

WELCOME TO THE

Live and Invest



OVERSEAS

Retire Overseas Conference

WITH YOUR GUIDE


GLOBAL REAL ESTATE
INVESTOR AND
BARGAIN HUNTER

John Palumbo





INVEST NOW
RETIRE LATER



How To Jumpstart
Your Retirement
7 Years Early

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](#)

[Print](#) [Send](#)



Lov...

a...

Zipcode

\$464K





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, some standing upright and others lying flat, creating a textured, three-dimensional appearance. The lighting is somewhat dim, giving the scene a slightly somber or intense feel. The text is superimposed over the center of this background.

**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...**

**I'll answer
the question:**





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



How to supercharge your retirement portfolio.

Why investing overseas makes sense.



Why investing overseas makes sense.

Now





20 YEARS AGO

An aerial photograph of a coastal city, likely Cancun, Mexico, featuring a long beach, numerous hotels, and a large body of water. The word "MEXICO" is overlaid in large white letters.

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 large marina is filled with numerous sailboats and yachts. A multi-lane highway with light trails from traffic curves through the middle ground. To the right, several tall, modern skyscrapers rise into the sky, their windows reflecting the setting sun. The background shows a wide expanse of water and distant hills under a clear, hazy sky.



2030?

2010

2000



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



FORTALEZA



Capital Growth and High Rental Yields



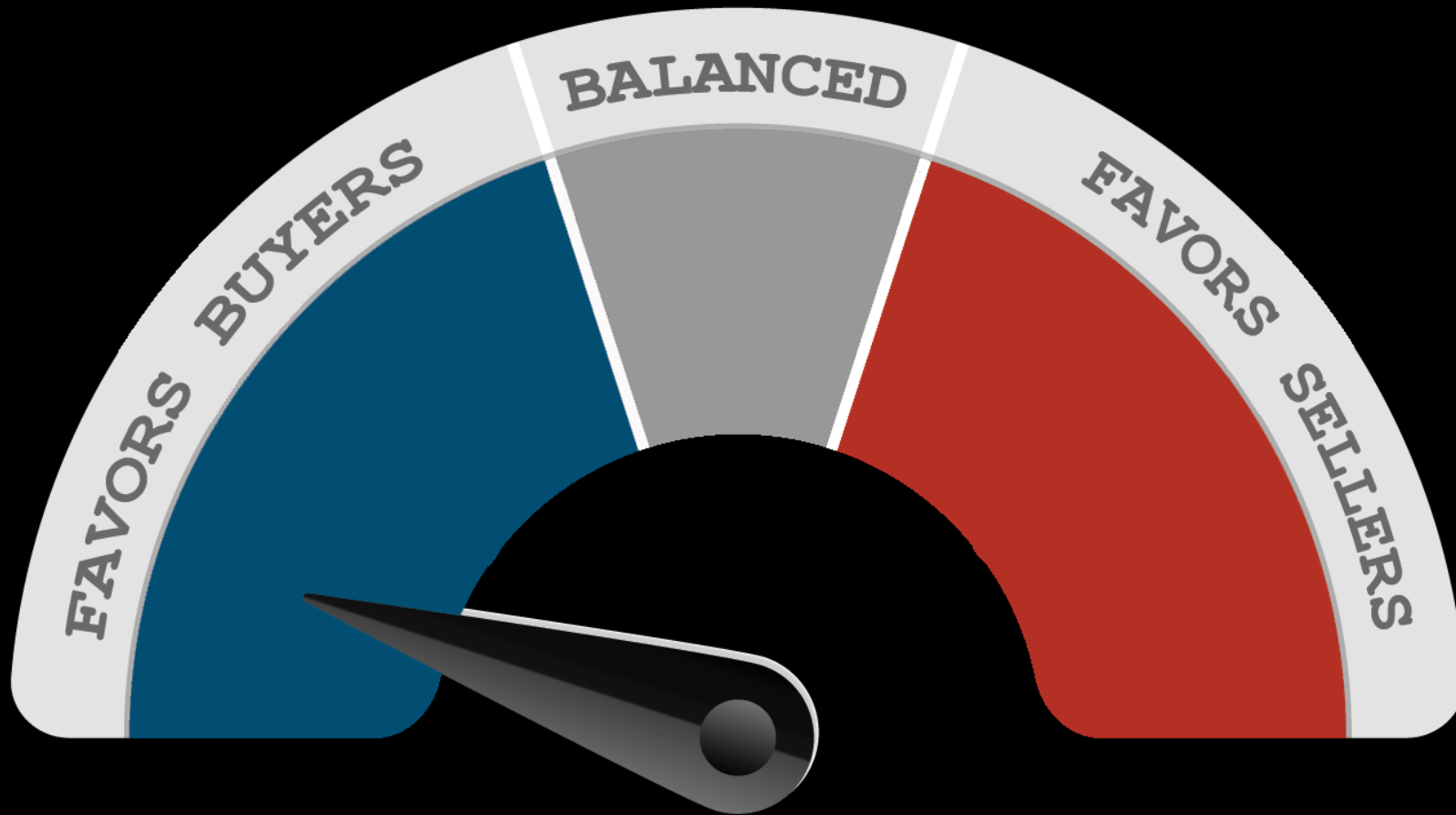
**OPPORTUNITY
AHEAD**

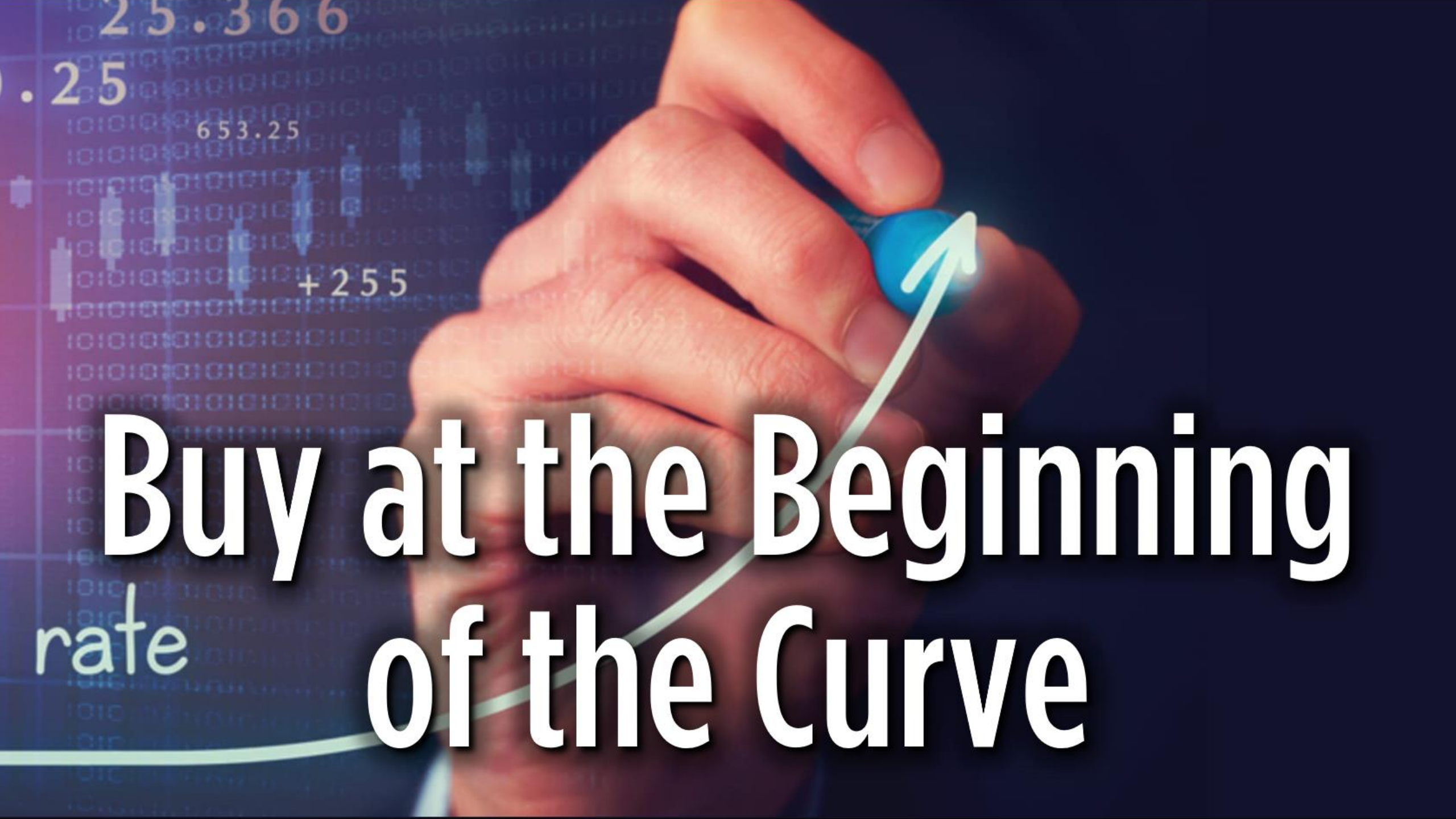
Why Brazil? *Why Right Now?*

TIMING
IS EVERYTHING



Brazil is a Buyer's Market





Buy at the Beginning of the Curve

rate

25.366

.25

653.25

+255

~~Crisis~~

Recovery



THE WALL STREET JOURNAL.

SHARE



WORLD | LATIN AMERICA

Brazil's Economy Expands at Fastest Pace in Six Quarters

Rate cuts and a decline in joblessness boost consumer spending

By [Jeffrey T. Lewis](#) and [Paulo Trevisani](#)

Updated Dec. 3, 2019 11:35 am ET



PRINT



TEXT

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 flags of the United States and Brazil. The Brazilian flag features the motto 'ORDEM E PROGRESSO' on a blue banner. 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



Currency Exchange Rate on 09/03/21

5.19 BRL = 1 USD

5,191 BRL = 1,000 USD

259,536 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**



**Fortaleza Stays a
Breezy 75°-86°F
Year-Round**



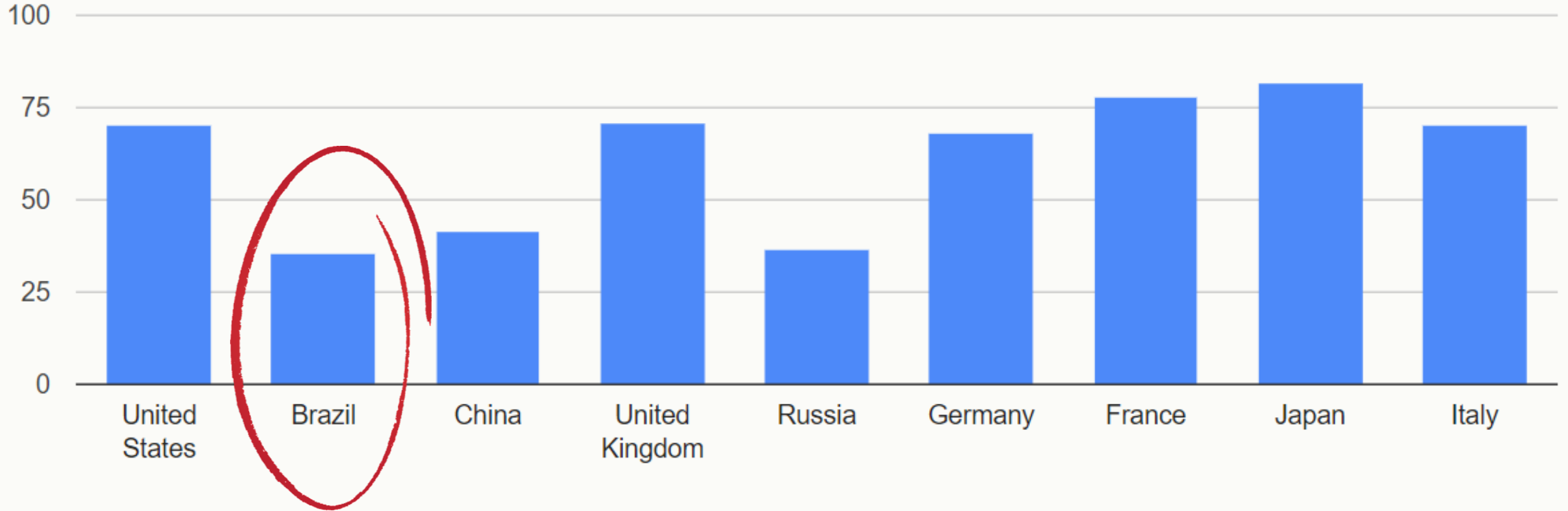
Brazilians Are Happy People and Welcome Foreigners



The US Dollar Goes a Long Way in Brazil



Cost of Living Index (Current, By Country)





World-Class Lifestyle for Less

BACK IN TIME





NOW CEDAR CREST

IN THE ALLENTOWN AREA

FINEST QUALITY P.S.G. MEATS AND FARMER GRAY GRADE "A" POULTRY!

SERVE YOURSELF P.S.G.® BRAND TOP QUALITY AND BE SURE ABOUT MEAT!
Get double assurance with Food Fair's *Protected, Selected and Guaranteed Meat Policy.
Always fresh-cut . . . and packaged right in the store!

TREAT THE FAMILY TO A MOUTH WATERING STEAK DURING OUR

STEAK SALE!

T-BONE • SIRLOIN PORTERHOUSE

For more eating pleasure for your meat dollar, try these sensibly priced steaks . . . they're flavorful, juicy . . . and guaranteed by the P.S.G. brand . . . Protected, Selected and Guaranteed.

lb. **75¢**

BONELESS SIRLOIN Steaks or ROAST lb. **99¢**
SMOKED HAMS MOBELL Semi-Boneless Ready to Eat (Whole or Half) lb. **67¢**
TENDER CHUCK STEAKS lb. **45¢**
7" RIB STEAKS P.S.G. Brand Top Quality . . . lb. **69¢**

FOOD FAIR IS PROUD TO OPEN ITS 4th STORE IN THE ALLENTOWN AREA

Food Fair continues to service the Allentown area with the finest food merchandise possible. Since 1924, when the first Food Fair was built in Allentown, three outstanding Food Fair supermarkets have become a part of the community. Food Fair sincerely hopes that the opening of this, the fourth, and most modern store yet, will add continued good service to a growing, progressive community.

JELLY ROLL
Lady Fair Reg. 69¢ Value only **59¢**
Fresh Baked

Famous KLEENWINK® Printed PILLOW CASES

- Guaranteed fast Colors
- Assorted Floral patterns & pastel colors
- Full Cut—Size 42" x 36"

2 Pillow Cases in a pkg. **99¢**

FOOD FAIR GIVES YOU **MERCHANTS GREEN STAMPS**

MERCHANTS GREEN STAMPS GIVE YOU GREATER VALUE — LESS BOOKS REQUIRED!
Stamp for stamp you get more finest quality gifts faster . . . easier! The total number of stamps tells the tale. See the low "book" values in our GIFT BOOK!

MERCHANTS GREEN STAMPS GIVE WIDER SELECTION — FINEST QUALITY!
Over a thousand finest quality gifts from which to choose — gifts of delight — gifts of distinction — gifts of purpose — all nationally famous brand names which you will easily recognize.

REDEMPTION CENTER LOCATED AT:
1201 UNION BLVD., ALLENTOWN

ALL GRAND OPENING SPECIALS EFFECTIVE AT ALL FOOD FAIR STORES:
• 1501 LEHIGH STREET
• 1401 ALLEN STREET
• 630 N. 7th STREET

Mrs. Filbert's MARGARINE 1 lb. pkg. . . . 2 . . . 47¢
Mrs. Paul's Frozen FRIED SCALLOPS . . . 2 ea. pkg. . . . 49¢
Excelsior Frozen (Breaded Veal) Steaks 8 ea. pkg. . . . 59¢
Dorset MINCED CLAMS . . . 8-oz. can . . . 29¢

WESTON BONE ASS' COOKIES or MINT ICE WAFERS 39¢
TIDE . . . 33¢ 49¢ 79¢ 99¢ 1.31
Easy on Hands COMET 31¢ . . . 2 2 1/2-oz. 45¢

Liquid Detergent TREND 2 1 1/2-oz. 59¢ 12-oz. 49¢
Dry Detergent TREND 2 1/2-oz. 39¢
1c Sale (4 reg. white bars 31c)
SWEETHEART SOAP 4 reg. 44¢

Personal Size IVORY SOAP 12 bars in poly bag 79¢
Detergent DASH . . . 3 1/2-oz. 75¢ 20 1/2-oz. \$4.75
Detergent BLUE CHEER . . . 8-oz. 79¢ 5 lb. 12-oz. \$1.31

DISCOVER THE WONDERFUL DIFFERENCE in FOOD FAIR DELICATESSEN!

- All lunch meats sliced daily right in our store!
- All full size center slices — No End Cuts!
- The Largest and finest variety in town!
- All weights and prices for every purse!

BOILED HAM IMPORTED Fresh Sliced Lean lb. **89¢**
MIDGET SALAMI FOREMOST 10c OFF SALE! lb. **89¢** FRANKS FOREMOST ALL BEEF 10c OFF SALE! lb. **89¢**

SEE! SHOP! SAVE! . . . In Our DAIRY WORLD'S FAIR!
See eye-opening cheese variety from all over the world! Cut cheese and packaged cheese for every purpose and taste! Also Fresh Milk, Cream, Butter and Locally Fresh EGGS! All at Money Saving Low Prices!

SWISS CHEESE Fancy Domestic in the piece lb. **49¢**

MAYFAIR BRAND CHEESE SLICES American, Swiss, Pimento 2 8-oz. 49¢

McDonald's

CHEESEBURGER

Pure FRESH Beef **19¢** Aged KRAFT Cheddar

EAST SIDE WEST SIDE
Montgomery Rd. | North Bend & West Fork Rds.
at Kenwood Plaza | Erlanger, Ky.

Dixie Hiway — Erlanger, Ky.

15¢ HAMBURGERS

MORE FREE GIFTS CAN BE YOURS . . . WITH MERCHANTS GREEN STAMPS

**SEASIDE
MASSAGE
\$125 / HR**



**ONLY
\$10 USD**





STEAK
\$16 / LB





**ONLY
\$5 USD**





LOBSTER
\$30/LB



**ONLY
\$6 USD**



Fine Dining Dinner for 6



BOUTIQUE PRIME
LUTZ CARLOS VIANA ME
AV MADRE BENVENUTA, 168 SANTA MONICA Fpolis/SC
CNPJ: 21.759.530/0001-98 IE: 257559566

05/08/2021 21:01:52 GNF:000020003 COD:000041450
GRG:000019916 CER:0004

NÃO É DOCUMENTO FISCAL
RELATÓRIO GERENCIAL

Conf. Mesa

Aguarde a emissão
do cupom fiscal

Usuário: Caixa

Mesa: 01

Data/Hora abertura: 05/08/2021 20:46:32
Não é documento Fiscal

PRODUTO	QTD	UNIT	TOTAL
AGUA COM GAS 500ML	1,000	4,50	4,50
AGUA COM GAS 500ML	1,000	4,50	4,50
SUCO NATURAL 300ML	1,000	6,00	6,00
SUCO NATURAL 300ML	1,000	6,00	6,00
COXADO 1P	1,000	18,00	18,00
T-BONE CURD. CP 2P	1,000	114,00	114,00
ATLANTICO ROSE	1,000	68,00	68,00

CHULETA DUPLA CP 2P	1,000	169,00	169,00
PROVOLONE A MILANESA	1,000	16,00	16,00
PAO DE ALHO 2 UN	1,000	23,00	23,00
PAO DE ALHO 2 UN	1,000	23,00	23,00
PROVOLONE A MILANESA	1,000	16,00	16,00
LINGUICA FINA 2P	1,000	25,00	25,00

SUB-TOTAL R\$: 493,00
Acrescimo R\$: 49,30
TOTAL R\$: 542,30

Taxa de Serviço

MD-5:bd99112e7174215dee3e1058ec557837



FAP:11KH1Ye2sEWBub3hJG2gZIVuzCfJ1CbGWSZHg1PQ=
MARCA: SENATECH MOD: MP-4200 TH F1 11 ECF-IF VERSAO: 01.00.02
ECF: 001 LJ: DPR:
00000000TQVYURPW 05/08/2021 21:01:56
FAB: BE11171010110024220



Usuário: Caixa

Mesa: 01

Data/Hora abertura: 05/08/2021 20:46:32
Não é documento Fiscal

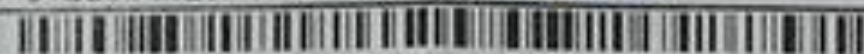
PRODUTO	QTD	UNIT	TOTAL
AGUA COM GAS 500ML	1,000	4,50	4,50
AGUA COM GAS 500ML	1,000	4,50	4,50
SUCO NATURAL 300ML	1,000	6,00	6,00
SUCO NATURAL 300ML	1,000	6,00	6,00
CORACAO 1P	1,000	18,00	18,00
T-BONE CORD. CP 2P	1,000	114,00	114,00
ATLANTICO ROSE	1,000	68,00	68,00
Não é documento Fiscal			
CHULETA DUPLA CP 2P	1,000	169,00	169,00
PROVOLONE A MILANESA	1,000	16,00	16,00
PAD DE ALHO 2 UN	1,000	23,00	23,00
PAD DE ALHO 2 UN	1,000	23,00	23,00
PROVOLONE A MILANESA	1,000	16,00	16,00
LINGUICA FINA 2P	1,000	25,00	25,00

Não é documento Fiscal

SUB-TOTAL R\$:	493,00
Acrescimo R\$:	49,30
TOTAL R\$	542,30

----- Taxa de Serviço.

HD-5:bd99112e7174215dee3e1058ec557837



PRODUTO	QTD	UNIT	TOTAL
AGUA COM GAS 500ML	1,000	4,50	4,50
AGUA COM GAS 500ML	1,000	4,50	4,50
SUCO NATURAL 300ML	1,000	6,00	6,00
SUCO NATURAL 300ML	1,000	6,00	6,00
CORACAO 1P	1,000	18,00	18,00
T-BONE CORD. CP 2P	1,000	114,00	114,00
ATLANTICO ROSE	1,000	68,00	68,00
Não é documento Fiscal			
CHULETA DUPLA CP 2P	1,000	169,00	169,00
PROVOLONE A MILANESA	1,000	16,00	16,00
PAD DE ALHO 2 UN	1,000	23,00	23,00
PAD DE ALHO 2 UN	1,000	23,00	23,00
PROVOLONE A MILANESA	1,000	16,00	16,00
LINGUICA FINA 2P	1,000	25,00	25,00

Não é documento Fiscal
 SUB-TOTAL R\$: 493,00
 Acrescimo R\$: 49,30
TOTAL R\$: 542,30

----- Taxa de Serviço.
 MD-5:bd99112e7174215dee3e1058ec557837



That's
\$105 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 – 40 Minutes



FORTALEZA



INTL AIRPORT



45KM/28MILES

BARRO PRETO BEACH





JUNE 17, 2019: Citizens from the US, Canada, & Australia

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, making it stand out against the busy background.

**VISA FREE
ACCESS**

OWNERSHIP TIMING



The background of the image is a blurred photograph of a construction site plan or blueprint. Several colorful pushpins (red, green, blue) are pinned to the paper, marking specific locations. The text is overlaid on this background in a large, bold, white font with a black drop shadow.

Pre-Construction
During Construction
Post-Construction

The background of the image is a detailed architectural blueprint, likely a floor plan, rendered in white lines on a blue background. The blueprint shows various rooms, corridors, and structural elements, with numerous numerical annotations and dimensions scattered throughout. The text is overlaid on this blueprint.

Pre-Construction:

PRICE & VALUE



During Construction:

**CALMS YOUR
FEARS**

A tropical balcony with a thatched roof, wooden railing, and outdoor furniture overlooking a pool and ocean. The scene is bright and sunny, with lush greenery and a clear blue sky. The balcony features a round wooden table with a woven top and several chairs. A potted plant sits on the table. The railing is made of light-colored wood. In the background, there is a swimming pool, a sandy area, and a view of the ocean under a clear sky. The overall atmosphere is relaxed and vacation-like.

Post-Construction:

TOUCH & FEEL

Keeping Score



Ahead of the Curve 5/5

Location/Climate 5/5

1 USD = 5.19 BRL 5/5

Ease of Access 4/5

The Company

?

Eco Friendly

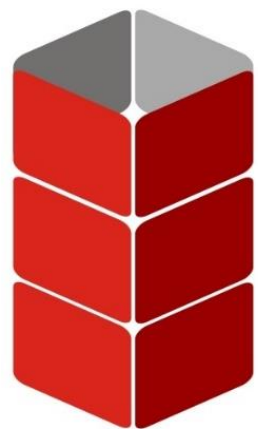
?

R.O.I.

?

Price

?



IMPAR
E N G E N H A R I A

Est. 1999





Beach Townhouses

SOLD OUT!



Beach Condos

Live and Invest
 OVERSEAS

Pocket Money Beach Property

INTRODUCING...

Beachfront Duplexes







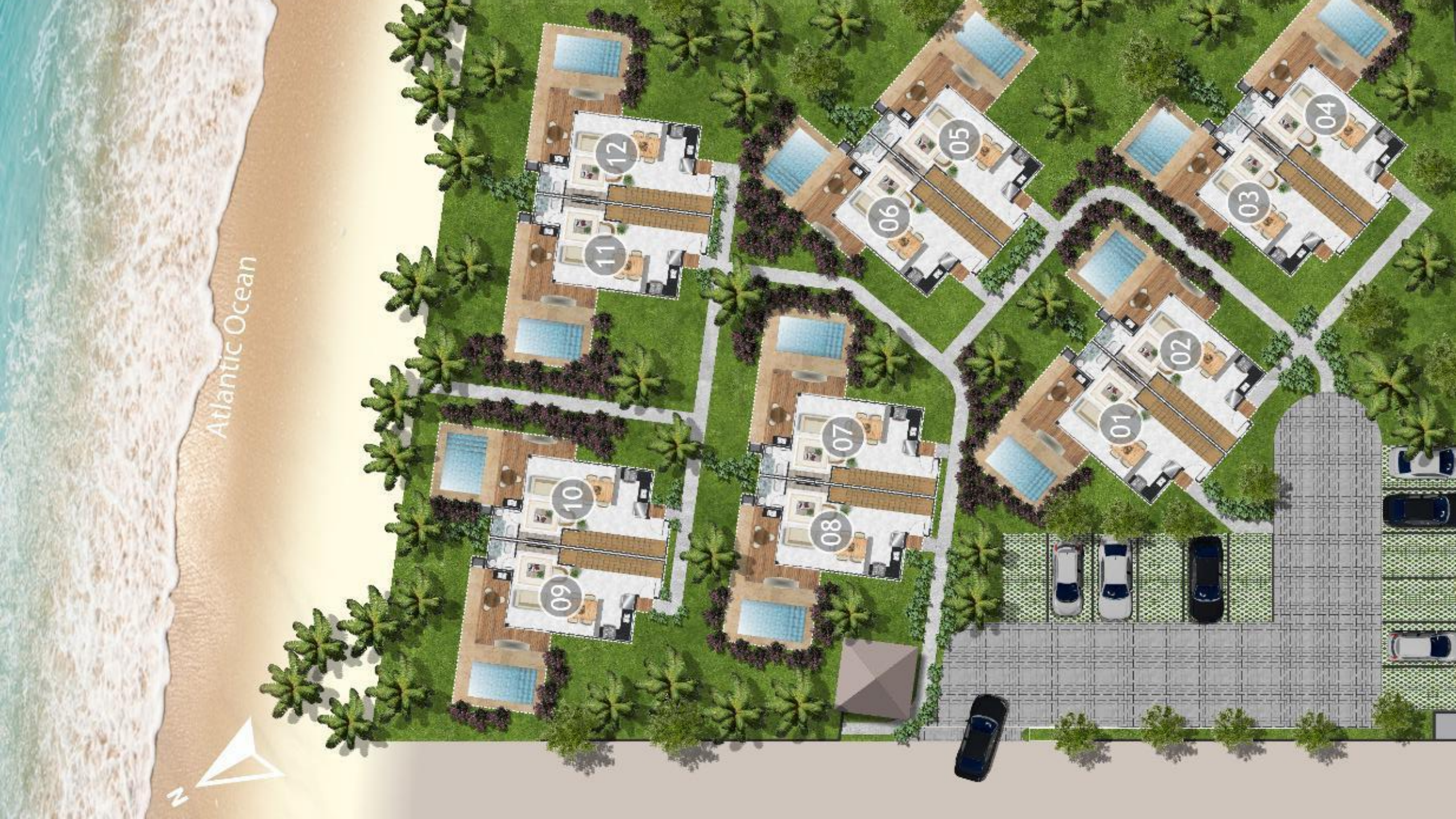












Atlantic Ocean

N

09

10

11

12

08

07

06

05

01

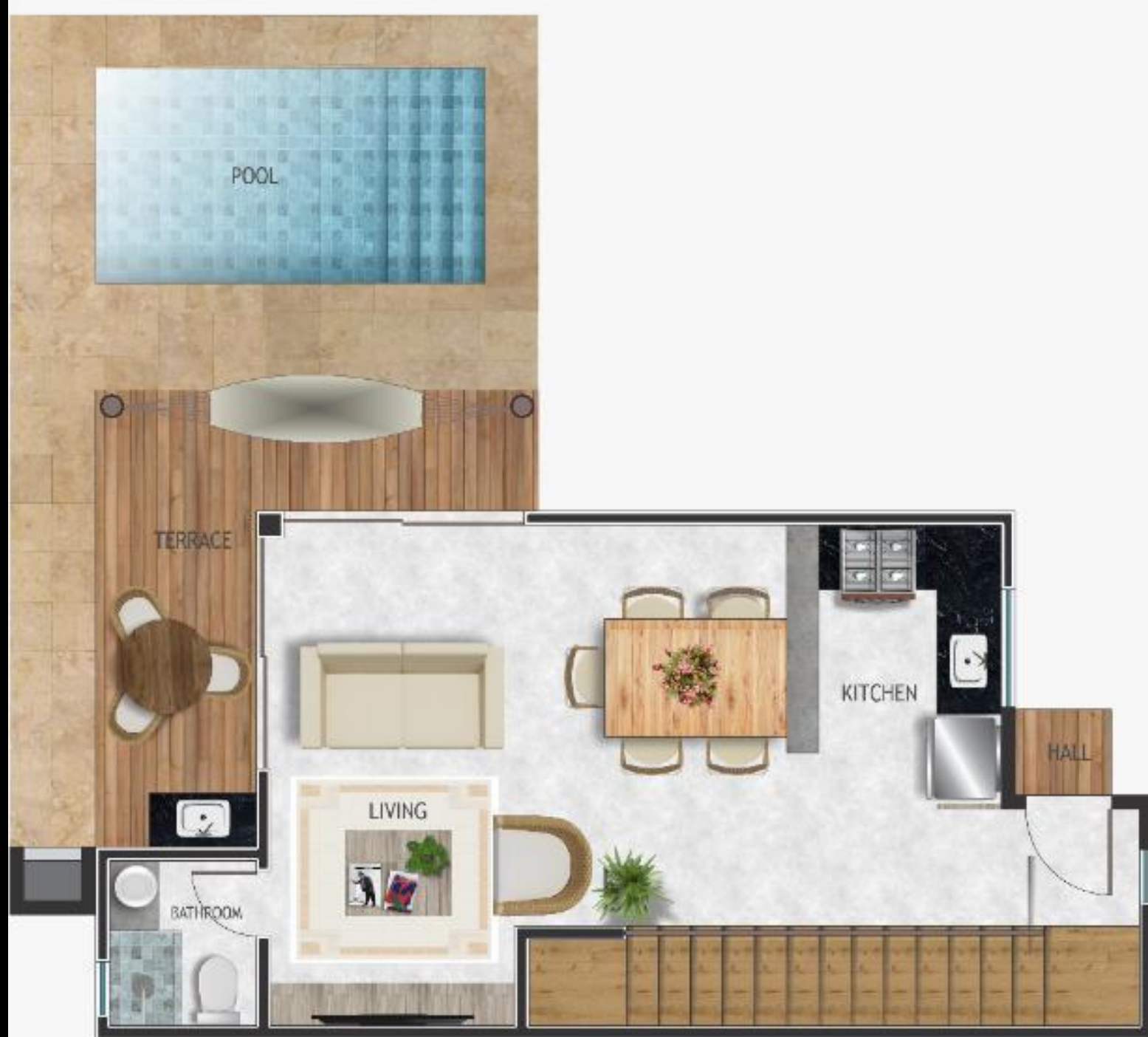
02

03

04

**ALL UNITS:
2 Bedroom, 2.5 Bath,
Private Pool**









Your Homesite





IMPEN
ENGENHARIA

Ecological Footprint

Local Government Requires a 50% Ratio



Impar Builds at a 70-80% Ratio



Eco-Friendly Construction





**Shingle
Asphalt Roof**



**Formica (Plastic)
Counters**



Synthetic Carpets



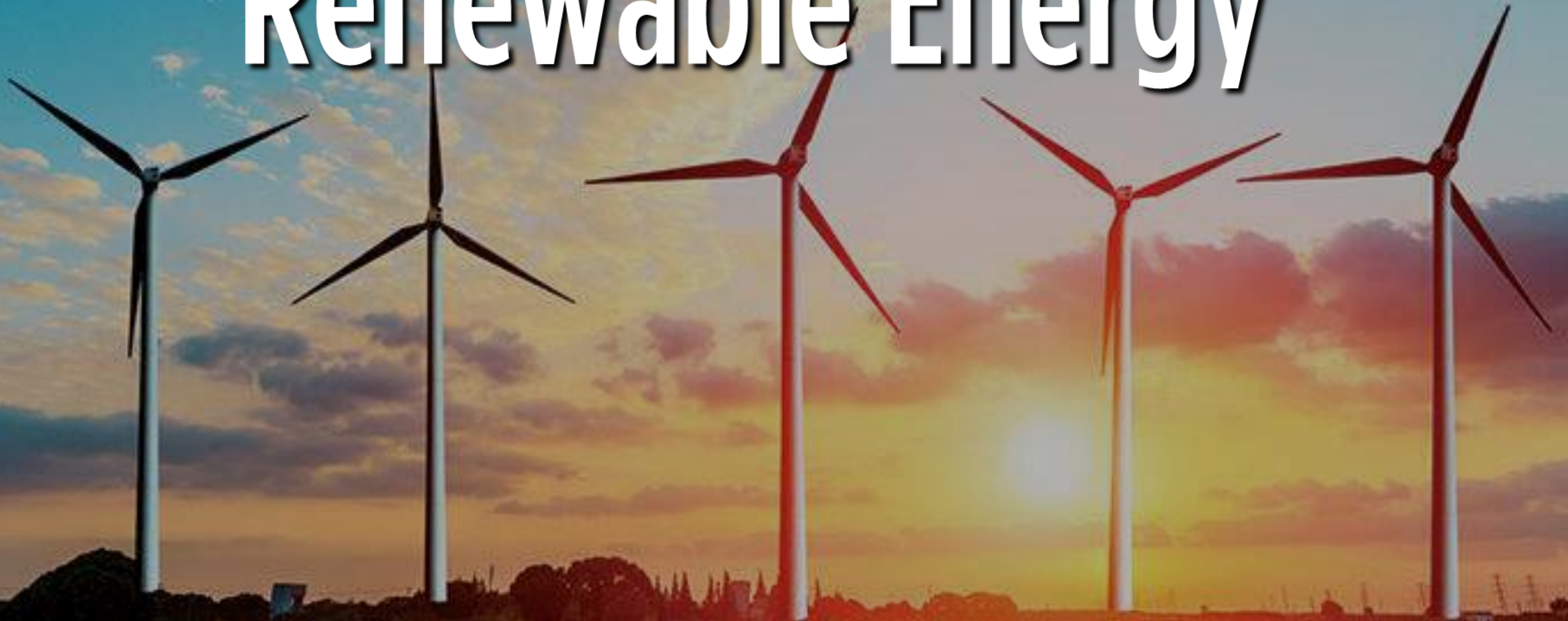
Eco-Friendly Construction



Locally Produced Tile Roofs
Locally Sourced Granite
Regional Tiled Floors



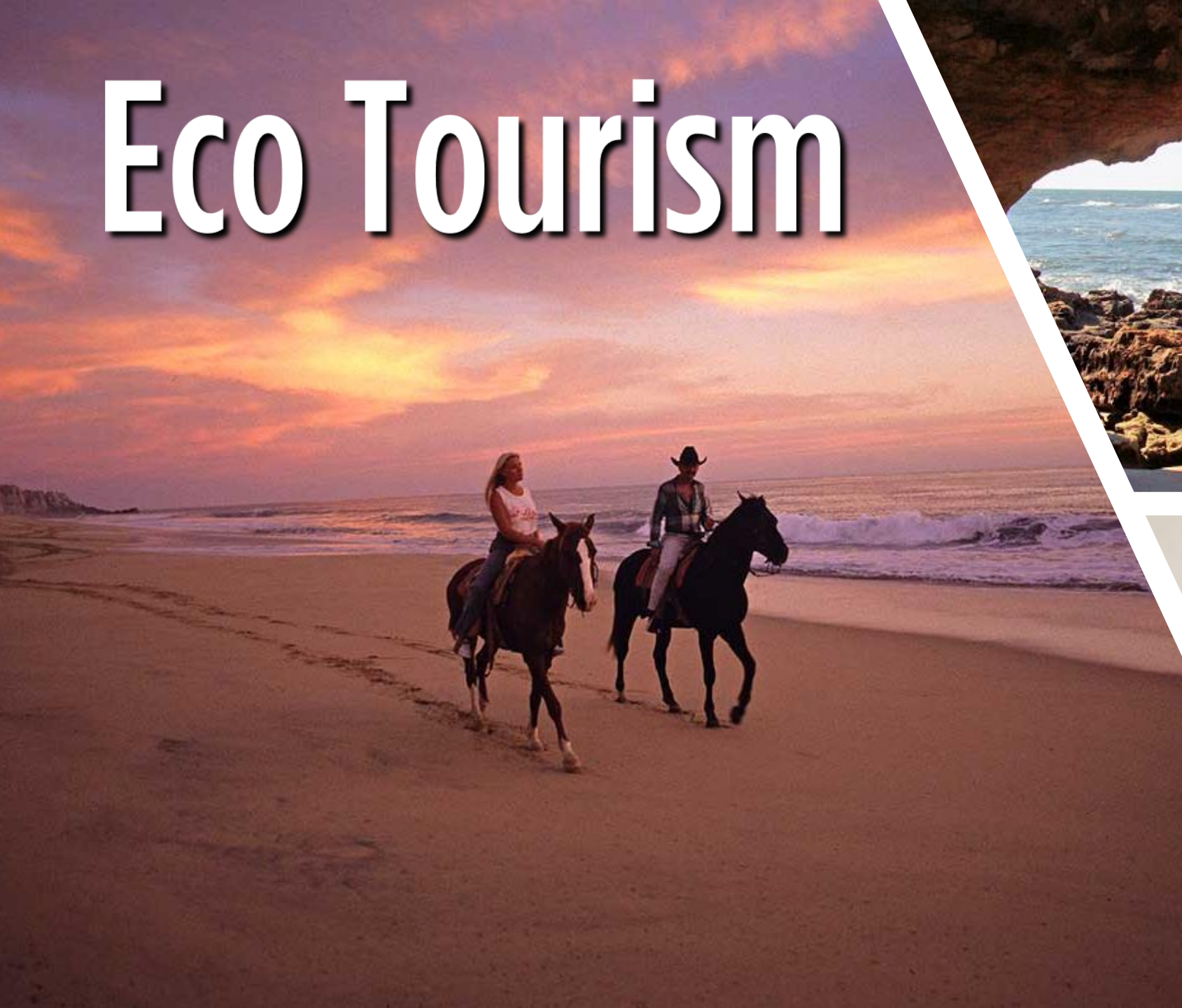
Wind and Solar Produced Renewable Energy



CLEAN AIR



Eco Tourism



On a Beautiful Stretch of Beach Next to a 5-Star Resort



[See photos](#)

Carmel Charme Resort

[Website](#) [Directions](#) [Save](#) [Call](#)

4.8 ★★★★★ 724 Google reviews

5-star hotel



Carmel Charme Resort

●●●●● 913 reviews

#1 of 22 Hotels in Aquiraz

📍 Rua Barro Preto s/n, Aquiraz, State of Ceara 61700-000 Brazil



Carmel

CHARME RESORT

RESTAURANTS, STORES AND GROCERY



BEACH BARS AND RESTAURANTS



BATOQUE NATURAL PRESERVE AREA



Best Location | Expanding Tourist Market





WATER PARK

15 KM / 9 MILES

GOLF COURSE



5 KM / 3 MILES

BARRO PRETO BEACH



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 large, bold, white font 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?



NO VACANCY

**Nearly 1 million Tourists through
Fortaleza Airport in Q1 of 2019**

The Internet





HomeAway®



airbnb



tripadvisor

Net Rental Returns



12% to
15%

Net Figures are **AFTER**

Paying Rental Management,
Utilities, HOA Fees, and
Furnishings

Furniture and Appliance Packages Available





**Property
Management**

**Professionally
Managed**



High Occupancy Levels



Maximum Net Rental Yields



Marketing & Advertising



Maintenance & Cleaning



Reservations & Rent Collection



Check-In & Check-Out



A top-down view of a wooden surface covered with several analog clocks of various designs. The clocks include a large chrome clock with a white face and black numbers, a small light blue clock, a red clock with a black face, a white clock with a red hand, a small white square clock, and a large chrome clock with a white face and black numbers. The text "SET IT AND FORGET IT!" is overlaid in a bold, white font on a black background across the center of the image.

SET IT AND FORGET IT!

12% to 15% Net Rental Returns



Prices are Still Ahead of the Curve





Pre-Construction Discounted Prices



STARTING AT ONLY

R\$ 577,720



STARTING AT ONLY

~~**R\$ 577,720**~~

\$770,000



Developer Financing

25% Down

24 Months, Interest Free

OUR
BEST
DEAL



CASH PRICE

\$95,000 USD



1,235 sq ft Beachfront Duplex



**ALL UNITS:
2 Bedroom, 2.5 Bath,
Private Pool**



12 Units



Atlantic Ocean

N

~~12 Units~~

7 Units



Atlantican

X

X

X

X

05

03
04

07
08

01


10





Full Title Deed Ownership for Foreigners



The image features six eggs of various colors (light green, yellow, and orange) arranged in a cluster. Each egg has a financial term written on it in a casual, hand-drawn font. The central egg is orange and labeled 'IRA'. The other eggs are light green or yellow and labeled 'MUTUAL FUNDS', 'PROPERTY', 'COFS', 'ETFS', and 'STOCKS'. At the bottom of the image, the word 'DIVERSIFY' is written in a large, bold, hand-drawn font.

MUTUAL
FUNDS

PROPERTY

COFS

ETFS

IRA

STOCKS

DIVERSIFY



**Use Your 401K
or IRA Account**

Keeping Score



Ahead of the Curve 5/5

Location/Climate 5/5

1 USD = 5.19 BRL 5/5

Ease of Access 4/5

The Company

5/5

Eco-Friendly

5/5

R.O.I.

5/5

Price

5/5

Buying in Brazil is EASY



Call Us, We'll Show You How

904-674-6900



BrazilBeachHomes.com



Sales@BeachfrontOffers.com





Welcome
to
Brazil



904-674-6900

BrazilBeachHomes.com

Sales@BeachfrontOffers.com