

Nicaragua Caribbean Coast

**11,105 acres Caribbean Bayfront Tropical Rainforest
located 3 miles in from the Atlantic Ocean.**

**Clear Title from RAAS government
and First American Title Insurance**

Land Parcel prices ranging from:

500 acres = \$500/acre

1,000 acres = \$375/acre

***Larger Parcels available**



Land Uses

1) Carbon Annuity opportunity

(Reforestation, Avoided Deforestation and Afforestation opportunities).

Carbon annuities have been suggested as a means for rewarding landowners for preserving forests and sequestering carbon. Although this is an intuitively appealing approach, the benefits of the sequestration activities have not been compared with the opportunity cost of preserving the forest. The benefits of carbon sequestration are computed based on estimates in the literature on the carbon contained in a hectare of rain forest and the damages associated with a tonne of carbon emissions. Estimates of carbon stored per hectare is around 200 tons/per hectare. These are usually sold on the Voluntary or CDM Markets.

2) Develop eco-lodges *(Sport fishing and Hunting).*

The main river that runs throughout the property has enchanting views of valuable tree species, wildlife and has some of the finest sport fishing in the world. The property can be used as a private vacation hideaway, or as a sport fishing club. The future owner can enjoy world class fishing for tarpon, jack, snook and kingfish to name a few or simply relax under the shade and tranquility of the coconut trees. The property has great eco-tourism potential.

3) Preserve the Rainforest

One and one-half acres of rainforest are lost every second with tragic consequences for both developing and industrial countries.

Rainforests are being destroyed because the value of rainforest land is perceived as only by the value of its timber by short-sighted governments, multi-national logging companies, and land owners.



Nearly half of the world's species of plants, animals and microorganisms will be destroyed or severely threatened over the next quarter century due to rainforest deforestation.

Experts estimate that we are losing 137 plant, animal and insect species every single day due to rainforest deforestation. That equates to 50,000 species a year. As the rainforest species disappear, so do many possible cures for life-threatening diseases. Currently, 121 prescription drugs sold worldwide come from plant-derived sources. While 25% of Western pharmaceuticals are derived from rainforest ingredients, less than 1% of these tropical trees and plants have been tested by scientists.

4) Offset carbon emissions *(sell Carbon Credits)*

Global warming is caused by the build up of greenhouse gases in the atmosphere from human activity, primarily the burning of fossil fuels to provide the energy and services we use every day. We burn fossil fuels for electricity (from coal and gas) in our homes and businesses, our cars, flights and to create the food, clothes and other things we buy and consume every day.

Carbon offsets enable individuals and businesses to reduce the CO₂ emissions they are responsible for by offsetting, reducing or displacing the CO₂ in another place, typically where it is more economical to do so. Carbon offsets typically include renewable energy, energy efficiency and reforestation projects. As more and more people are concerned about global warming and seeking to reduce their climate impact, carbon offsets, along with personal carbon reductions, provide an important solution to global warming.

5) Conserve biodiversity

Tropical rainforests support the greatest diversity of living organisms on Earth. Although they cover less than 2 percent of Earth's surface, they house an estimated 50 percent of all life on the planet. The immense numbers of creatures that inhabit the tropical rainforests are so great—an estimated 5-50 million species—they are almost incomprehensible. The sheer range of numbers alone suggests the limited extent of our knowledge of these forests.

6) Corporate Social Responsibility

This is a great way for corporations to offset their carbon emissions, conserve biodiversity and preserve the rainforest.

7) Carbon Credits CDM *(Clean Development Mechanism)*

The United Nations Framework Convention on Climate Change (UNFCCC) has decided to include anti-deforestation measures in the fight against climate change, after scientists proved that deforestation is causing 20% of greenhouse gas (GHG) emissions that lead to global warming.

Developing countries -- which have the world's major forests -- have sought payment not to cut trees. While there is no agreement under the Kyoto Protocol for avoided deforestation, funding may well become available for what is being described here as "avoided deforestation" under Kyoto guidelines. Currently Reforestation is recognized under the Kyoto Protocol. Portions of this property can be reforested. Currently the Voluntary Carbon market is compensating landowners for avoided deforestation. The majority of this land is Tropical Rainforest that could be preserved as an avoided deforestation project.

8) Sustainable Forest Management

A definition of the present day understanding of the term sustainable forest management was developed by the Ministerial Conference on the Protection of Forests in Europe (MCPFE).

The stewardship and use of forests and forest lands in a way, and at a rate, that maintains their biodiversity, productivity, regeneration capacity, vitality and their potential to fulfill, now and in the future, relevant ecological, economic and social functions, at local, national, and global levels, and that does not cause damage to other ecosystems.

In simpler terms, the concept can be described as the attainment of balance - balance between society's increasing demands for forest products and benefits, and the preservation of forest health and diversity. This balance is critical to the survival of forests, and to the prosperity of forest-dependent communities.

For forest managers, sustainably managing a particular forest tract means determining, in a tangible way, how to use it today to ensure similar benefits, health and productivity in the future. Forest managers must assess and integrate a wide array of sometimes conflicting factors - commercial and non-commercial values, environmental considerations, community needs, even global impact - to produce sound forest plans. In most cases, forest managers develop their forest plans in consultation with citizens, businesses, organizations and other interested parties in and around the forest tract being managed.

Summary

The Property is located on the Caribbean Coast in Nicaragua. It is easily accessible. It can be reached by boat approximately 1 hour from the airport in Bluefields.

1. Property Size

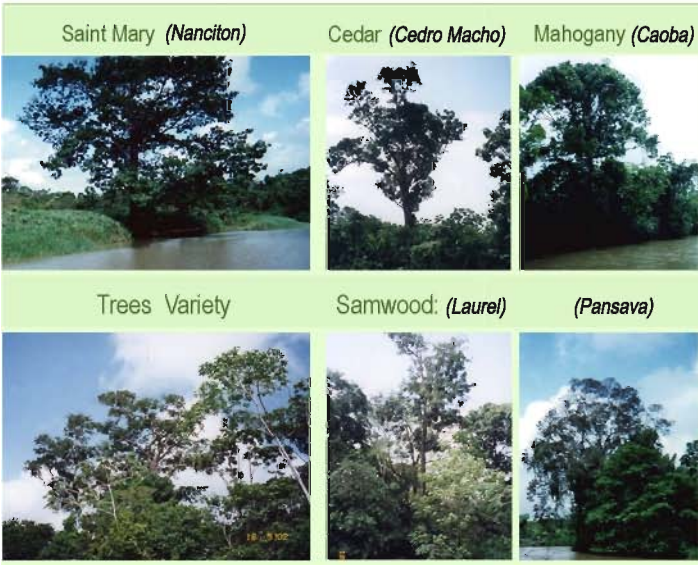
Approximately **11,105 acres** (4480 hectares). The property has a rectangular shape of approximately 4 km by 12 Km. and is located East of the property that the United Fruit Co. used to operate.

Kind of Trees

The property has an exuberant tropical forest with plenty of fauna and flora. It has its own :

Mahogany (<i>Caoba</i>)	Rosewood (<i>Madera Roja</i>)	Oak (<i>Roble</i>)
Saint Mary (<i>Santamaria</i>) (<i>Nanciton</i>)	Samwood (<i>Laurel</i>) (<i>Coyote</i>) (<i>Pansava</i>) (<i>Leche Maria</i>)	Cedar (<i>Cedro Real</i>) (<i>Cedro Macho</i>)

and many more **hardwood trees**. The property has a lot of creeks along with its main river that make the property very accessible.



2. Land value

Similar properties in the neighboring countries of Honduras, Costa Rica and Belize sell for four to five times the price of this property. Accordingly, we predict appreciation over the next 5 years will be enormous due to the recent development progress in Nicaragua, and to the recent improvement in the political stability. Nicaragua does not tax capital gains on resale of property.

3. Sportfishing / Eco resort

Located on the lagoon and main river, the area is an enchanting combination of valuable trees, a river, wildlife and sportfishing. The river can be used as a private vacation hideaway, or as a sport fishing club. The future owner can enjoy world class fishing for **Tarpon, Jack, Snook, Kingfish**, or simply relax under the shade and tranquility of the coconut trees. The property has great eco tourism potential.



4. Can the property be used as a Farm?

Yes, it has a plethora of good pasture on the property. It can be used as a farm with horses, cows etc.

5. What is the property elevation?

It goes up to 40 meters.

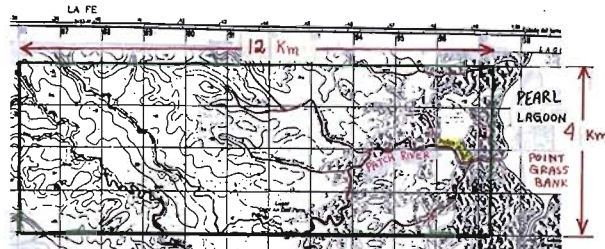
6. Is the main River Navigable?

Yes, the river is about 60 to 90 feet wide and its depth is about 20 - 40 feet.

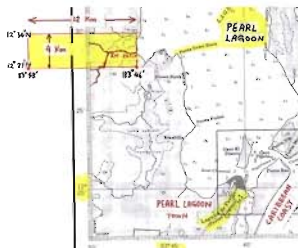
Topographical Map



Detailed Property Map



Area Map



Nicaragua Map



Bluefields

The town of Bluefields can be reached by air in about 50 min from Managua, the capital of Nicaragua. It has a population of 50,000 English speaking people and a very relaxed and easy way of life.

7. Legal

This property is located in the Autonomous Atlantic Region of Nicaragua (Caribbean sea).

According to the Nicaraguan law, a Non-Nicaraguan:

- * can acquire property in Nicaragua, like a Nicaraguan citizen.
- * can start a company and can acquire the property through that company.

8. Can I become Permanent Resident of Nicaragua?

It is very easy to become a permanent resident of Nicaragua. It takes approximately one year.

After you buy a property, it can be used as your investment and you become a resident as an investor.

9. Do I have to become RESIDENT to stay in Nicaragua?

No. If you are not, or do not want to be, a Nicaraguan Permanent Resident :

All you do is go to any **Immigration office** (there is one in Bluefields) and **extend your tourist visa for 3 or 6 months.**

We have clients that live in Nicaragua that have been doing that for years. Pay a small fee and get a tourist visa for six or three months in less than an hour...

10. ZONING

As discussed above, the area is not subject to any kind of zoning restriction. The property can be used as a private residence, resort of any kind, or business.

11. So.. Can I construct?

Several investors from the US, UK and France that have bought some of our properties have already constructed wooden houses in Caribbean Nicaragua.

Construction labor is inexpensive and can be done fast and without bureaucracy.

12. FAUNA - Wild life - SURROUNDING AREAS

The main river and its surrounding area is a low populated area best suited for ecotourism trips. The area is full of lush vegetation, rivers and a variety of birds such as parrots, and animals such as jaguar, monkeys, ocelots, wild bore and deer. Deer hunting is also available. This is a very interesting area still waiting to be explored.

13. Any WHITE SAND BEACH on the property?

The 4 kilometers facing the Lagoon have mangroves and no beach. But along the banks of the river that travels along the 11 kilometers of the property there are spots with trees, and clean spots with white sand beach. If there is no rock on the beach any spot along the banks of the river (both sides) if cleaned from the bush (brush) or cleaned from the trees will have sand beach.

14. PEOPLE and POLITICAL CLIMATE

People from the Atlantic are very friendly and easy to talk to. The area is very safe due to its low population and absence of guns. This Independent region has its own government and is a distance away from the politics of Managua. Here English is the main language (people also speak Spanish and Miskito) and the pace of life is slow and relaxing. An interesting mosaic of people peacefully coexists here. The majority is Miskito Indians mixed with Creoles, Garifuna and people from Nicaragua.

15. HOSPITALITY - CULTURE

In the Atlantic coast of Nicaragua, visitors and investors receive "preferential treatment" by the local people. This happens because local people, not only welcome foreign investment but they are also very hospitable. This is a very culturally diverse and open-minded society, that welcomes visitors and potential investors.

16. Natural Ports

The property is well protected within a lagoon called Pearl Lagoon. The property is accessed through a river so you never have to be exposed to the open sea.

17. MEDICAL TREATMENT

In case of emergencies there is a hospital in Bluefields 1hr away from the property by boat.

18. TELECOMMUNICATIONS

There are phones in Bluefields, and Pearl Lagoon about 10 minutes away.

To communicate from the property most of the people use VHF radios (ICOM's are common). Several of our clients (now land owners) also purchased Satellite phones from GLOBAL STAR that cost about \$600 each and \$1.5 per minute and work well.

19. WATER

Bluefields and the rest of the neighboring towns all sell purified bottled water. Rain water can be collected in a cistern and used for non-drinking purposes. If treated through chlorination and carbon filters, it can become drinkable.

20. ELECTRICITY

Electricity can be generated through gas or diesel generators, and solar or wind generators. Gas or diesel generators are inexpensive and can be bought in Bluefields.

21. COST OF LIVING

Cost of living in Nicaragua is quite inexpensive. Salaries are also very low.

An average daily salary is about 130 Cordobas which is about US\$10 per day. Food (for example beef, fish, vegetables) and local material for construction, furniture etc, cost less in Nicaragua due to inexpensive labor. For electrical and electronic equipment it is cheaper to import them from Miami. There are two marine cargo shipping companies that ship directly from Miami to Bluefields. Merchandise from Managua is shipped to the Atlantic (Caribbean) coast through the city of Rama and then via the river to Bluefields and Pearl Lagoon.

22. Fresh Fruit / Vegetable, FOOD deliveries

One can arrange any kind of daily deliveries of fruits, vegetables, lobster, shrimp and seafood is abundant, fresh and inexpensive in both Bluefields and the surrounding areas.

23. FLORA - What TREES can GROW there?

Any tropical fruit or vegetable like coconut, papaya, mango, pineapple and avocado can grow on the property. Currently the property has royal palms that produce fresh & juicy coconuts and valuable hardwood trees as mentioned above.



24. Is it SAFE to TRAVEL & LIVE in Nicaragua?

Even during the civil war, which ended in 1990, the political unrest occurred in the Northwest parts of the country, in Managua and in border towns. The area of Bluefields is located in the state of Zelaya which covers the eastern 1/3 of the country and has a population of only 200,000 (Country population is 4,300,000). This area (mostly jungle) due to its low strategic importance, low population and far distance from the borders, had an absence of political violence, even in the era of the Sandinistas.

25. TAX INCENTIVES

The Nicaraguan Government is very supportive of any tourist activity in the area and gives the investor a 10 year 100% income tax exemption along with permission to import free from taxes all goods related to your small or large tourist operation. Be advised that **Nicaragua does not tax capital gains on resale of property.**

26. ACCESSIBILITY

You first fly to Managua from the US. Managua is reached directly from Miami and Houston or Los Angeles by "American Airlines", "Continental", "Iberia" or "Taca". The Coastal town of Bluefields (pop. 50,000) can be reached from Managua in 50 min with a "La Costena" or "Atlantic Airlines". Both have hourly flights. The property can be easily reached from the city of Bluefields with a speed boat within 1 hour and 15 minutes.


All you have to do is fly to Managua, the capital of Nicaragua. We can arrange the rest of your trip.

27. Who Flies to Managua?

The following airlines all fly to Managua

	800 - 433 - 7300	From Miami, Houston and all major US cities.
	800 - 535 - 8780	From Miami, Houston, San Francisco, New York
	800 - 772 - 4642	From Miami
	800 - 231 - 0856	From Houston

Managua to Bluefields - Ticket is around \$68 each way.

	+ 505 - 233 - 2791	Managua to Bluefields 3-4 flights daily
	+ 505 - 263 - 2142 or 43 or 44	Managua to Bluefields 3-4 flights daily