

Pacific Coast City



PROJECT INFORMATION



OBJECTIVE

Develop a Tourism-Real Estate project in Ecuador, unique in its class, that offers its residents, domestic and foreign tourists all the services and amenities, using advanced technology.

Pacific City, (PACIFIC BEACH RESORT LINK), is considered as the creation of a new lifestyle on the coasts of the South Pacific.



MANAGEMENT MODEL

Private Investment: Investor Partner, 30% share participation.



BENEFITS FOR INVESTORS

Legal Security:

- Stability of tax incentives through the signing of an investment contract for up to 15 years.
- Access to national or international arbitration.

Incentives:

- Exemption from Income Tax (IR) and its advance for 12 years, (tourism business).
- Exoneration of Foreign Currency Exit Tax (ISD) in payments made abroad: importation of raw materials, capital goods and external financing operations, with the signing of an investment contract
- Exempt from IR in the profits, returns or net benefits distributed to the beneficiaries.
- Tariff benefits for imported capital goods, with the subscription of an investment contract.
- Payment facilities in foreign trade taxes.



INVESTMENT

TOTAL: USD 3.700 MM
REQUIRED: USD 1.140 MM



FINANCIAL INDICATORS

INTERNAL RATE OF RETURN (IRR): 19%

DISCOUNT RATE: 15%

NET PRESENT VALUE (NPV):
USD 132 MM

PAYBACK: 5 years,
8 years, with payment of profits.



MARKET

SALES: USD 4.800 Millions
COSTS: USD 3.700 Millions
PROFITS: USD 1.100 Millions



PROJECT DETAILS

- With 2 km of virgin beaches, fine sand and free of pollution, Strategically located within an hour of Guayaquil (Main Port of Ecuador), 30 minutes from New Guayaquil International Airport, 25 minutes of Salinas.
- Next to the highway that will connect the Water Port Deep of Posorja with the Route of the Spondylus, where will pass the TREN PLAYERO (Tourist Project powered by the Ecuadorian Government).
- PACIFIC COAST CITY will become the CENTER OF INTERNATIONAL BUSINESS AND RECEPTIVE TOURISM, forced site of visit. Housing for foreigners and nationals who dare to live in the NEW POLO DE DEVELOPMENT OF ECUADOR in SOUTH AMERICA.
- Solution to promote tourism and residence in Ecuador of retired persons from the States United, Canada and other developed countries.
- Project whose objective is to provide retirees and pre-retired, through a smaller investment, access to a lifestyle in safe communities of the type.



TECHNICAL DESCRIPTION OF THE PROJECT

The characteristics of the project are:

- 4'840,000 M2 of land, with TWO kilometers of beach Virgin of fine sand and free of pollution, divided into 18 stages.
- 10,000 homes Type I - II - III, Single Family and Family, distributed in 11 stages.
- 3,680 departments / offices, distributed in 22 buildings of 25 and 30 floors.
- 380,000 m2 of land intended for COMMERCIAL CENTERS.
- 200,000 m2 of land destined for Initial-Medium and Superior studies centers.
- International Hotel Resorts
- Sports Marina.
- 6 1,000 m2 intended for the Water Parks.
- Geriatric Hospital - Hotels.
- 436,000 m2 of green areas.
- Areas destined for religion and cults.



REGULATORY FRAMEWORK

- Law for Productive Development, Attraction of Investments, Generation of Employment and Stability and Fiscal Equilibrium.
- Organic Code of Production, Commerce and Investments.



LOCATION

Sector: Engunga
Santa Elena, Province of Santa Elena.
Ecuador, South America.

Ecuador
Destination of INVESTMENTS

MINISTRY OF PRODUCTION,
FOREIGN TRADE, INVESTMENT AND FISHERIES



GOBIERNO DE
LA REPUBLICA
DEL ECUADOR

