



Overseas Property Investment Opportunities in the Dominican Republic

Las Canas

Presented by

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in partnership with

The Worldwide Property Group

Opportunity Knocks for the Private Investor



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Dominican Republic: Location - Location - Location!

The Dominican Republic is a Latin American country located on Hispaniola, the second-largest island in the Caribbean's Greater Antilles archipelago. Hispaniola lies west of Puerto Rico and east of Cuba and Jamaica.

Why invest in Las Canas

“PRE-LAUNCH PRICES - ANOTHER SUPERB 5* CARIBBEAN LOCATION”

This excellent 500 acre resort offers excellent facilities and for the investor unique exit strategies featuring water bungalows.

These units can be bought for £1,000 net if taking advantage of the 100% finance option.

Situated in the Dominican Republic this remarkable FIVE STAR resort with guaranteed rental returns offers extremely high growth potential for the investor who invests at this early stage.

Las Canas will be professionally managed by a top brand 5 star hotel management company. They will be responsible for the running of the resort which includes the maintenance of the properties and the general upkeep and landscaping.

All the studios, apartments, villas and water bungalows will be finished to the highest standard.



Overview Las Canas

- Luxury 5 Star Spa Resort
- 2 YEARS rental guarantee + 50/50 income share thereafter
- Very high yields in the region of 20% per annum in 50/50 scheme
- 100% Finance available
- £20,000 p.a. plus income potential
- Approved for SIPPS pension investment
- 30 days free use per year! In a great location.
- You can buy one of these fabulous properties with just £1,000 of your money

Payment Schedule

Prices from £95,000 - £1,100,000

€1,000 reservation fee required immediately.

30% deposit payable upon signing contracts (45 days from reservation)

Loan repayments covered by developer.

100% finance available (subject to status)

70% GUARANTEED mortgage provided on completion against full valuation thus covering original 30% deposit and remaining costs owed to the Developer.



Resort Amenities

Full details are not available at this time but it is envisaged that the resort will consist of exclusive luxurious 5 star studios, apartments, villas and water bungalows.

The Resort will have numerous bars and restaurants and it will be boasting a restaurant/bar on stilts all providing relaxing shaded areas to enjoy cocktails and dining by day and night.

The properties will be set in a 500 acre resort surrounded by lush vegetation. A river runs through the resort which will be an integral part as it splits the resort into 3 parts which will be met by integral bridges.

The land has not been broken yet and needs a lot of clearing although extremely beautiful it is inhabited at the moment by goats and wild boar.

Built to FIVE STAR standard and furnished accordingly to provide luxurious surroundings for visitors to the resort. The amenities of this resort are second to none and will ensure tourists who prefer exclusive FIVE STAR holidays will definitely make this resort a priority.

This family orientated luxury spa resort will be managed and maintained to the highest standard by a world class management company insuring returns on investments are met and maintained.

Las Canas offers the astute investor a chance to reap the benefits of potentially high rental yields and significant capital gains.



The Sanctuary Spa at Las Canas

The Sanctuary Spa at the resort offers a range of luxurious and restorative treatments and therapies designed to stimulate, purify, soothe and de-toxify.

All products work in harmony with nature and include hot stone therapies, hydrotherapy, Shiatsu, Aromatherapy, holistic body and Thai massages, as well as a wide range of traditional beauty treatments.





About the Developer

The developer of Las Canas is a family business currently employing 500 people in local communities in the Caribbean and the United Kingdom. They are currently developing in St Vincent & the Grenadines a Five Star Spa Resort, which when opened will be unrivalled in St Vincent, to which many of our clients have invested.

They have also recently bought the private island of Petit Nevis in The Grenadines, for a future project.

Multi-million dollars are being committed to ensuring the delivery of the resorts which also provide fresh opportunities, jobs and experiences for Caribbean locals. The resorts will bring together the very best brands and professionals within each specialist arena to facilitate the delivery of an unparalleled resort experience.



Carbon Imprint

The developer is driven to the creation of a low carbon footprint resorts. Golf course construction, marina, property and all other facets of construction will be done under an environmental impact report taking an uncompromising approach to the sustenance of current eco-systems and wildlife, supporting indigenous plant life with additional planting plans.





Exit Strategies for Private Investors

As a sensible investor we are sure that you will consider the options for exit prior to making a decision to purchase.

HERE ARE THE THREE MOST LIKELY CHOICES:

1. Sell (flip) your investment prior to completion.
2. Complete the purchase, keep short to medium term and then sell.
3. Complete the purchase, refinance and keep long term.

FLIP THE INVESTMENT

A significant benefit of your contract is that it may be assigned to another buyer without conditions. This means that at any time during the build process you can “pass on” your contract to another buyer. Do this at a higher price and you can walk away with a **HUGE** profit on your .1,000 reservation fee! There would be no need to complete on the purchase and therefore no need to obtain a mortgage.

Benefit: Amazing short-term return on your investment over the 30 months until completion!

Drawback: Should the flip not happen, and you don't have the funds or ability to obtain a mortgage, you could be in difficulties at the time of completion. To be safe, **plan to put a mortgage in place just in case.**

Who for? The aggressive investor with active short-term goals. Buy, flip, re-invest and do it again. Higher risk but potentially higher return.



Exit Strategies for Private Investors

COMPLETE THE PURCHASE AND KEEP THE PROPERTY FOR 1-3 YEARS

This gives you a time span of 3-5 years for your investment. You will need to complete the purchase and then use the 10% rental guarantee to cover the costs in the first two years.

Benefit: You can assess the best time to sell during the 1-2 years post completion and therefore make the most of the potential capital appreciation in the current high growth climate. Since you are not forced to sell at a specific time it takes the pressure off the choice of timing.

Drawback: The rental guarantee period is not where the maximum rental is to be enjoyed. Following the first two years after completion you will receive 50% net of the room rate which will deliver a fantastic return depending on the value of the unit you buy. This is a great way of providing yourself with a passive income.

Who for? Medium term investor looking for maximum capital gain over 3-5 years with minimal risk.

COMPLETE THE PURCHASE, KEEP LONG TERM AND REFINANCE

Perfect long term strategy, benefit from the two year 10% rental guarantee and the 50% net room rate share and possibly refinancing at some point in the future to withdraw further funds whilst still benefiting from a positive cash flow.

Benefit: Long term you have an appreciating asset with a positive cash flow and significant equity.

Drawback: None as far as we can see.

Who for? Long term investors looking to build retirement portfolio with positive cash flow and significant equity that can be released as and when needed.

We can consider the benefits and drawbacks of each investment strategy when you contact me.



The Las Canas luxury resort presents an exclusive investment opportunity for private investors that will include properties for **all budgets**.

You, the private investor, have the opportunity of investing in these properties at this very early stage ensuring maximum capital growth potential whilst the resort is being developed.

If you have read this far, assume that:

- 1. You are interested**
- 2. These are superb developments**
- 3. You want to find out more about investing in one**

Of course you will need much more information but if I told you, you can own one of these units for a net investment of **£1,000**

I don't suppose you would believe me.
That's fine but let me prove it to you. Pick up the phone
or visit my website for further information

I will be happy to hear from you and send you a brochure with the details of the properties and discuss the finances.

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