The Masaya *Residences*

LAS PERLAS OCEANFRONT VILLAGE
AT GRAN PACIFICA BEACH & GOLF RESORT

Las Perlas
OCEANFRONT VILLAGE

Welcome!

Have you ever wished you had invested in a beachfront community back in the 90s?

Nicaragua is a Central American country filled with friendly people and miles of uncrowded beaches. Her vast array of lakes, rivers, volcanoes and two oceans draw visitors worldwide. Considered the safest country in the Americas—next to Canada, the country has seen unparalleled growth in tourism.

With a diverse landscape divided into three regions, Pacific, Central and Caribbean, Nicaragua has a broad range of climates and topographies for visitors to explore. Rainforests, jungles, unspoiled beaches and reefs, active volcanoes and surfing top the list of amazing adventures to enjoy in Nicaragua. As the largest country in Central America, Nicaragua also has the unique history as the only country in Latin America to have been colonized by both the Spanish and British. Explore history by visiting some of the oldest colonial cities in the Americas, shop their fabulous local artisan markets… eat, indulge, and enjoy the tropical paradise that is Nicaragua.

DISCOVER *Nicaragua*

Nicaragua is an emerging destination for tourism and retirement, and as such, is an excellent location for a vacation or retirement home. Gran Pacifica Beach and Golf Resort provides the community feel that like-minded people seek in a tropical ambiance. Be as active or as relaxed as you wish on your own slice of beachfront property, available at ‘discovery’ prices.

A Gem In The Heart Of The Tropics

Nicaragua has a strategic geographic location, with new flights to and from the country being added often. It lies in closer proximity to North America than Panama or Costa Rica, meaning less travel time.

Direct flights to Nicaragua are also growing from a number of U.S. cities.

Nicaragua

Honduras

El Salvador

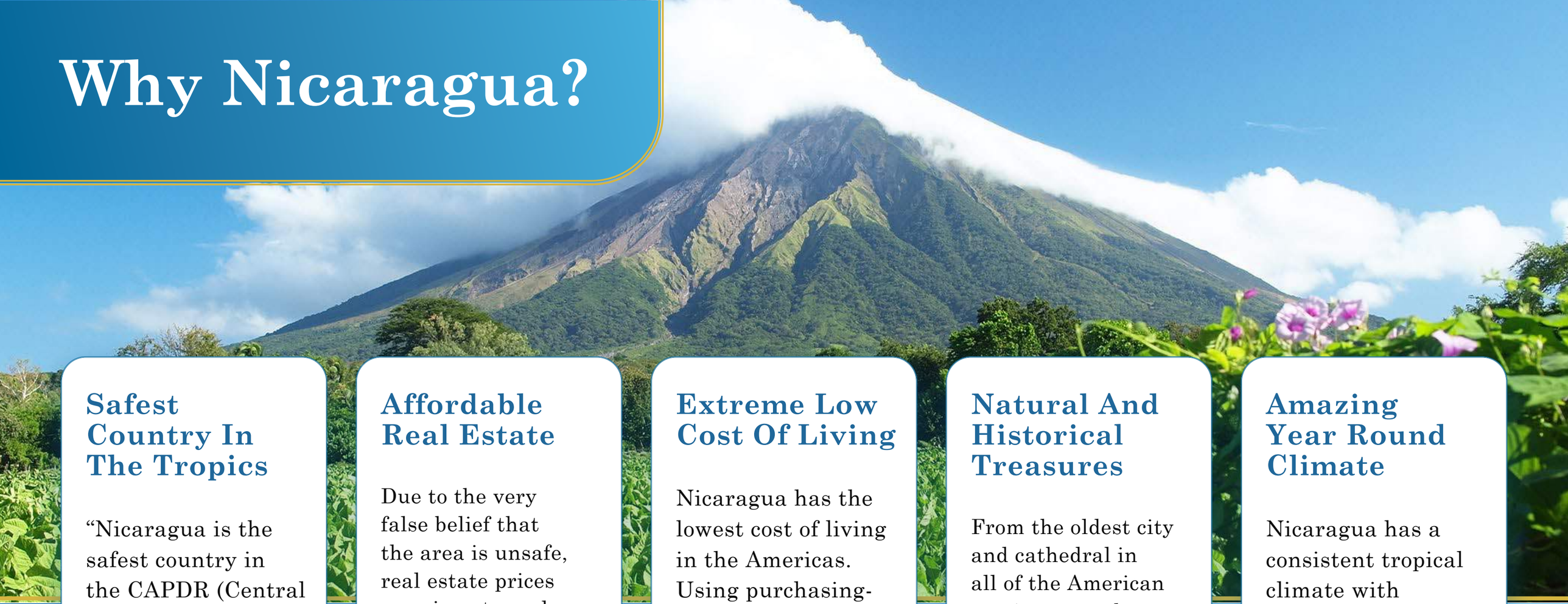
Nicaragua

Managua

Gran Pacifica
Beach and
Golf Resort

Costa Rica

Why Nicaragua?



Safest Country In The Tropics

"Nicaragua is the safest country in the CAPDR (Central America, Panama, and the Dominican Republic) region."

INCAE, the Harvard Business school affiliate

Affordable Real Estate

Due to the very false belief that the area is unsafe, real estate prices remain extremely low. For example, a one-bedroom suite in Nicaragua costs 9 times less than one in San Diego, California.

Extreme Low Cost Of Living

Nicaragua has the lowest cost of living in the Americas. Using purchasing-power-parity (PPP), $1,000 U.S. has 3 to 4 times the purchasing power in Nicaragua.

Natural And Historical Treasures

From the oldest city and cathedral in all of the American continent, to the only active volcano you can drive your car to the edge of, plus endless empty beaches, Nicaragua awaits exploration!

Amazing Year Round Climate

Nicaragua has a consistent tropical climate with only two seasons: green and golden. Expect year-round temperatures to average near 80° F.

Las Perlas
OCEANFRONT VILLAGE

Gran Pacifica is excited to announce the continuation of the Las Perlas Oceanfront Village, the gathering place and heart of this beach and golf resort by the sea. With drinks in hand, owners and guests gather daily to witness phenomenal sunsets from the infinity pool that overlooks the crashing surf. This is a great opportunity to join a growing beachfront community and earn rental revenue if you choose.

GRAN PACIFICA
Beach & Golf Resort

The Masaya *Residences*

LAS PERLAS OCEANFRONT VILLAGE AT GRAN PACIFICA BEACH AND GOLF RESORT

Ownership in the Masaya building is ideal for those who understand the demand for vacation rentals along the tropical Pacific Coast, and want to benefit from pre-construction opportunities. Showcasing top-of-the-line, custom Nicaraguan cabinetry, interior features and furniture, and large balconies that are perfect for enjoying the sunset, these condos are just calling your name!

The Masaya residences will include a second swimming pool, gardens, and ultimately a new and expanded clubhouse for owners and guests to enjoy.

For owners wishing to rent their suites, a rental program will drive strong cash flow from overnight visitors wishing to surf, golf, or simply stroll on the beach. As an owner, you can use your suite as much as you like and let our professional team manage your condo for the rental return.

The Masaya *Residences*

LAS PERLAS OCEANFRONT VILLAGE
AT GRAN PACIFICA BEACH & GOLF RESORT

Las Perlas
OCEANFRONT VILLAGE

Las Perlas
OCEANFRONT VILLAGE

Malaga

Studio

1st Floor:	$169,900
2nd Floor:	$159,900
3rd Floor:	$179,900

INTERIOR
349ft²

BALCONY
68ft²

Price Breakdown

Condo	$159,900
Furniture	$6,900
Closing	$4,797 (3% of condo)
Total	**$171,597**
Hoa fee	$220 (Per Month)

Valencia

One Bedroom
One Bathroom

1st Floor:	$179,900
2nd Floor:	$169,900
3rd Floor:	$189,900

INTERIOR
416ft²

BALCONY
76ft²

Price Breakdown

Condo	$169,900
Furniture	$8,900
Closing	$5,097 (3% of condo)
Total	**$183,897**
Hoa fee	$220 (Per Month)

Barcelona

Two Bedroom
Two Bathroom

1st Floor:	$329,900
2nd Floor:	$319,900
3rd Floor:	$349,900

INTERIOR
765ft²

BALCONY
144ft²

Price Breakdown

Condo	$319,900
Furniture	$13,800
Closing	$9,597 (3% of condo)
Total	**$343,297**
Hoa fee	$440 (Per Month)

Floor One

AVAILABLE 314 | **AVAILABLE 313** | **AVAILABLE 312** | **AVAILABLE 311**

Gran Pacifica
Beach & Golf Resort

Floor Two

AVAILABLE 324 | **AVAILABLE 323** | **AVAILABLE 322** | **AVAILABLE 321**

GRAN PACIFICA
Beach & Golf Resort

Floor Three

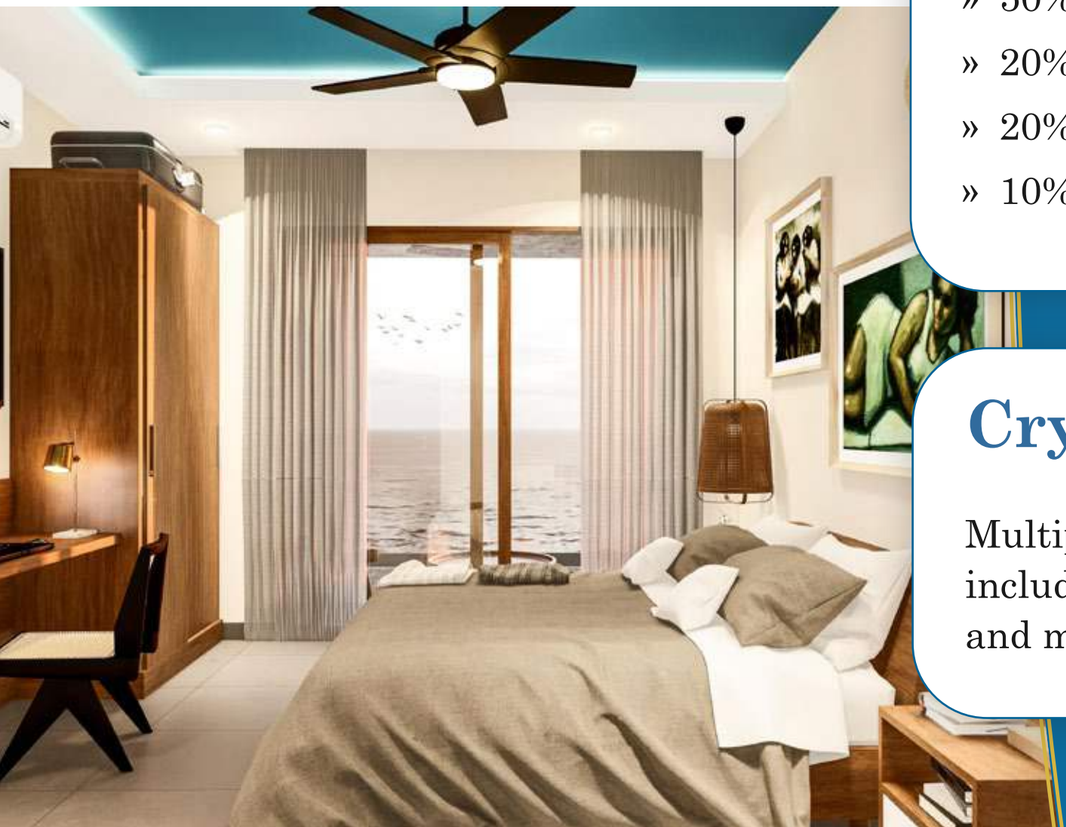
AVAILABLE 334 | **AVAILABLE 333** | **AVAILABLE 332** | **AVAILABLE 331**

GRAN PACIFICA
Beach & Golf Resort

Availability Chart

ID NUMBER	MODEL	AREA (FT²)	BALCONY (FT²)	MONTHLY HOA	CONDO	FURNITURE	CLOSING FEES (3% OF THE CONDO)	TOTAL (CONDO + FURNITURE + CLOSING)
311	Valencia	416	76	$ 220	$ 179,900	$ 8,900	$ 5,397	$ 194,197
312	Malaga	349	68	$ 220	$ 169,900	$ 6,900	$ 5,097	$ 181,897
313	Malaga	349	68	$ 220	$ 169,900	$ 6,900	$ 5,097	$ 181,897
314	Valencia	416	76	$ 220	$ 179,900	$ 8,900	$ 5,397	$ 194,197
321	Valencia	416	76	$ 220	$ 169,900	$ 8,900	$ 5,097	$ 183,897
322	Malaga	349	68	$ 220	$ 159,900	$ 6,900	$ 4,797	$ 171,897
323	Malaga	349	68	$ 220	$ 159,900	$ 6,900	$ 4,797	$ 171,897
324	Valencia	416	76	$ 220	$ 169,900	$ 8,900	$ 5,097	$ 183,897
331	Valencia	416	76	$ 220	$ 189,900	$ 8,900	$ 5,697	$ 204,497
332	Malaga	349	68	$ 220	$ 179,900	$ 6,900	$ 5,397	$ 192,197
333	Malaga	349	68	$ 220	$ 179,900	$ 6,900	$ 5,397	$ 192,197

Secure *Your* Suite



Cash Payment During Construction

$2,500 refundable deposit to claim your residence — You'll have 7 business days after receiving the final paperwork to decide if you want to move forward.

» 50% less deposit due with paperwork
» 20% due when foundation is complete
» 20% due when walls are up
» 10% + closing when home is complete

Cryptocurrencies

Multiple cryptocurrencies accepted including Bitcoin, Ethereum, Litecoin, and more.

Financing

50% (50% down)
4.9% interest, 5-year-balloon
30-year amortization

80% (20% down)
6.9% interest, 5-year-balloon
30-year amortization

Gold Bullion

Contact us for further details on payment with gold bullion.

SD-IRA

Inquire for more details.

Obtain Your Residency

Pensioner Program

- No taxes on foreign income
- Can import up to $20,000 worth of household goods without duties
- Applies only if you're 45+
- Must receive more than $600 a month from pension abroad

Investor Program

- You can run your own business
- Must invest $30,000 in Nicaragua
- You receive a five year residency which is renewable
- Applies at any age

Return on Investment

Renting Your Home?

Here are anticipated returns.

Breakdown Illustrated:

Las Perlas Condo - Valencia Model
Masaya Building
Gran Pacifica, Nicaragua
50% Financing at 4.9%
5 Year Term

Total Investment: $183,897.00 (Home and Lot price: $169,900.00) *

Total including home, furniture, and 3% closing cost **

	Industry Standard Case	*Conservative Case*
Income	***Nicaragua Condo Scenario***	***Nicaragua Condo Scenario***
Occupancy (%)	55.00%	48.00%
Days Rented	201	175
Average Daily Rate (ADR) ***	$175.00	$148.75
Gross Revenue	$35,131.25	$26,061.00
Annual Expenses		
Income Tax - 1% of Gross	$351.31	$260.61
Credit Card Fee (Up to 3.25% of Gross)	$1,141.77	$846.98
Referral Agent Fee	$5,269.69	$3,909.15
Total Gross Expenses	*$6,762.77*	*$5,016.74*
Adjusted Gross (AG)	$28,368.48	$21,044.26
30% of AG to Property Manager	$8,510.55	$6,313.28
70% of AG to Owner	$19,857.94	$14,730.98
Utilities		
Water	$301.13	$262.80
Electricity	$1,204.50	$1,051.20
Owner Annual Expenses		
Trade License	$0.00	$0.00
HOA	$5,280.00	$5,280.00
Insurance	$439.56	$439.56
Property Tax	$1,699.00	$1,699.00
Room Supplies	$120.00	$120.00
Expenses from Net	*$9,044.19*	*$8,852.56*
Additional Bottom Line Revenue		
Referral Agent Fee for Bringing Renter(s)	$0.00	$0.00
NOI (Net Operating Income)	**$16,083.44**	**$9,787.57**
Cap Rate ****	**Year 1 = 5.88% Year 10 = 12.01%**	**Year 1 = 3.2% Year 10 = 7.88%**
Mortgage Payment (Year 1, if applicable)	*$6,994.22*	*$6,994.22*
ROI (Net of All Costs and Mortgage Payments)	**Year 1 = 3.75% Year 10 = 12.01%**	**Year 1 = -1.1% Year 10 = 7.88%**

Ten year IRR = -0.4%

Join the Gran Pacifica *Family*

Your Gran Pacifica community is lovely and appears to be poised for great things. Your commitment to community and environmental service is outstanding.

FRANK Y., USA

The golf and horseback riding at Gran Pacifica were fantastic. Loretta says it was the best horseback riding we have ever experienced! The horses were great and riding them on the soft sandy beach together at sunset was an experience of a lifetime.

DON H., CALIFORNIA, USA

WOW! We bought a condo and then fell in love with the people. We are going to look at our calendars soon and come back in the Spring. Thanks for everything you did for us.

BROCK LUNDERVILLE, NASA. INC, USA