAN CONSTRUCTION

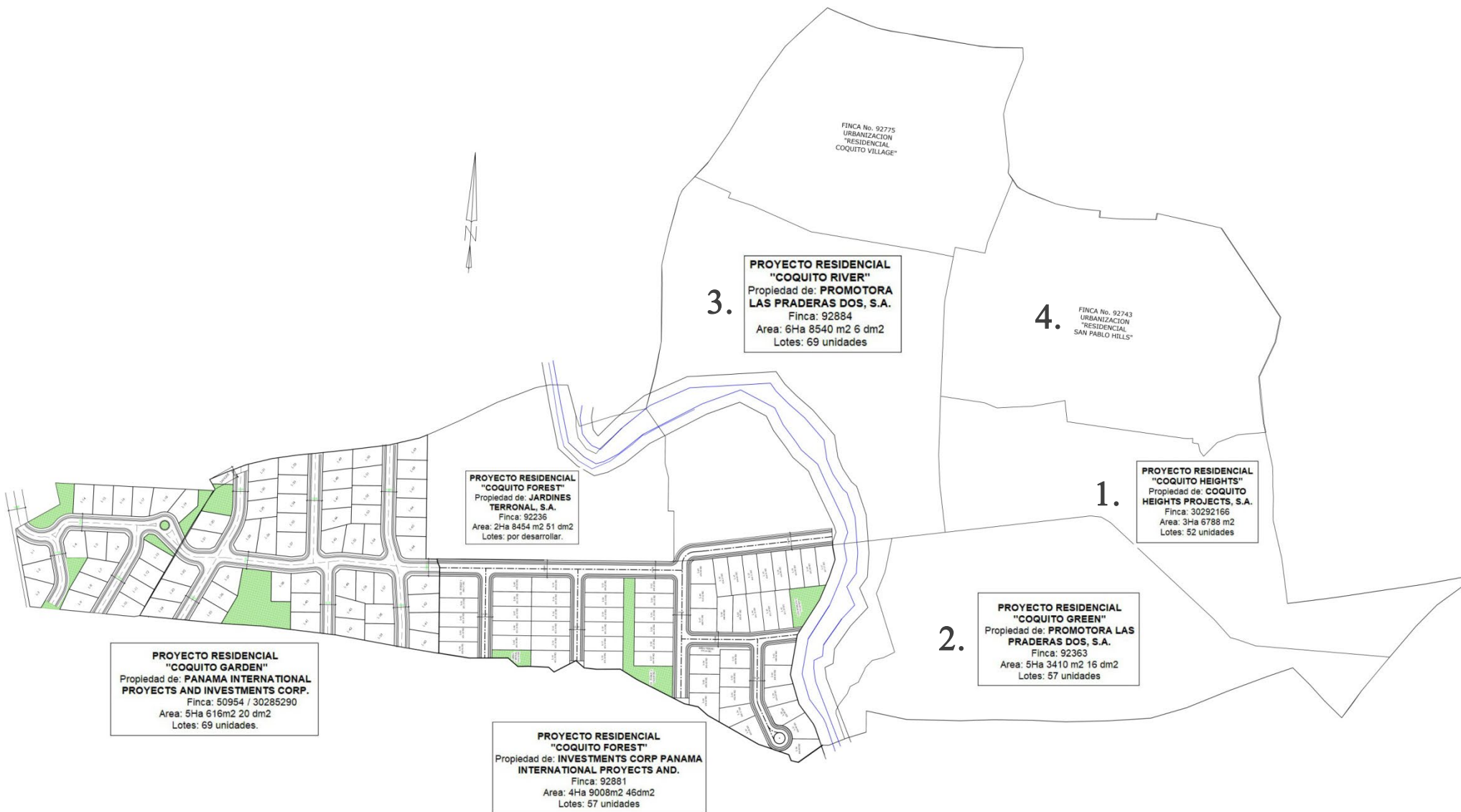


DEC/JAN CONSTRUCTION

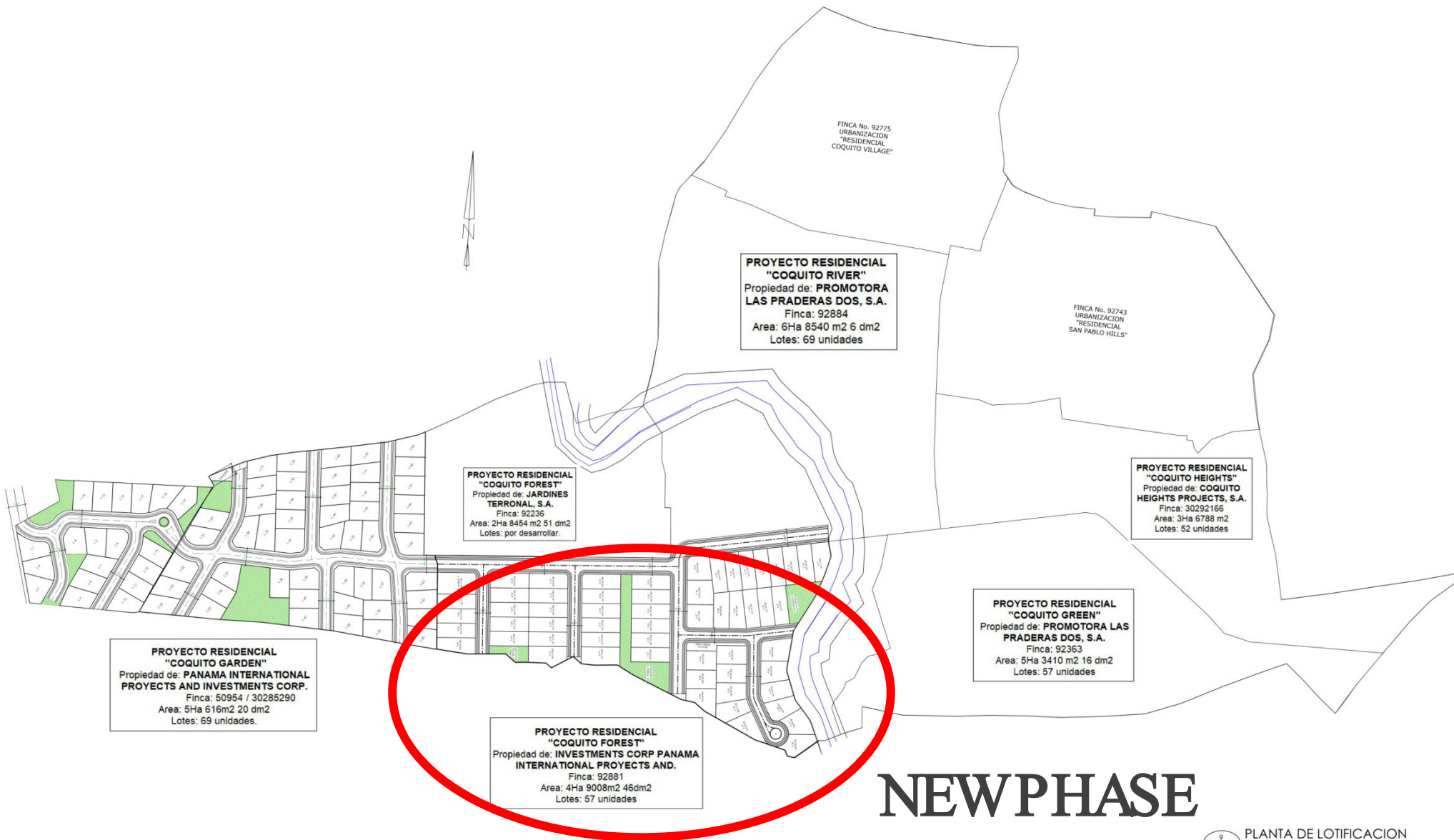
Keys/HOME Delivery DEC 2022



P H A S E S



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NEW PHASE

Comparable properties in David selling at \$98,000



Projecto Residencial Coral Villas, Los Algodones, Dolega, Chiriquí

Venta
Soluciones integrales de espacios modulares. ¡Conoce más!

isobon.com.pa **AGIR**

USD 97,200.00 **FINANCIAR** 03/07/2021

Información de la propiedad

Localización:	Chiriquí Provincia
Precio/M ² de construcción:	USD 981.01
Recámaras:	2
Baños:	1



compreoalquile

RESIDENCIAL VERANDA 3

Fotos

Venta
USD 98,000

41 personas vieron esta propiedad en los últimos 30 días

Casa - 98m² - 2 Recámaras - 1 Estacionamientos

via aguacatal chiriquí, David, David

450 m² Total 98 m² Cubierta 1 Baño
1 Estacionamientos 2 Recámaras
A estrenar

PROVIDERS



Panasonic



Plastimet S.A.



CONNECTING PANAMA CITY TO DAVID

To extend Silk road to Central America and beyond

Friday, August 27, 2021 Consortium starts design work on Panama Canal tunnel

Design work has started on the tunnel below the Panama Canal, part of the US\$2.5bn metro line No. 3, operator Metro de Panamá said.

The tender had a reference price of US\$13mn but was awarded for US\$9.86mn to Consortio Túnel de Las Américas, comprising Grupo Typsa and Louis Berger. Designs for the tunnel will take 15 months.

The consortium has carried out similar projects in Spain, Ecuador, the US, and others.



CONCLUSIONS

- LOW RISK SECURE \$59K INVESTMENT
- 30% RTN 12 TO 24 MONTHS
- A GUARANTEED PURCHASE CONTRACT
- LOT/HOME SECURED BY LAND/HOME
- EXCELLENT LOCATION
- PHASE 1,2 AND 3 IN SALES (IN CONSTRUCTION)
- 10,000 SHORTFALL OF HOUSING IN DAVID, 100,000 PANAMA
- HOUSE IMMEDIATELY CONSTRUCTED AND ABSORBED TO THE LOCAL MARKET FOR \$90K TO \$120K
- INVESTMENT MARKETED THROUGH LIVE AND INVEST OVERSEAS



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