

Welcome to the Live and Invest



WITH YOUR GUIDE

GLOBAL REAL ESTATE
INVESTOR AND
BARGAIN HUNTER

John Palumbo



1 bd / 1 ba Rental Property in Clearwater Beach, FL





\$330,000 1 bd | 1 ba | 503 Square Feet

Price cut: \$10K (9/13) | 530 Mandalay Ave #203, Clearwater, FL 33767

For sale | Zestimate®: \$317,121

Est. payment: \$2,364/mo [Get pre-qualified](#)

Contact Agent

Talk to Agent

Google

Map data ©2020 INEGI Terms of Use Report a map error

Street View



Pre-Construction 1 bd / 2 ba in Clearwater Beach, FL





\$464,900 | 1 bd | 2 ba | 638 Square Feet

411 E Shore Dr #311, Clearwater Beach, FL 33767

New construction | Zestimate®: \$453,374

Est. payment: \$2,794/mo [Get pre-qualified](#)

Contact Agent

Take a Tour

Overview Facts and features



Lov... a... o Zil...

Zipcode









1 bd/1 ba Condo Built in 2005 in Rosemary Beach, FL



Feel like you've been

L O C K E D
O U T



of the Market?

The background of the image is a dense, overlapping pile of stacks of US one hundred dollar bills. The bills are arranged in numerous small stacks, each bound with a rubber band. The perspective is from a slightly elevated angle, looking down into the pile, which creates a sense of depth and abundance. The lighting is somewhat dim, highlighting the texture and details of the currency.

**Is a quarter-million out
of your price range?**

**Have your dreams of owning
beachfront been shattered?**



A red stopwatch is the background of the image. The stopwatch has two dials: a larger outer dial for minutes and a smaller inner dial for seconds. The outer dial has markings at 5, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, and 60. The inner dial has markings at 5, 10, 15, 20, 25, 30, 35, 40, 45, and 50. The text "In the next few minutes..." is overlaid in white with a black outline. The text is centered and spans across the middle of the stopwatch.

**In the next few
minutes...**



**Can you really own
beachfront property
for under \$100k?**



How to Spot an Undervalued Market



20 YEARS AGO

An aerial photograph of a coastal city, likely Cancun, Mexico, featuring numerous high-rise hotels, a wide sandy beach, and the ocean. The word "MEXICO" is overlaid in large white letters across the center of the image.

MEXICO



10 YEARS AGO

PANAMA

An aerial photograph of Panama City, Panama, taken during the golden hour of sunset. The image is dominated by a warm, orange-gold light. In the foreground, a marina is filled with numerous sailboats and yachts docked at a pier. A multi-lane highway with light trails from traffic curves through the middle ground. The background is filled with a dense urban skyline, featuring several prominent skyscrapers, some of which have their windows illuminated. The word "PANAMA" is overlaid in large, white, bold, sans-serif capital letters across the center of the image.



NEXT HORIZON?

An aerial photograph of the ancient Inca city of Machu Picchu, showing its terraced stone structures and agricultural terraces built on a steep mountain slope. The city is surrounded by lush green mountains and a prominent, jagged mountain peak in the background. The sky is clear with some light clouds. The text "SOUTH AMERICA" is overlaid in large, white, bold, sans-serif capital letters across the center of the image.


SOUTH AMERICA

BRAZIL

An aerial photograph of Rio de Janeiro, Brazil, during the golden hour. The city's dense urban landscape is visible in the foreground, with numerous high-rise buildings and residential blocks. The bay is filled with many sailboats, and the water reflects the warm light of the setting or rising sun. In the background, the iconic Sugarloaf Mountain (Pão de Açúcar) stands prominently, surrounded by other hills and mountains. The sky is a mix of soft pinks and oranges, creating a serene and picturesque atmosphere.



FORTALEZA



Capital Growth and High Rental Yields

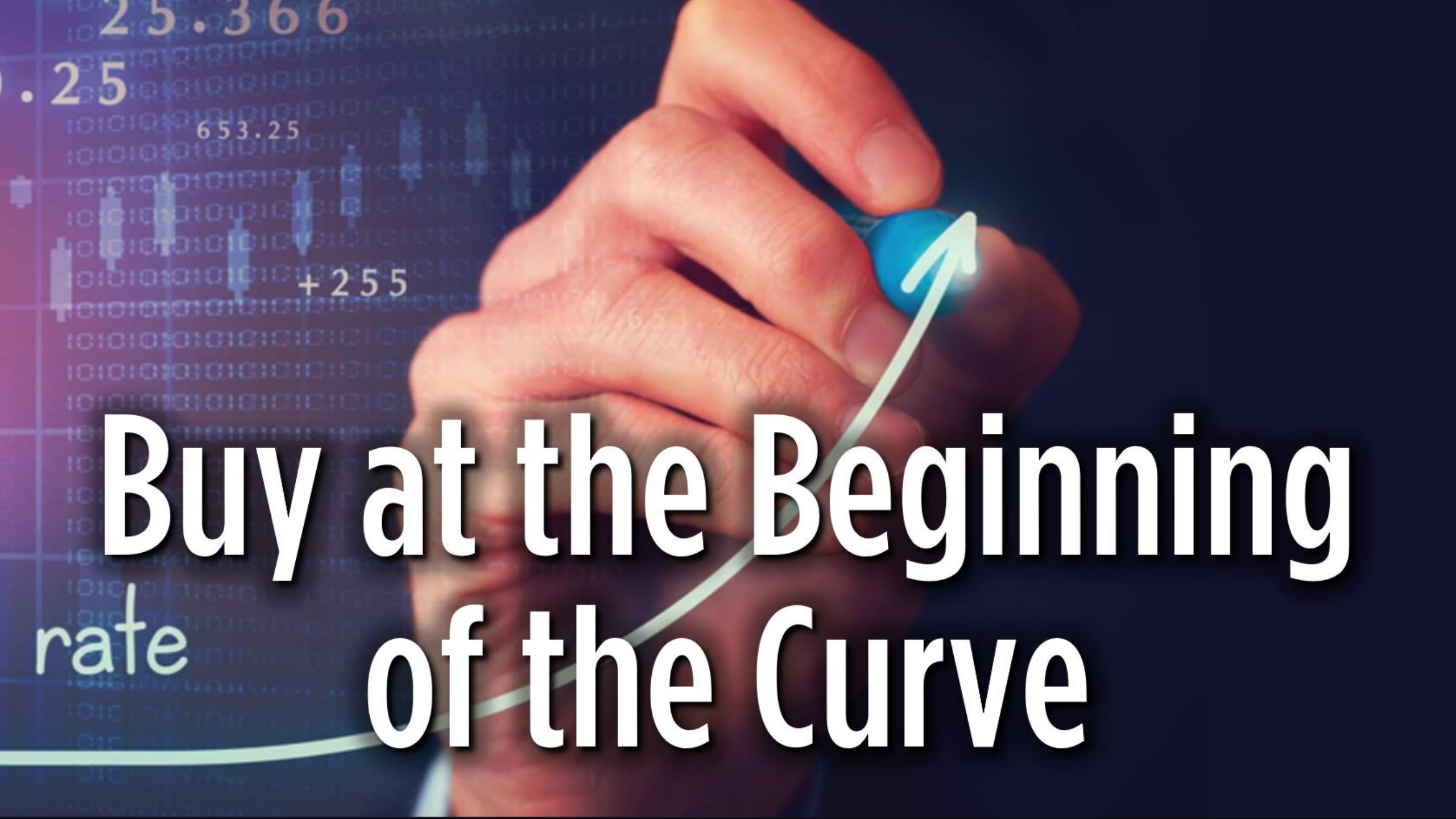


**OPPORTUNITY
AHEAD**

Why Brazil? *Why Right Now?*

TIMING
IS EVERYTHING





Buy at the Beginning of the Curve

rate

25.366

.25

653.25

+255

~~Crisis~~

Recovery



A photograph of Jair Bolsonaro, the President of Brazil, smiling and speaking at a podium. He is wearing a dark suit, a white shirt, and a blue tie. Behind him are the United States flag on the left and the Brazilian flag on the right. The Brazilian flag features a blue globe with the words "ORDEM E PROGRESSO" in white. The text "JAIR BOLSONARO" and "President of Brazil" is overlaid in large white letters on the bottom half of the image.

JAIR BOLSONARO
President of Brazil

**Double Your Investment
Through Currency Value
Change Plus Capital
Appreciation**

10584, 30.58, 88987
london 1000.0 (50.68%)
10584, 30.58, 88987
Tokyo 1014.0 (30.68%)
10584, 30.58, 88987
Europe 1014.0 (30.68%)
10584, 30.58, 88987
london 1000.0 (50.68%)
10584, 30.58, 88987
Tokyo 1014.0 (30.68%)
10584, 30.58, 88987
Europe 1014.0 (30.68%)
10584, 30.58, 88987
london 1000.0 (50.68%)
10584, 30.58, 88987
Tokyo 1014.0 (30.68%)
10584, 30.58, 88987
Europe 1014.0 (30.68%)
10584, 30.58, 88987
london 1000.0 (50.68%)
10584, 30.58, 88987
Tokyo 1014.0 (30.68%)
10584, 30.58, 88987
Europe 1014.0 (30.68%)

254.879744
25314
3543.68
254.879744
25314
3543.68

Currency Exchange Rate on 10/06/20

5.53 BRL = 1 USD

5,529 BRL = 1,000 USD

27,6455 BRL = 50,000 USD



ABOUT BRAZIL



North America

North Atlantic Ocean

Caribbean Sea

North Pacific Ocean

EQUATOR

BRAZIL

SOUTH AMERICA

Fortaleza

Canoa
Quebrada

North Pacific
Ocean

EQUATOR

Fortaleza

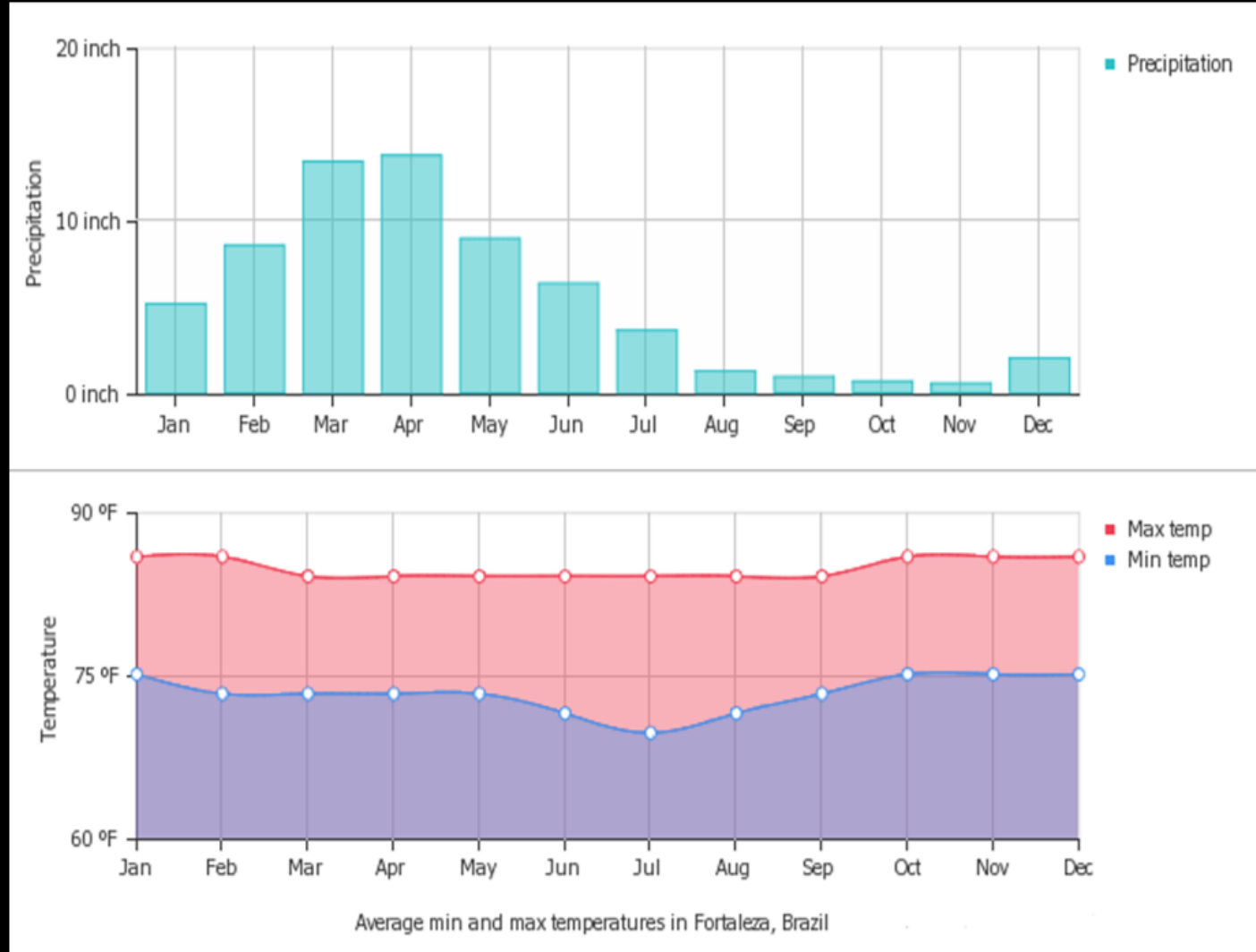
Canoa
Quebrada

BRAZIL

**SOUTH
AMERICA**



Ideal Temperatures & Light Coastal Breezes



Brazilians Are Happy People and Welcome Foreigners



The US Dollar Goes a Long Way in Brazil



World-Class Lifestyle



Like Stepping Back in Time...

Variety AND quality!
Shop for BOTH
Shop PIGGLY WIGGLY

Nationally Known - Employee Owned
OPEN DAILY Until 9 P.M.

BUTTER Lb. **55^C**
Condensed Veg. Beef-Chicken Soups and Stewards

SOUPS 6 **89^C**
30-oz. Cans

SHORTENING **59^C**
Mrs. Tuckers 3-Lb. Can

PEAS **10 = \$1**
WE USE THE GREEN STAMPS

SAUSAGE ROLLS Lb. **29^C**
Unconditionally GUARANTEED!

PORK LOINS WHOLE Lb. **39^C**
OR RIB HALF

ROUND STEAK Lb. **69^C**
U.S. No. 1

PORK ROAST Lb. **29^C**
LEANS HIGHER

Ground BEEF **3 \$1**
FROM LEAN

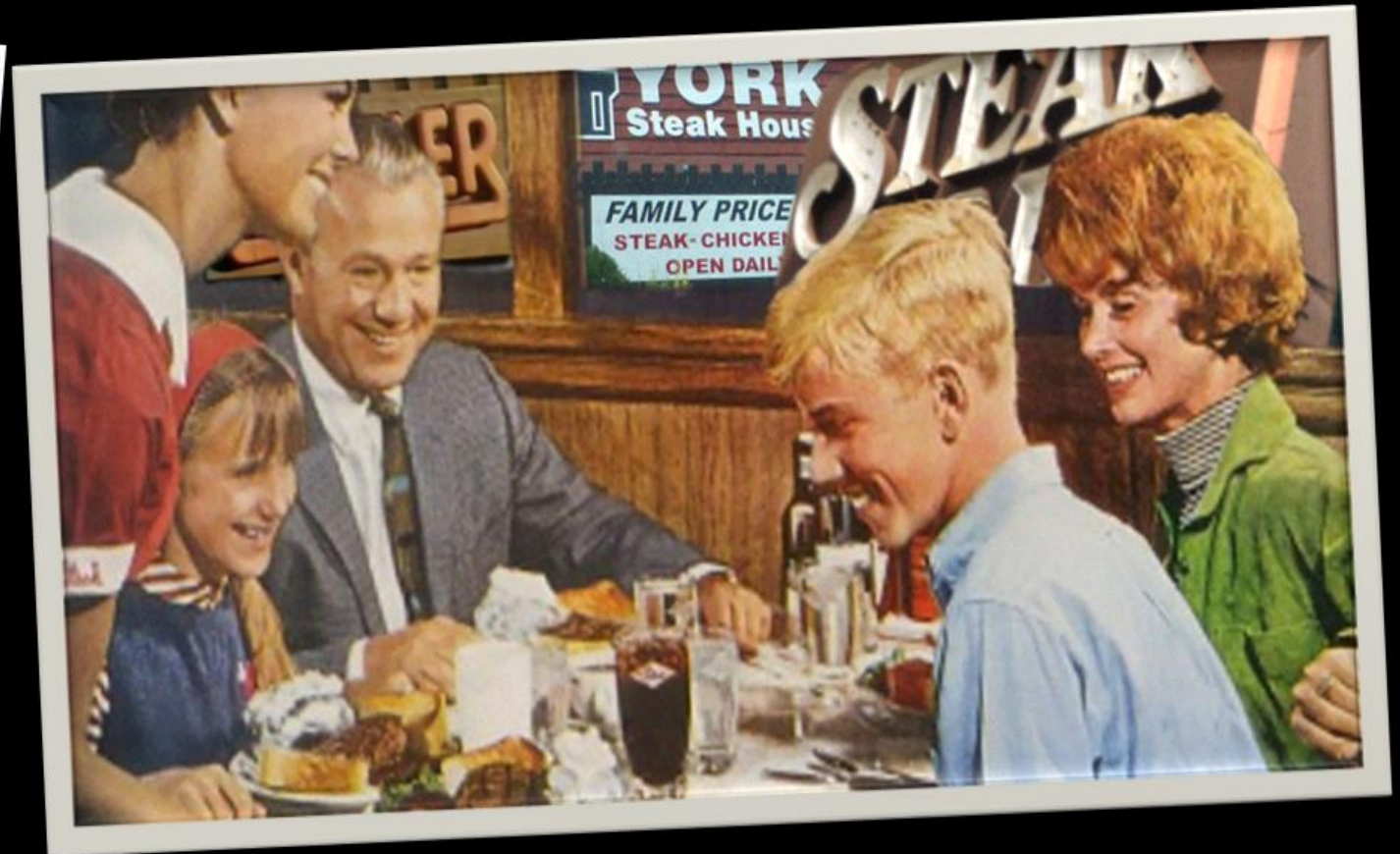
FRUITS AND VEGETABLES
WE CARRY THE FINEST

FLOUR
WE USE THE GREEN STAMPS

TWO STORES
114 N. BRADSHAW
21 S. 6th STREET
PARKING AT REAR

EXTRA SAVINGS
Shop at Our Fully Staffed Store

WE CARRY THE FINEST



**SEASIDE
MASSAGE
\$125 / HR**



**ONLY
\$10 USD**





STEAK
\$16 / LB





**ONLY
\$5 USD**



LOBSTER
\$20 / LB



**ONLY
\$6 USD**



Beberibe
↑ Canoa Quebrada
Majorlândia

Path of Progress

USO DO CAPACETE OBRIGATORIO

RETORNO Messejana Fortaleza

Kartódromo Autódromo





FORTALEZA



The #1 Tourist Destination in Brazil





Airbnb ✓

@Airbnb

Follow

Fortaleza, Brazil is the #1 trending destination for family travel this Memorial Day.

Check out more popular spots abnb.co/d96u



4:43 PM - 26 May 2017 from [San Francisco, CA](#)

102 Retweets 262 Likes



9



102



262



Airbnb ✓

@Airbnb

@Airbnb is the world's largest community driven hospitality company, offering unique homes and experiences that let travelers belong anywhere.

airbnb.com

**“Fortaleza, Brazil is the
#1 trending destination
for family travel”**





Hotel Occupancy Rates Remain at 80% Throughout the Year



BRAZIL

Fortaleza

Orlando

Miami

Panama

Bogota

Buenos Aires

Amsterdam

Frankfurt

Paris

Lisbon

Milan

Your Future
Beach House

NEW Direct Flight Routes

Airport Expansion



Airport to Beach - 90 Minutes





**Village of
Pontal de Maceio
in Fortim**













Canoa Beach Top Tourist Destination



The background of the image is a collage of various banknotes. On the left, there are several Euro banknotes, including a 10 Euro note and a 20 Euro note, showing the word 'EURO' and the European Union flag. On the right and bottom, there are US dollar banknotes, including a 100 dollar note and a 20 dollar note, showing the word 'ONE HUNDRED' and 'TWENTY'. The banknotes are slightly blurred and overlaid with a semi-transparent dark grey layer. The text is centered and written in a large, bold, white sans-serif font.

JUNE 17, 2019
Citizens from the
United States & Canada

A collage of various international banknotes, including Euro and US Dollar bills, with the text "VISA FREE ACCESS" overlaid in large white letters. The background features a mix of colors and patterns from different currencies, such as the green and yellow of Euro notes and the blue and red of US Dollar notes. The text is centered and has a slight shadow effect.

VISA FREE ACCESS



How to Spot an Undervalued Market



Report Card

AHEAD OF CURVE (A+)

LOCATION/ CLIMATE (A+)

1 USD = 5 BRL (A+)

ACCESSIBILITY (A+)



Report Card

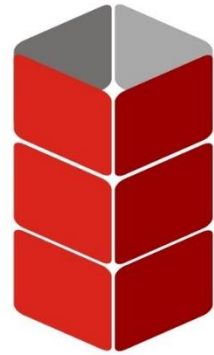
THE COMPANY

BEACHFRONT

ROI

PRICE

The Company



IMP PAR
E N G E N H A R I A



IMPENHARIA
E N G E N H A R I A

Est. 1999



IMP PAR
E N G E N H A R I A

Residential, Commercial, Tourism



IMPAR
E N G E N H A R I A

Debt Free

Over 2,500 Properties





**Beach Townhouses
50 Units**

SOLD

OUT!

**Beach Condos
15 Units**



An aerial photograph of a coastal area. The foreground shows clear, turquoise water with white foam from waves washing onto a wide, sandy beach. The beach is bordered by a strip of green vegetation and a dirt path. In the background, the ocean extends to the horizon under a clear blue sky. The text 'The Point Beachfront Condos' is overlaid in large, bold, black letters with a white glow effect.

The Point Beachfront Condos

Fortaleza - 1h

The Point - Beachfront Condos



Vila Selvagem Hotel

Restaurants, Bars, Grocery

Pontal Village



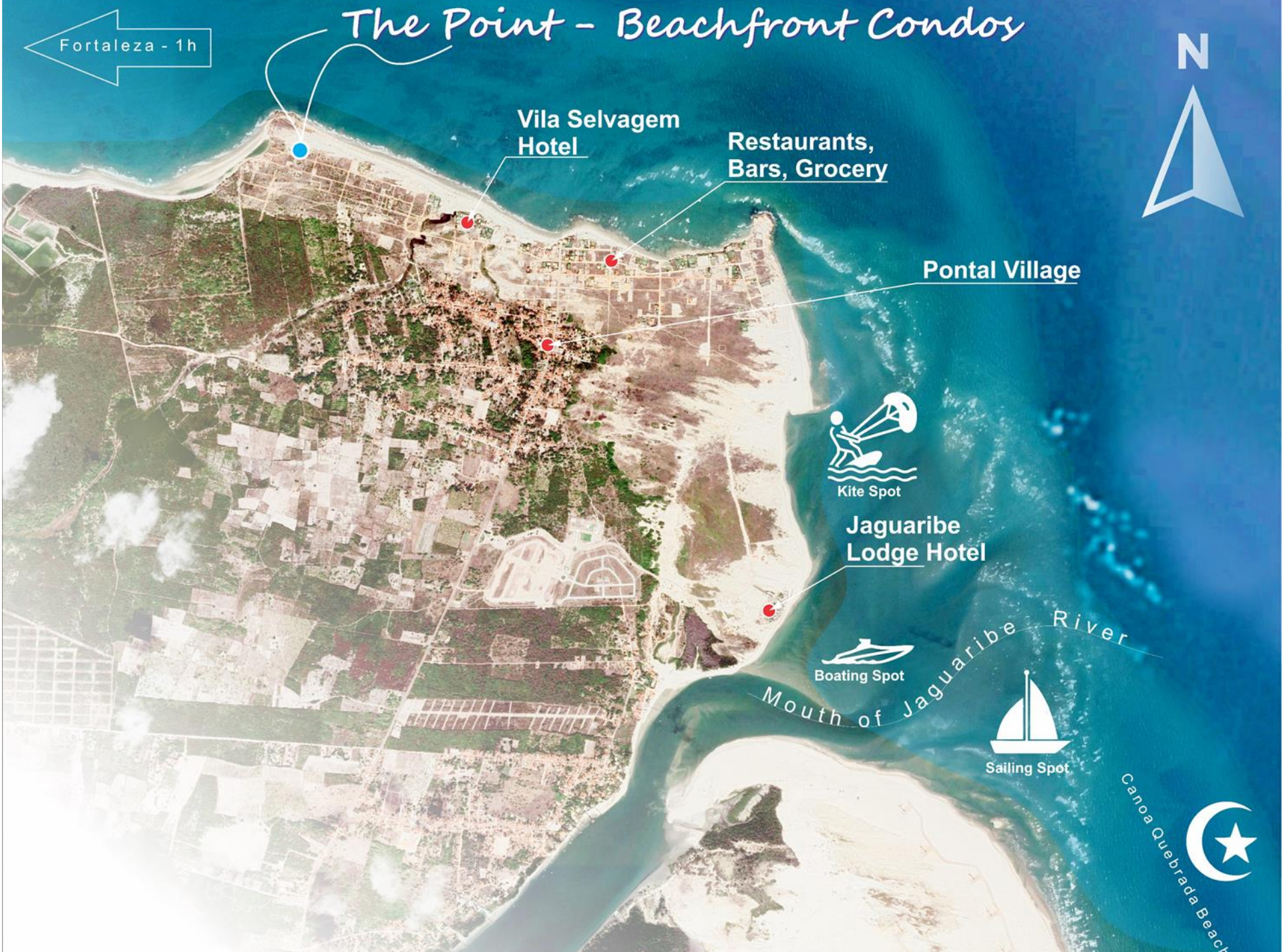
Jaguaribe Lodge Hotel



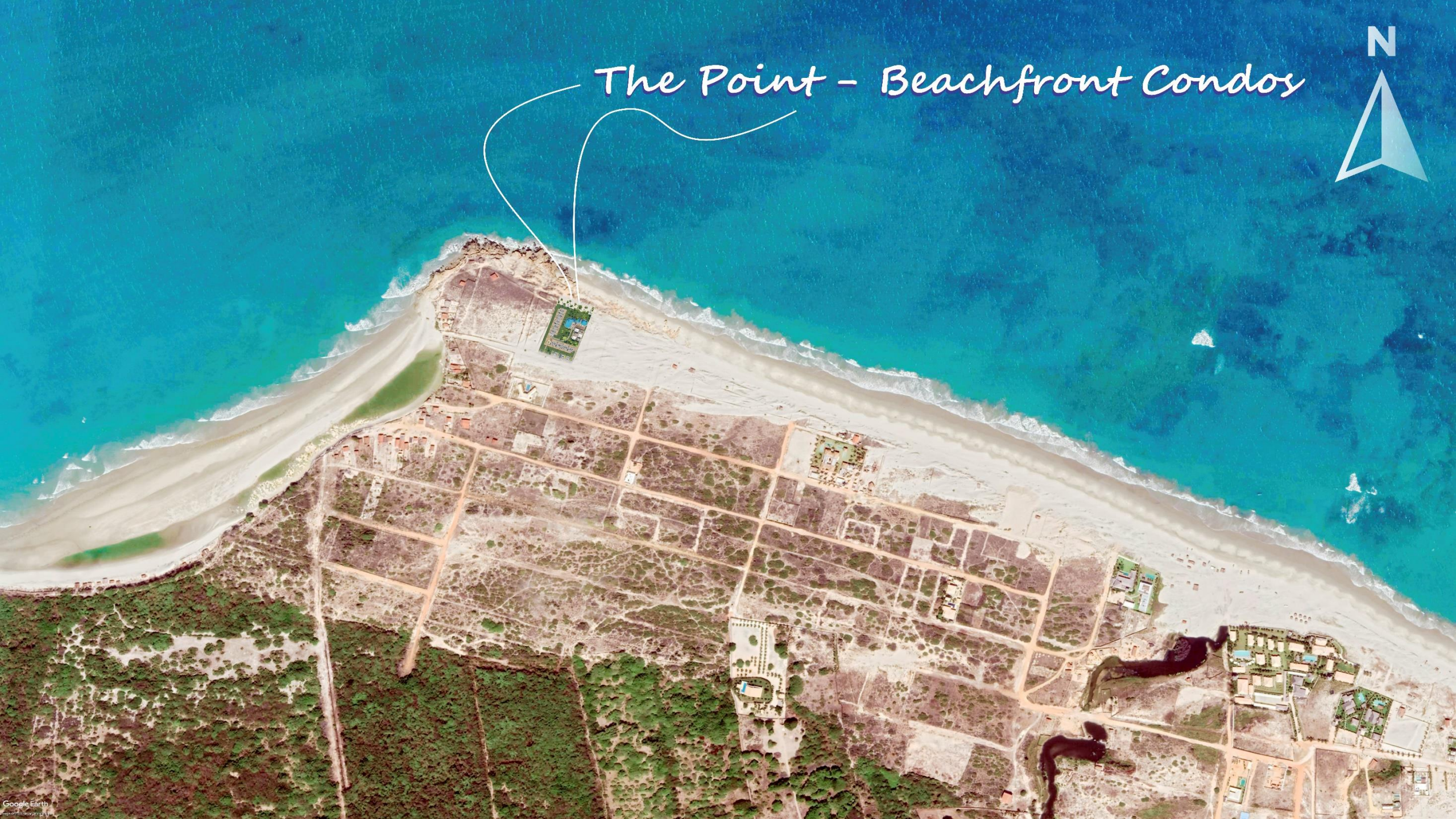
Mouth of Jaguaribe River



Canoa Quebrada Beach



The Point - Beachfront Condos







101	102	103	104	105
201	202	203	204	205
301	302	303	304	305

109	108	107	106
209	208	207	206
309	308	307	306




















Beachfront Villas & Beachside Villas















RENTAL INCOME



A detailed physical world map showing topography, elevation, and major geographical features. The map is centered on the Atlantic Ocean, with North America to the west and Europe/Africa to the east. The text "25 Years Ago?" is superimposed in a large, bold, white font with a black drop shadow across the center of the map. In the bottom-left corner, there is a legend titled "THE WORLD PHYSICAL" with various color-coded boxes and text describing elevation and other physical characteristics.

25 Years Ago?

A neon sign with the words "NO VACANCY" in a bright yellow, sans-serif font. The sign is mounted on a dark horizontal bar. The background consists of the dark, silhouetted fronds of palm trees against a bright, overcast sky. The lighting is dramatic, with the neon providing a strong point of contrast.

NO VACANCY

The Internet





HomeAway®



airbnb



tripadvisor

Net Rental Returns



**12% to
15%**

NET FIGURES:

**After Paying Rental
Management, Utilities,
HOA Fees, and Furnishings**

Furniture and Appliance Packages Available



The image shows a close-up of several interlocking metallic gears. The gears are rendered in a light blue or teal color with a metallic sheen. The word "Management" is embossed on the teeth of one gear, and the word "Project" is embossed on the teeth of another gear. The lighting creates highlights and shadows, emphasizing the three-dimensional texture of the gears and the embossed text.

Management
Project



**Professionally
Managed**



HIGH OCCUPANCY LEVELS



MAXIMUM NET RENTAL YIELDS



MARKETING & ADVERTISING



MAINTENANCE & CLEANING

The background features a close-up, slightly blurred image of a hand holding a pen, poised to write on a document. The word "PROPERTY" is printed in large, bold, blue letters on the document, with the pen tip resting on it. The overall color palette is muted, with greys, blues, and greens.

RESERVATIONS & COLLECTING RENTS



CHECK-IN & CHECK-OUT



**AUTO
PILOT**

OWANIE
INSTIWS

OSWIE

UWYK-SHp

Best Location | Expanding Tourist Market



12% to 15% Net Rental Returns



Prices are Still Ahead of the Curve



An aerial photograph of a coastal area. The foreground shows clear, turquoise water with white foam from waves washing onto a wide, sandy beach. The beach is bordered by a strip of green vegetation and a dirt path. In the background, the ocean extends to the horizon under a clear blue sky. The text 'The Point Beachfront Condos' is overlaid in large, bold, black letters with a white glow effect.

The Point Beachfront Condos

A tropical resort scene featuring a large, clear blue swimming pool in the foreground. In the background, there are several tall palm trees, a multi-story building with balconies, and a view of the ocean under a bright sky. The text is overlaid on the image.

STARTING AT

\$77,700 USD



~~\$77,700 USD~~

\$67,000 CASH

Beachfront Villas



A vibrant tropical resort scene featuring a swimming pool in the foreground, surrounded by lush greenery and palm trees. In the background, a sandy beach meets the ocean under a clear blue sky. The text is overlaid on the upper portion of the image.

STARTING AT

\$152,000 USD



~~\$152,000 USD~~

\$137,000 CASH

Beachside Villas



A vibrant, tropical scene featuring a single-story house with a terracotta-tiled roof and light-colored walls. The house is surrounded by lush greenery, including several tall palm trees and flowering bushes. In the foreground, there is a swimming pool with a concrete deck and a lounge area with white cushions. The sky is bright blue with a few wispy clouds. The overall atmosphere is sunny and inviting.

STARTING AT

\$99,000 USD

A 3D architectural rendering of a tropical house with a swimming pool, surrounded by palm trees and a clear blue sky. The house has a tiled roof and a covered patio area. A large red diagonal line is drawn across the image, crossing over the price text.

~~\$99,000 USD~~

\$87,000 CASH

A tropical beach scene at sunset. The sky is a mix of blue and orange, with palm trees silhouetted against it. The ocean is visible in the distance, and the beach is in the foreground.

Developer Financing

25% Down

24 Months, Interest Free


LIMIT ONE PER CUSTOMER





Full Title Deed Ownership for Foreigners



The image features six eggs of various colors (light green, pale yellow, and orange) arranged in a cluster. Each egg has a financial term written on it in a casual, hand-drawn font. The egg in the center is orange and labeled 'IRA'. The other eggs are light green or pale yellow. The overall composition is simple and uses the metaphor of 'eggs in a basket' to represent diversification.

MUTUAL
FUNDS

PROPERTY

CODS

ETFS

IRA

STOCKS

DIVERSIFY

Use Your 401K or IRA Account to Purchase





Report Card

THE COMPANY

A+

BEACHFRONT

A+

ROI

A+

PRICE

A+

Report Card

AHEAD OF CURVE	A+
LOCATION/ CLIMATE	A+
1 USD = 5 BRL	A+
ACCESIBILITY	A+

Report Card

THE COMPANY	A+
BEACHFRONT	A+
ROI	A+
PRICE	A+



3 PROPERTIES:
Beachfront Condos
Beachfront Villas
Beachside Villas

Buying in Brazil is EASY



Call Us, We'll Show You How
904-674-6900



BeachfrontOffers.com



Sales@BeachfrontOffers.com





Welcome
to
Brazil



904-674-6900

BeachfrontOffers.com

Sales@BeachfrontOffers.com