

BuenaTierra Eco-Realty

A Latin America Sustainable & Socially Responsible Real Estate & Land Management Company

OWN A RIVER-FRONT HOUSE & CABIN IN COSTA RICA

POSADA DE SUEÑOS, CABINA DEL RIO AND 18K SQ. FT.
ROAD-TO-RIVER ECO LOT FOR SALE

LOCATED IN PUEBLO NUEVO ECO-VILLAGE, VALLE ESCONDIDO OF RIVER DIVISION, COSTA RICA

OFFERED AT: \$145K USD (\$8.05 per/Sq. Foot / \$86.20 per/Sq. Meter)



Posada de Sueños and Cabina del Rio River-front Eco-lot is located in "Pueblo Nuevo Eco-Village", in a private and serene valley (Valle Escondido) 1-1.5 hours away from San Isidro de El General and the Pacific Coast, between dense rainforest mountains in the valley of River Division in Costa Rica and directly across the river the southern border of the Los Santos Forest Reserve, Sacred Mountain and Buenaventura Eco-Adventure Lodge & Rainforest Rejuvenation Retreat Center. See: www.buenaventuracr.com

FERTILE SOILS FOR FOOD & TIMBER FARMS * DIVERSE FLORA & FAUNA *
FRESH MOUNTAIN SPRING WATER * NOURISHING HOME GROWN ORGANIC
FOODS * PURE CLEANSING OXYGEN * TRANQUILITY, SERENITY &
REJUVENATION * A NATURAL RESOURCES & INVESTMENT PROPERTY *
VACATION HOME & RENTAL INCOME BUILD-READY ECO-LOT

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Property Details:

Lot Name: Posada de Sueños River-front House & Cabina del Rio Eco-Lot
Lot Size: 18,104 square feet (.45 of an acre) / 1,682 square meters (.16 of a hectare)
Lot Road Frontage: 87.86 Feet / 26.78 Meters
Lot Owner: Harlow Franklin Newton III (owner of BuenaTierra Eco-Realty and Buenaventura)
Lot Folio Real #: 1581575-000
Lot Plano #: SJ-1194521-2008
Lot Price: \$145,000 USD (\$8.05 Square Foot / \$86.20 Square Meter)
NOTE: This lot was sub-divided from a original deed and survey plan
More Photos at: www.buenatierra-ecorealty.com

Services:

Water Easement: The lot and both buildings have water lines with potable water coming from a fresh mountain spring via a legal water easement written into the deed. Maintenance to the water lines is shared between all owners who use the waterlines in Pueblo Nuevo Eco-Village. Currently there are 5 owners who share the water line, so cost of maintenance for this lot would be 1/5 of total cost.

Power: Electricity is currently provided by ICE, the Costa Rican Electrical Company with a meter box located on the roadside. ICE's monthly bill is ~\$10-\$20 USD and can be paid in the town of El Llano 3 miles upriver. (Although ICE uses in-country hydro-electric power and its very affordable, we encourage you to install solar panels and micro water/wind turbines as part of our commitment to sustainability and environmental conservation).

Phone/Internet: ICE (the local telecom company) offers 3G Phone service in the valley. With a 3G phone, you can access the Internet on your phone or use it as a modem to connect to a computer (speeds are slow, but it works). Internet service is available through Reico (www.reicocr.com) and BuenaTierra Eco-Realty. Set Up Cost is \$500 USD and monthly rates start at \$125 USD per month. In the next 6-12 months, international companies will begin to offer both 3G cell phone and high-speed internet services, so rates will most likely drop to US rates, since companies like AT&T, Verizon, Moviestar, Claro, etc. will be offering similar packages to those we are used to.

Garbage: Due to the remote location of the area, there is no regular garbage collection and all Pueblo Nuevo Eco-Village lot owners and residents abide by our common law of "Leave No Trace", and garbage is separated into several categories including Reusable Items, Recycle Items, Compostable, Plastics, Papers, and Hazardous. BuenaTierra offers garbage removal services to the San Isidro land dump for \$150 per truckload. Truckload can also be shared amongst other lot residents/owners and can take up to 500 pounds per load.

Lot Neighbors/Borders in Pueblo Nuevo Eco-Village:

- South (Public Dirt Road, which from the lot takes ~ 1 hour to drive to San Isidro de El General and 5 hours to drive to San Jose)
- West (Harlow Salvador, who owns several other lots within Pueblo Nuevo and his Buenaventura Eco-Lodge directly across the river)
- North (River Division and Sacred Mountain across from river)
- East (Harlow Salvador, who owns several other lots within Pueblo Nuevo and his Buenaventura Eco-Lodge directly across the river)

Other Neighbors in the Area:

Within Pueblo Nuevo Eco-Village, there are several other houses/cabins, which are rented to Buenaventura and BuenaTierra guests. Across the river lives Gerardo and Tamara Saenz-Newton, Harlow's sister, who runs Tres Semillas, a Costa Rican Mountain Restaurant with Organic Country-style Cuisine out of her farm house, raising 3 vibrant and loving bilingual children, Judah, Maryalba and Salvador.

One Mile downriver is a small community town of El Brujo with 30 homes (~250 residents), two general stores, elementary school (1-6), a church, soccer field and large event space, and three miles upriver is the small community town of El Llano with 40 homes (~300 residents) with one general store, elementary school (1-6), a church, soccer field and social security medical clinic (currently open every other Thursday). The city of San Isidro de El General is located 25 miles away (about 1 hour drive) and the lot is located 10 miles from the Pacific Ocean between the popular tourist destinations of Manuel Antonio and Dominical.

Description of Buildings or Structures:

Two Structures are located on the lot, including a 3,000 sq ft One-Story Wood & Cinder block House and a 200 sq ft One-room Wooden Cabin

House/Hostel Description (Posada de Sueños):

One-Story 3,000 square foot Cinderblock Building with 4 Bedrooms, 1 Large Living Room, 1 Large Laundry Room, New Remodeled Kitchen and two large Outside Patios overlooking river with ceramic tile floors, 3 Bathrooms and 5 Showers, Outside BBQ Cooking and Storage Area, with views of the river.

Cabin Description (Cabina del Rio):

Behind the house and overlooking the river sits Cabina del Rio, a 200 sq ft wooden cabin with wood walls/floors, tin roof, kitchenette, front porch and views overlooking the river (Rio Division). The cabin has been recently painted and screened, with a new cement landing and foot-wash basin.

Hardwood & Fruit Tree Inventory:

Several mature and early-stage fruit trees, including Mango, Orange, Lemon, Banana, Platano (Plantains), Papaya, Guayaba, Guanabana, Manzana de Agua (Water Apple), and Coconut trees.

REVENUE/INCOME POTENTIAL:

1. Rental Income from Eco-Tourism (River-front Hostel or Private House Rental):

Partner with BuenaTierra, HostelWorld.com, Tico Guide Travel and Buenaventura (and other partners) to market, manage and start generating income with the house as a river-front hostel or as a short/long term private river-front house rental. Property Management Fees starts at 25% / Lodging Commissions at 10% / Marketing & Promotion at 5%

Turn-Key Options with minimal start-up capital:

Potential Gross Rental Income as a GROUP HOUSE with CABINA DEL RIO:

(Nightly/Weekly/Monthly – market to rafting and adventure tour companies in Manuel Antonio/Dominical & 18-35 age groups)

Based on these rates:

14 beds @ \$25 per night per bed – GROUP HOUSE

1 Cabin @ \$50 per night per cabin – CABIN (see pic above)

100% Occupancy P/Year = \$146,000 USD (146% gross return per year from rental income)

75% Occupancy P/Year = \$109,500 USD (109% gross return per year from rental income)

50% Occupancy P/Year = \$ 73,000 USD (73% gross return per year from rental income)

25% Occupancy P/Year = \$ 36,500 USD (36% gross return per year from rental income)

10% Occupancy P/Year = \$ 14,600 USD (14% gross return per year from rental income)

* 60%-70% Estimated Operating Costs/Property Management Fees/Expenses / 30%-40% Net Profit to Investor/Owner

* Building more Cabins with yield higher profits / Suggest building 3-4 more cabins / Building & Outfitting - \$7k-\$10k per cabin

* Estimated Total Start-Up Capital (\$115k - \$125k for Property Purchase and Building Upgrades, Outfitting, and Biz Set Up)

Building costs can range from \$20 sq/ft - \$75 sq/ft (\$220 sq/mt - \$800 sq/mt) depending on size of structure, architect used (or not used), materials, finishings, etc.

Potential Gross Rental Income as a Short or Long Term HOUSE RENTAL:

(Weekly/Monthly – market to families and groups looking to spend a summer in CR on the river)

Based on an average of \$100 per night (\$3,000 per month)

100% Occupancy P/Year = \$36,500 USD (36% gross return per year from rental income)

75% Occupancy P/Year = \$27,375 USD (27% gross return per year from rental income)

50% Occupancy P/Year = \$18,250 USD (18% gross return per year from rental income)

25% Occupancy P/Year = \$9,124 USD (9% gross return per year from rental income)

10% Occupancy P/Year = \$3,650 USD (3.6% gross return per year from rental income)

* 30-40% Estimated Operating Costs/Expenses / 60-70% Profit to Investor/Owner

* Estimated Total Start-Up Capital (\$115k - \$125k for Property Purchase and Building Upgrades, Outfitting, and Biz Set Up)

2. Food Production:

One of the most important and valuable resources this lot has is rich, fertile organic soil where you can grow a wide variety of foods for personal consumption or to sell at the local farmers market in San Isidro. Foods that can be grown on this lot and in this region include beans, corn, tropical fruit and food trees (bananas, mangos, oranges, lemons/limes, avocado, noni, etc.), salad greens & herbs, and vegetables like yucca, yampi, tiquisque, cucumber, squash, tomatoes, etc. This lot has a fresh consistent source of water for year-round irrigation, flat open land for plantations and gardens, and fertile organic soil to insure healthy, fresh foods.

3. Hardwoods for Harvest: (From Seed to Tree to Timber To Building or To Re-selling To Seeding...)

A certified & sustainable plantation of tropical hardwoods (I.e. Cedar/Cedro, Teak/Teca, Bamboo, etc.) can be planted along the property borders. All hardwoods that are harvested must first be approved by MINAE and other local environmental government agencies (inspections and a few signed documents and local taxes).

CLOSING PROCESS & ESTIMATED COSTS: (All quotes are in US Dollars)

Step 1: OPTION TO PURCHASE & MAKE DEPOSIT

Sign an Option to Purchase/Sale with seller and make a deposit of 25% of purchase price to seller's U.S. or CR bank

Step 2: SET UP ESCROW ACCOUNT

Deposit remaining funds (75% of purchase price) into escrow (optional - additional closing cost, but recommended)

Step 3: RESEARCH TITLE & LAND OWNERSHIP

Title research performed by the Notary Public / Lawyer (review if property is free and clear of defects)

Step 4: CLOSING & FINAL PAYMENT

Closing - Execution of Transfer Deed, Endorsement of Shares and/or Mortgage Deed and disburse funds

Step 5: REGISTER NEW OWNER

Register new owner with National Registry

Step 6: FOLLOW UP ON REGISTRATION

Follow up registration and confirm new owner at National Register

Closing costs are shared by both the buyer and seller (50%/50%):

Title/Ownership Transfer Fees (1.5% of purchase price):	\$ 2,175.00 USD
Stamps from Public Registry (1% of purchase price):	\$ 1,450.00
Legal/Notary Fees (1.25% of purchase price):	\$ 1,812.50
Escrow Fees (through a Bi-lingual Legal Firm):	\$ 400.00

Total Shared Closing Costs:	\$5,837.50 (\$2,918.75 each)

The following costs are paid for by the **seller**:

Lot Sub-division, survey plan and Title Process:	\$ 800.00
Commission (5%) to Realty Company or Referral:	\$7,250.00
½ of Above Shared Closing Costs:	\$2,918.75

Total Seller's Closing Costs:	\$10,968.75

The following costs are paid for by the **buyer**:

Title Guarantee (with Stewart Title) (1% of purchase price):	\$ 1,450.00
Set up Limited Liability Corporation (SLA):	\$ 500.00
½ of Above Shared Closing Costs:	\$ 2,918.75

Total Buyer's Closing Costs:	\$4,868.75

Total Buyer's Closing/Property Cost:	\$149,868.75 (+ Optional \$10k - \$20k for biz startup)
Estimated Total Gross Return After 5 Years:	\$365,000.00 (based on 50% occupancy year over year)

Financing Available:

Scotia Bank offers financing with a 7.5% interest rate. Stewart Title has a mortgage program, where they look for the best options for their clients. More information about financing can be provided by BuenaTierra's law firm partners in San Isidro.

BuenaTierra - Monthly and/or Yearly Property Management Fee:

BuenaTierra's property management services starts at \$150 USD per month (this includes a caretaker fee, chopping weeds/grass, cleaning house and cabin 1x per month and providing basic gardening maintenance on your Eco-Lot 1x per month. 5% of the fee goes towards BuenaTierra's Local Educational & Environmental Fund).

BuenaTierra - Land Development and Maintenance services:

Services are available through BuenaTierra Eco-Realty and local partners. Please inquire about our monthly and yearly retainers, fees and rates for additional services including Home and Garden Construction, Tree Planting and Garden Care, Cattle Ranching & Farm Management, etc.

General Labor, House Cleaning and Construction start at \$2.50 USD per hour
Carpentry and Masonry at \$3-\$5 USD per hour
Welding, Plumbing and Electrical at \$5-\$10 USD per hour
Engineers, Tractor Operators, Architects, and Contractors from \$25 - \$50 USD per hour

BuenaTierra's CC & Rs (Covenants, Conditions and Restrictions)

All properties represented and sold by BuenaTierra come with the following CC&Rs (bylaws written into the deeds):

1. Limited Development & Construction of Structures and Homes (no high-rise condominiums, hotels or homes over 3 stories)
2. Application and use of Green Building and Sustainable Development (as much as possible)
3. Reduce, Reuse, Recycle and Reject Practices (all plastics, metals and paper to be recycled)
4. No Garbage Burial or burning of toxic materials (like plastics, metals, etc.)
5. No use of hazardous or toxic pesticides or herbicides on soils, watersheds, gardens and livestock
6. No dumping hazardous and toxic materials on the property
7. No permanent construction within the property protected zones established by the Costa Rica government
8. Cattle and other livestock must not have direct access to rivers or streams/creeks and animal waste must be contained away from watersheds
9. No growing illegal substances or participating in illegal activities on the property
10. No illegal hunting or poaching of wildlife, including Jaguars, Tapirs, Monkeys, Birds, and other endangered species. Permits may be acquired for legal hunting of specific animals during hunting seasons.
11. Leave No Trace Policy – Garbage must be taken to city dump or disposed of properly
12. Fair Wage Practices for local and foreign labor and professional services
13. Respect for your local neighbors and interest in preserving cultural heritage and community
14. Respect for one another, and Cooperation, Communication and Honesty in business practices
15. Respect for Mother Earth (Pachamama)
16. Enjoy Life! Lets also remember to Have Fun and Good Times along the way! Pura vida!

BuenaTierra's Triple Bottom Line Approach to Business (People, Planet, Profits)

**** Local Community/Educational Support:***

BuenaTierra donates 2.5% of its Net Profit to the Rio Division Local Communities Fund (funds are used to support local elementary and middles schools, adult workshops and seminars, local soccer teams, fund initiatives, etc.)

**** Environmental/Wildlife Protection & Preservation:***

BuenaTierra donates 2.5% of its Net Profit to an Environmental/Wildlife Protection and Preservation Fund (funds are used for tree planting, protect the private reserves, employ rangers, set up conservation easements, help local land owners register for the Environmental Services Payments, etc.)

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