

As Featured In The Bull & Bear Financial Report



Simply the best Pacific-coast real estate deal of the decade

You are about to learn what we at *Paradise Development Holdings, S.A.* believe will be the smartest real estate investment of the decade.

Most investors will think you are “nuts” for considering such a place.

That’s okay...their loss will be your gain.

While the majority of investors continue to misunderstand this country, it has already become one of the best real estate bargains in the world today. The truth is, to find--and profit on--the world's best real estate opportunities, you have to look at the world a little differently. You've got to see opportunities where others see only risk.

THE key to making a lot of money with real estate is to buy before it becomes popular, and our company slogan echoes that fact...“*don’t wait to buy land here...buy land here and wait.*”

The hard part however, is trying to learn ahead of time where the next popular place might be.

Take Costa Rica, for example, 20+ years ago

The year is 1987, you live in Southern California and own a second home in the desert where you spend the winter and holidays with friends and family.

Now, what if, you read an article talking about pristine beaches and private coves...tropical landscapes and palm trees? What if the writer said the land he has just visited, *in person*, on the pacific coast of Costa Rica could double or triple in value in the years to come? Suppose you had the opportunity to own an ocean view lot for as little as \$10,000?

Would you have bought? Chances are you would not.

“Who the heck goes to Costa Rica” you might have said...and shook your head.



That decision, looking back on it now, could have cost you hundreds of thousands of dollars, as Costa Rica has become one of the hottest tourist destinations in the world.

Hey, hindsight is 20/20. And it's perfectly understandable why so few people bought real estate in Costa Rica in the late 1980's.

Some did buy in Costa Rica

Sure, wondering if Costa Rica would take off seems silly now...but it made perfect sense back then. However, while most people shook their heads and said no, some bought...and reaped huge rewards.

We believe a similar opportunity exists right now, in the fast growing country of Nicaragua.

It is a place few people consider a travel destination, and far less as a place to invest in real estate. *That's precisely why if you act now, you stand to make considerable gains.*

Actually, an investment in Nicaragua today is a lot less crazy than an investment in Costa Rica was 20+ years ago. Nicaragua is already enjoying a one-way-only path to progress and economic development.

Before we explain how you can take advantage of this opportunity...let me reminisce a little

We stood looking out over the Pacific Ocean on Nicaragua's western coast for the first time in 1993; sea turtles were walking into the water. The sun glistened off the ocean as the gentle waves rolled onto the beach. The coastline was tropical green and void of any development. It was like a dream...a place we couldn't believe when considering our world of tract homes in southern California.

What was really amazing though, isn't that a place like this had remained untouched for so long...it's that today you can own a piece of it for as little as \$40,000.

To give you a point of reference, if you drove for a day along the Pacific Coast of Costa Rica – just 30-minutes south of San Juan del Sur Nicaragua, you'd find land prices almost as high as Florida and California.

It's got to be the world's most undervalued property

Costa Rica in the 1980's was *THE* place to go for affordable beachfront – we know, we were there. Today, in the beachfront community of Tamarindo, ocean view lots sell for \$250,000 and above. A similar lot in

Nicaragua... not 100 miles away on the same stretch of coast...costs about \$75,000. Home sites in Punta Arenas can set you back \$200,000 or more. In Paradise Bay, Nicaragua – that same home site sells for less than \$60,000.

It's not just Costa Rica; in Belize it's the same story. Fifteen years ago you could buy a beachfront lot on one of the islands off the coast there for \$35,000. Now you'll pay \$300,000 for a modest home on that same lot. Honduras' Bay Islands have boomed as well. Home sites sold for less than \$20,000 on the beach in 1990, yet go for \$200,000 and higher today.



Because it's so undiscovered (and the fact that it won't remain that way for long), Nicaragua real estate makes smart investment sense. Just as the cost of beachfront property has appreciated in neighboring countries, so too is it appreciating here as this emerging country continues with its aggressive tourism incentives.

You still have time to get in ahead of the crowd

Word is slowly getting out about Nicaragua, and that's why now is such a good time to invest. In the last few years, *U.S. News and World Report* cited Nicaragua as an affordable retirement destination, *The New York Times* explained that Nicaragua was where the people who are tired of Costa Rica's high prices were heading...and both *USA Today* & *Conde Nast Traveler* reported that same trend.

You see, when comparing apples to apples in Central America, Nicaragua is the one country that has its act together.

Nicaragua is peaceful, democratic...and booming

Nicaragua is not like it was 30 years ago; it's a nation at peace. Its government is democratically elected and committed to a free-market economy. They are eager to attract foreign investors: the U.S. State Department's Lino Gutierrez said recently. "Nowhere in the hemisphere is the political transformation and expansion of democracy better exemplified than in Nicaragua,"...its economic prospects and its relations with its neighbors have changed positively in an astonishingly short time... The results have been remarkable."

Currently, Managua is booming--a new presidential palace has been constructed, a shopping mall (with a Liz Claiborne shop, no less) recently opened...the streets are bustling with activity. Unlike many parts of the world, the current economic growth is easy to see. The brand-new InterContinental hotel is first-class. There's a Subway (sandwich shop)...a TGI Friday's...a Radio Shack... a Hard Rock Cafe...and even a PriceClub (Costco). The misconception most Americans have about Nicaragua is changing. Not only is it the safest country in Central America for you to travel, it has the best roads and the friendliest people.

And tourism is now the number-one industry in Nicaragua. Cruise ships have been depositing as many as 1,500 people per week at the dock in San Juan. These vacationers are taking off in buses and spending dollars at the markets in Masaya and in the colonial city of Granada.

Developers are beginning to build along the Pacific coast, and the government is improving the local infrastructure there by paving roads and sprucing-up tourist areas.

Nine years ago, when *PDH* began purchasing property in Nicaragua, we looked for raw land on the Pacific...all we could find was a lot here and there with no amenities. Only one "development project" was under way. Now, you have several to choose from--all with water, electricity, and fabulous views of the surf below. Even Century21 and Remax have real estate signs all over the coast now.

The best part of this real estate opportunity in our mind, is the fact that Nicaragua has smart real estate laws that are most attractive to foreign investors. Owning land in Nicaragua is not like Mexico...here property ownership is much the same as at home --ownership is fee simple/freehold, without the need of a native partner. And unlike other Central American countries, in Nicaragua you can buy American Title Insurance.

If you act now, you'll be buying the lowest priced Pacific Coast property of the region.

Progress is clearly happening...and property prices are already appreciating

While it's true that prices are already on the rise...you're not too late to take advantage of many spectacular bargains.

For example...

- Perched on a hill at Paradise Bay, less than 1 mile from San Juan del Sur, ocean view home sites perfect

for a dream vacation/second home begin at \$39,500.

- Spectacular oceanfront lots sell for as little as \$125,000
- And with building costs of \$80 - \$100 per sq. ft., you can dream as big as you'd like!



See the country for yourself...in print, or on your own private VIP tour

We have compiled a comprehensive one-hour information presentation for those interested in learning more. These presentations are by invitation only and are held at our office in Tustin, California each month. Please contact the person that provided you with this brochure to schedule an appointment.

For the adventure seeker, our V.I.P. tour gives you an "up close and personal" overview and introduction to this country. You'll see and learn what is happening in this rapidly developing economy. We'll supply you with a look into their culture, their history, the recent exciting changes, and their positive future.

We will give you a complete tour of our properties, including viewing some of the homes already built in San Juan Del Sur and you'll meet Americans like yourself who have already fell in love with this sleepy little town and are living there on a full-time basis. You may find that many of the reasons you are considering San Juan Del Sur are the same reasons that brought many Americans there who are enjoying their life in paradise.

For immediate information, contact:

See you in Paradise soon,

