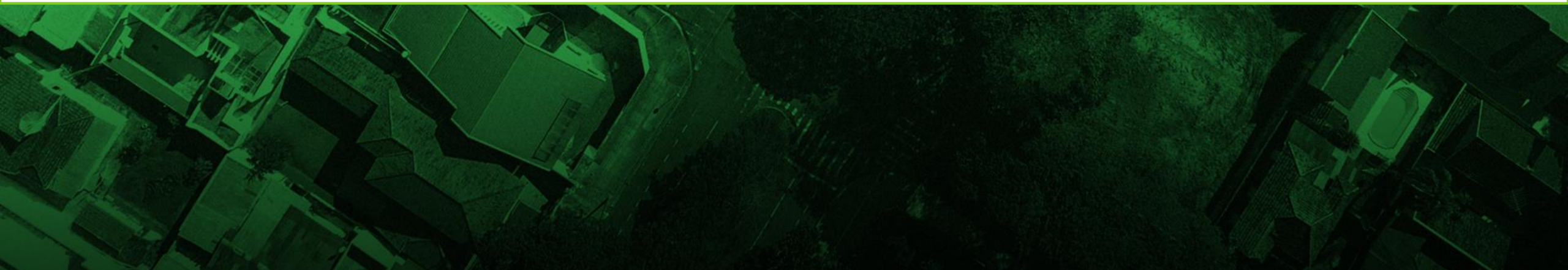
AB Arquitectura
Proyecto y Construcción

Altos del COQUITO

www.altosdecoquito.com

COQUITO HEIGHTS



SHORT TERM RE INVESTMENT OVER 18 TO 24 MONTHS

$59,000 USD
INVESTMENT PER UNIT

BETWEEN 18 TO 24 MONTHS
30% RTN

INVESTMENT CONSTRUCTION OPPORTUNITY
DAVID - PANAMA

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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**

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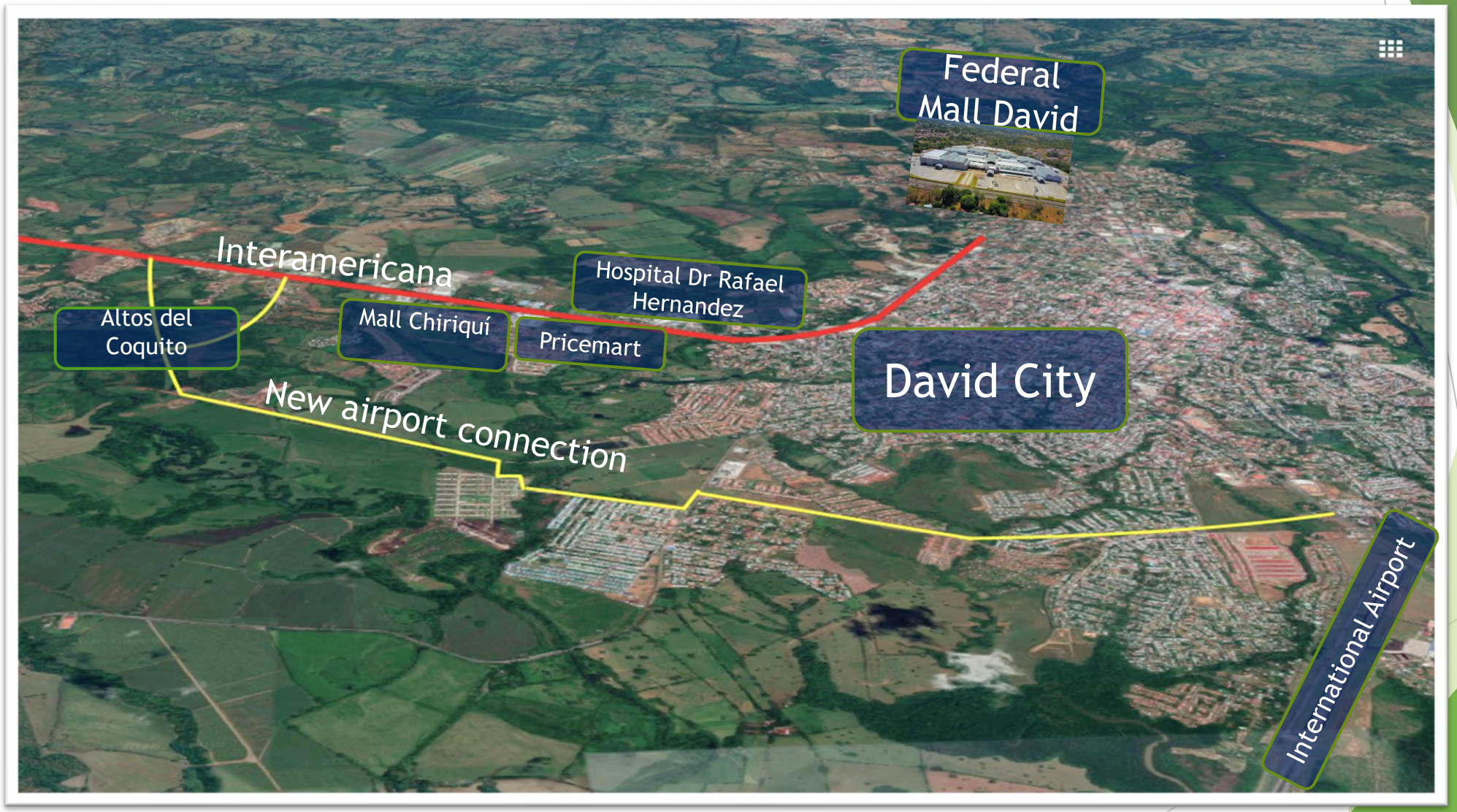
NEW AIRPORT ROAD



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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

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OUR TARGET – END BUYERS

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

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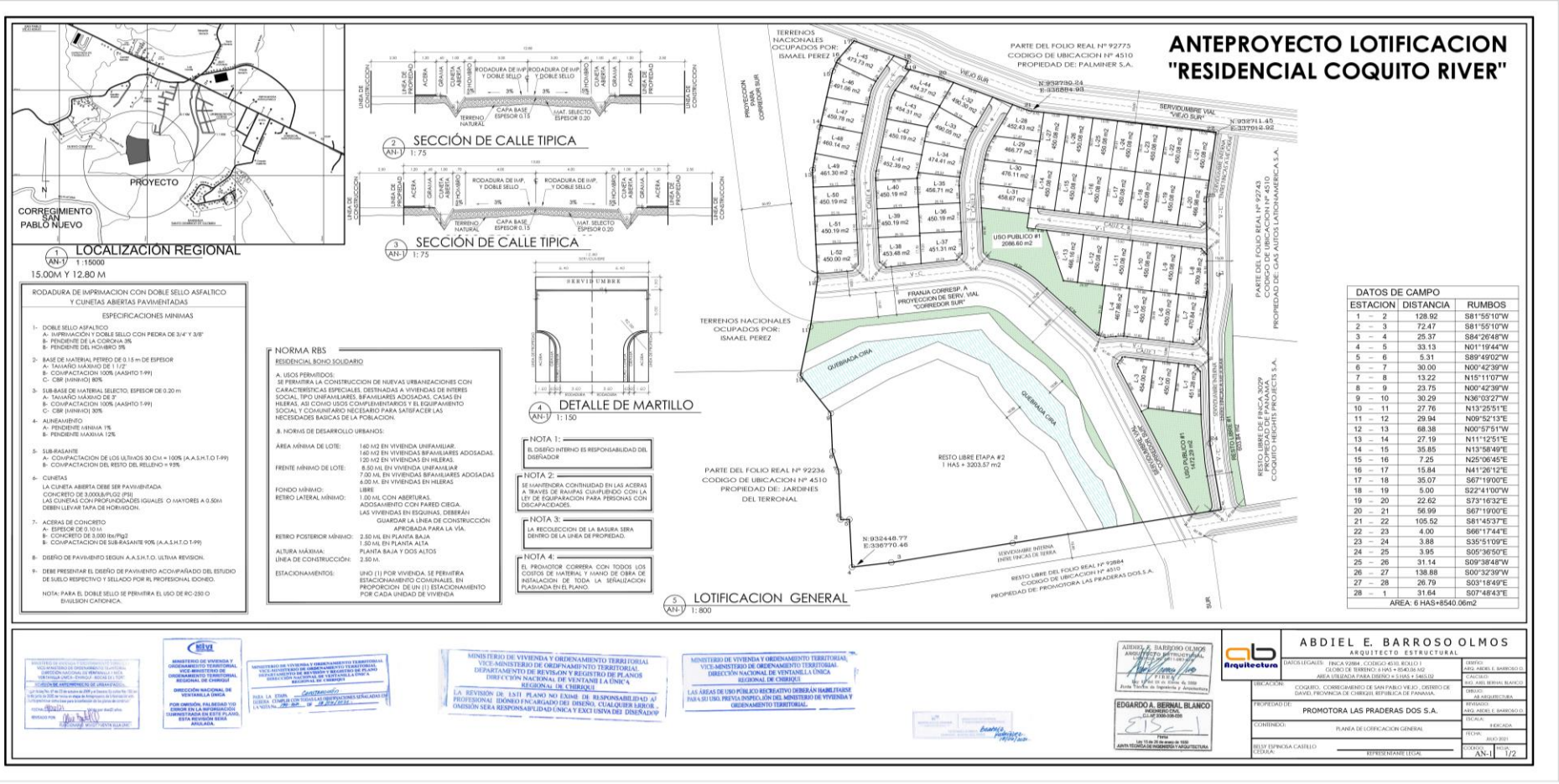
MASTERPLAN GOVERNMENT APPROVAL



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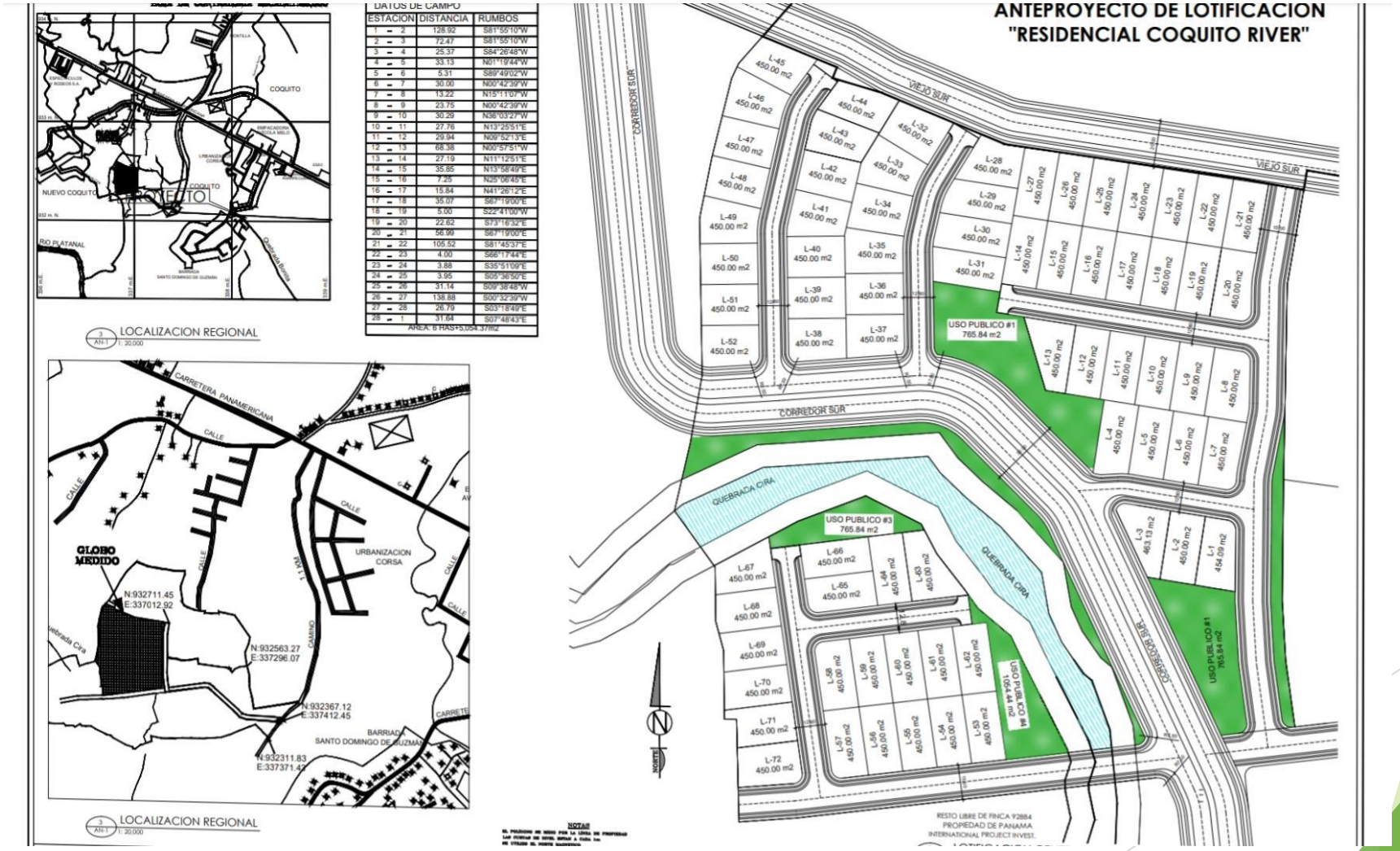
MASTER PLAN
450 M2 LOTS



COQUITO RIVER MASTER RENDER

Ready For Occupancy

HOME 1

MODEL 1

COQUITO HEIGHTS

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Ready For Occupancy

HOME 2

MODEL 2

COQUITO HEIGHTS

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Ready For Occupancy

HOME 3

MODEL 3

COQUITO HEIGHTS

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Ready For Occupancy

HOME 4

MODEL 4

COQUITO HEIGHTS

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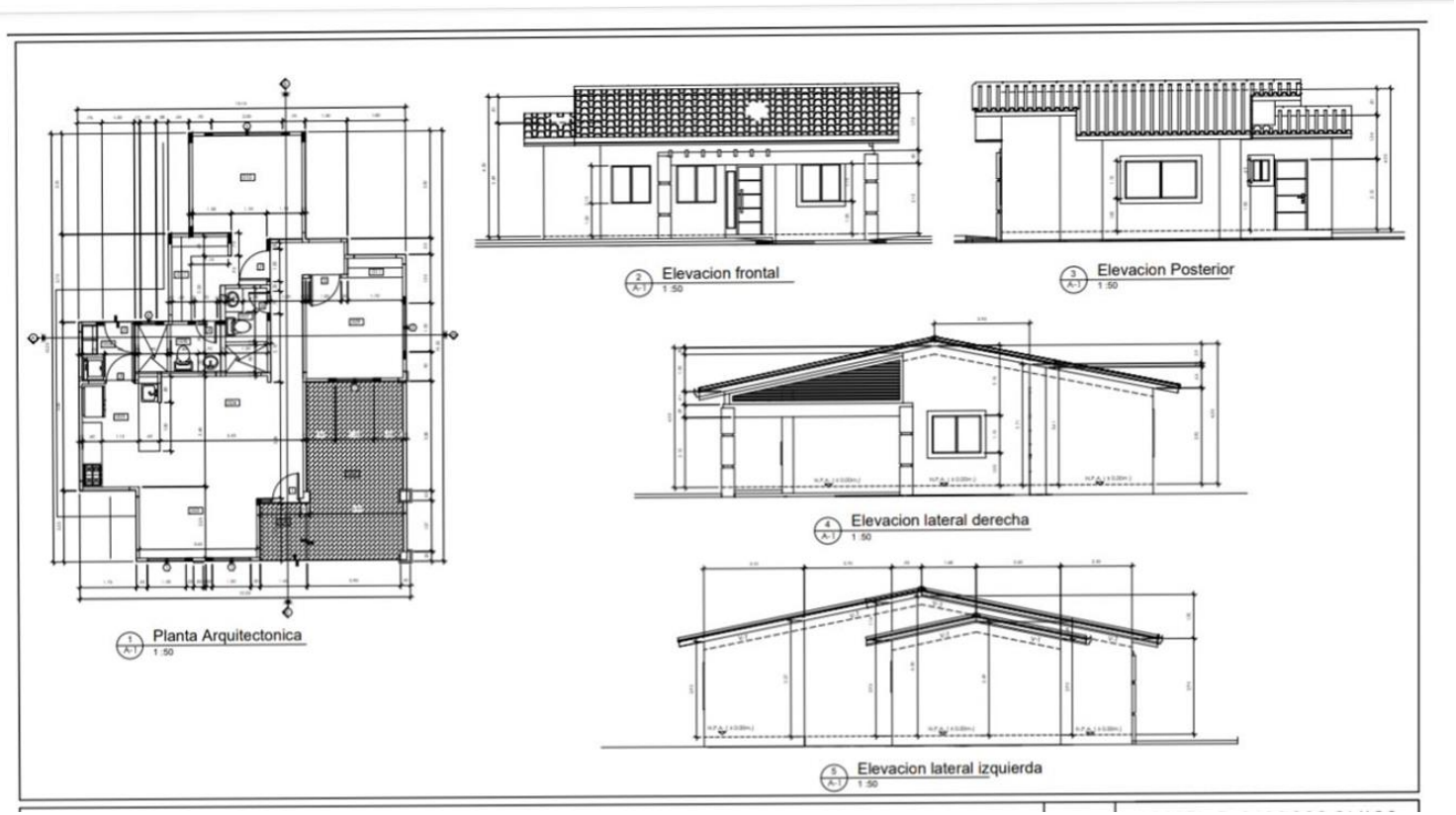
Finished Homes

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

RENDER
DANNA STANDARD

FLOOR PLANT/ ELEVATION



31 homes in construction

21 LOTS CUT READY FOR CONSTRUCTION

NEW DANNA MODEL
100m2 2 bed/ 2 bath

THE OFFER – $59,000 SHORT TERM INVESTMENT (18 TO 24 MONTHS) 30% RTN OR $17,700 ($76,700 TOTAL)

- 01 STEP : **CHOOSE YOUR LOT**
- 02 STEP : **SIGN CONTRACTS, WIRE TRANSFER 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(18 TO 24 MONTH)**

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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)

If the exit options summarized above are not executed by the 24 month period, between 24 and 30 months the investor has the right to buy the property for an extra payment of $8,000, i.e. $59,000 + $8,000 = $67,000.

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Comparable properties in David selling at $98,000

PROVIDERS

ELMEC

BLINDALOCK
Seguridad y Confianza

Plastimet S.A.

Industrial Louvers, Inc.

Panasonic

PREMIUMPRODUCTS

SAMSUNG

GREENWOOD ENERGY

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- 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.**

COQUITO HEIGHTS

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CONCLUSIONS

- LOW RISK SECURE $59,000 INVESTMENT
- 30% RTN BUY BACK OPTION 18 TO 24 MONTHS
- INVESTOR PURCHASE OPTION FOR $67,000. RETAILS FOR $95,000 ++
- 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 MARKETED THROUGH LIVE AND INVEST OVERSEAS

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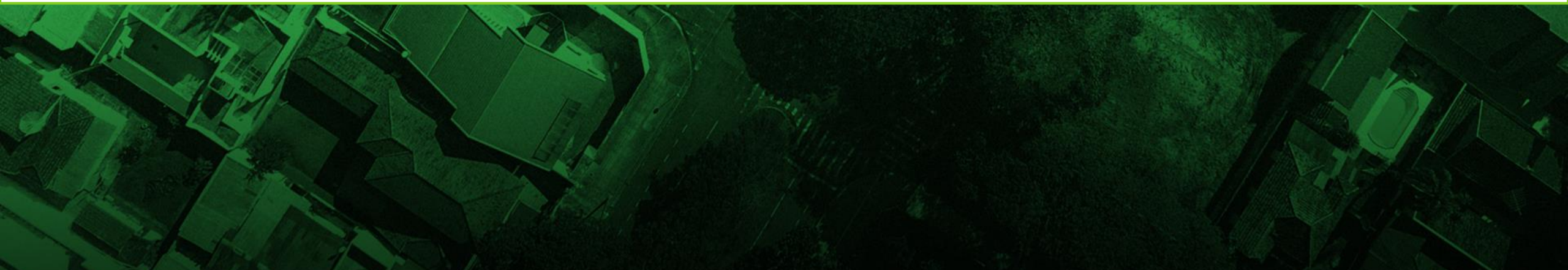
COQUITO HEIGHTS