

**AB** Arquitectura  
Proyecto y Construcción



# Altos del **COQUITO**

[www.altosdecoquito.com](http://www.altosdecoquito.com)



# ***SHORT TERM RE INVESTMENT OVER 18 TO 24 MONTHS***



**\$59,000 USD  
INVESTMENT PER UNIT**



**BETWEEN 18 TO 24 MONTHS  
30% RTN**



# INVESTMENT CONSTRUCTION OPPORTUNITY

## DAVID - PANAMA



## DEVELOPMENT BACKGROUND (WHO ARE WE)

The developer is one of the **LARGEST** construction companies in the city of David, Panama's second largest city. They have been in the business of developing in David for over 40 years and have completed, small, medium and large size projects.

They offer a turnkey solution from architecture, design, construction, finance and delivering the product to their clients, ready to occupy.

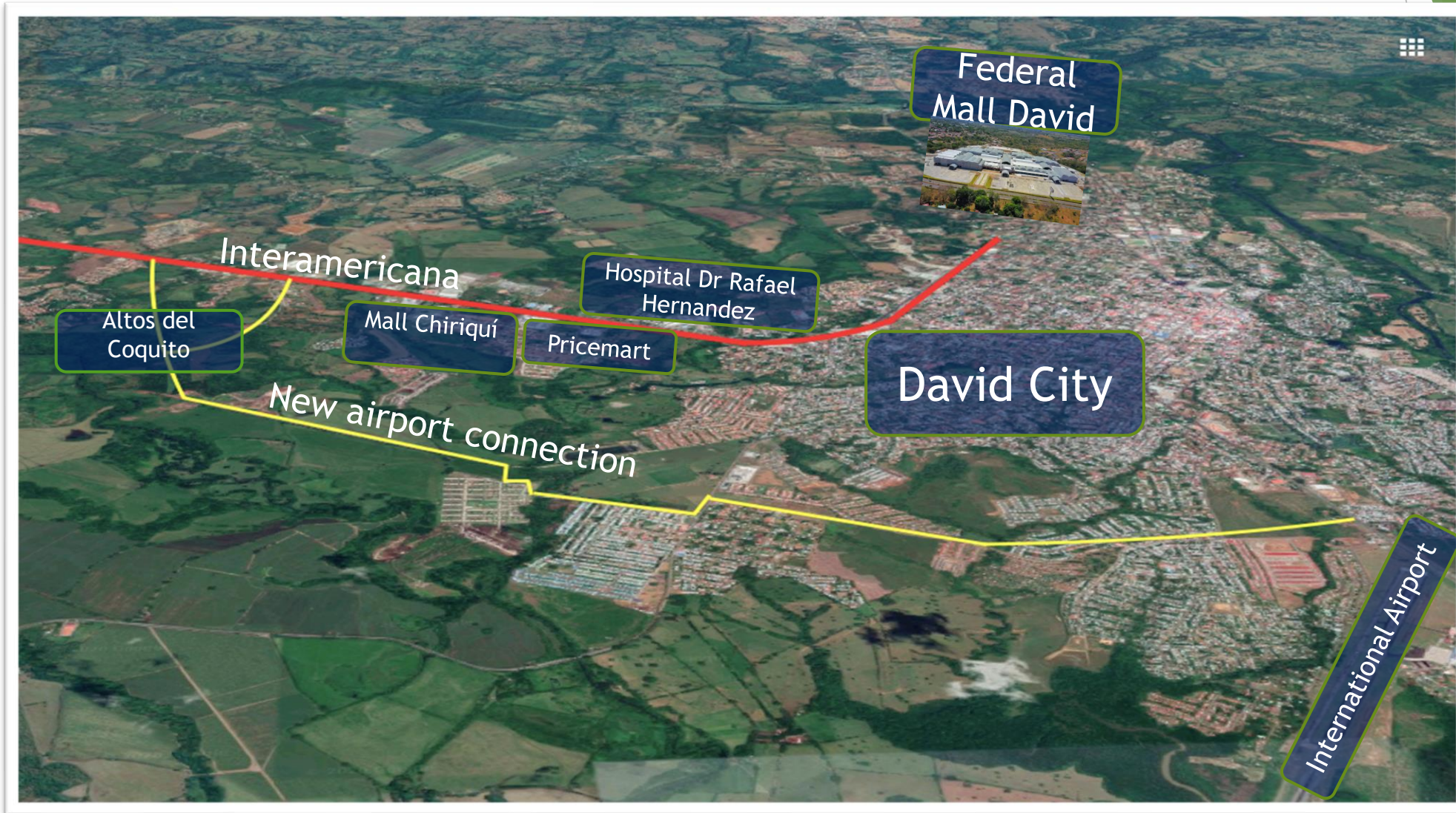
### Past developments include:

- Hospitals
- Commercial Office Building for Government and the Private Sector
- Commercial Centers
- Low, Medium and high-end housing developments
- Gas Station
- Bus Station
- Malls both Large and Small
- Roads and Highways Constructions
- Infrastructure and Sewage Plants
- Bridges and Infrastructure access
- Banks and Financial Institutions
- Hotels
- Radio Stations





# NEW AIRPORT ROAD



## PANAMA HOUSING REQUIREMENT



### ➤ **Construction of Affordable Housing:**

The government of Panama has announced that over the next five years it will be allocating \$1.5 billion for the construction of 35,000 housing units for low-income sectors. Over 10,000 SHORTFALL OF HOUSING IN DAVID, over 100,000 PANAMA

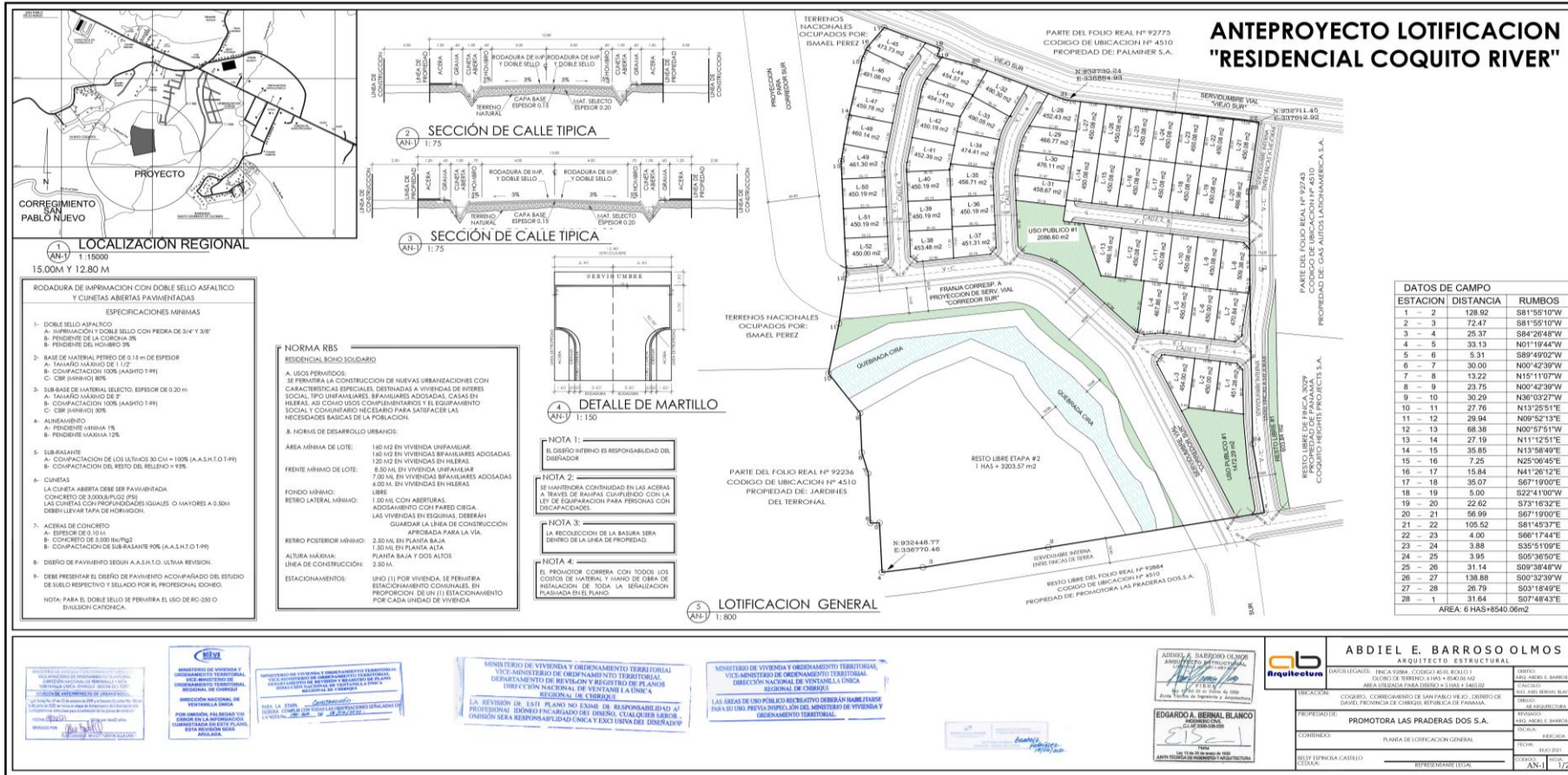


## OUR TARGET – END BUYERS

- WE HAVE A LIST OF 400 PRE-QUALIFIED END BUYERS READY TO BUY (DOCTORS, POLICE, NURSES, TEACHERS)

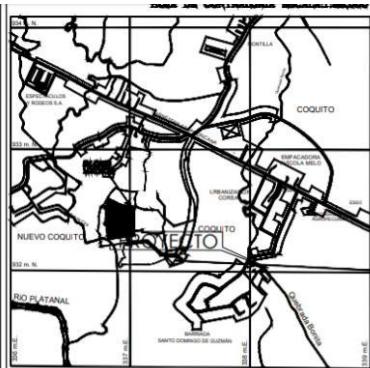


# MASTERPLAN GOVERNMENT APPROVAL





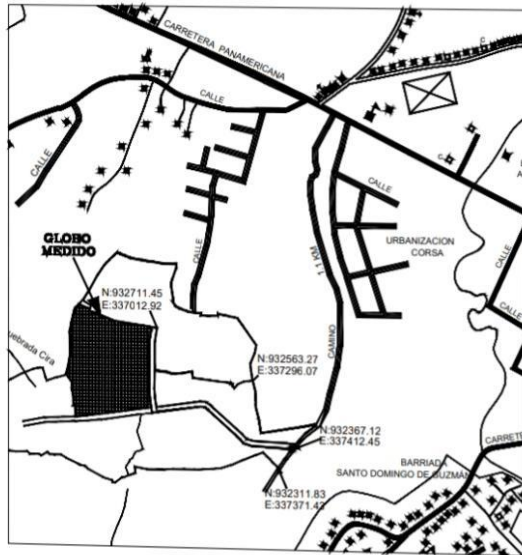
# MASTER PLAN 450 M2 LOTS



DATOS DE CAMPO		
ESTACION	DISTANCIA	RUMBOS
1 - 2	128.92	S81°58'10"W
2 - 3	72.47	S81°59'10"W
3 - 4	25.37	S84°26'48"W
4 - 5	33.13	N01°19'44"W
5 - 6	5.31	S89°49'02"W
6 - 7	30.10	N00°42'39"W
7 - 8	13.22	N15°11'07"W
8 - 9	23.75	N00°42'39"W
9 - 10	30.29	N36°03'27"W
10 - 11	27.76	N13°25'51"E
11 - 12	29.84	N09°52'13"E
12 - 13	68.38	N00°57'51"E
13 - 14	27.19	N11°12'51"E
14 - 15	35.85	N13°08'49"E
15 - 16	7.25	N25°09'45"E
16 - 17	15.84	N41°26'12"E
17 - 18	35.07	S87°19'00"E
18 - 19	5.00	S22°41'00"W
19 - 20	22.62	S73°16'32"E
20 - 21	58.90	S87°19'00"E
21 - 22	105.52	S81°45'37"E
22 - 23	4.00	S88°17'42"E
23 - 24	3.58	S35°51'09"E
24 - 25	3.95	S05°36'50"E
25 - 26	51.14	S09°38'48"W
26 - 27	138.88	S00°32'39"W
27 - 28	28.79	S03°18'49"E
28 - 1	11.84	S07°48'43"E

AREA: 6 HAS 15.004 37/102

1 LOCALIZACION REGIONAL  
A1/1  
1:20,000



3 LOCALIZACION REGIONAL  
A1/1  
1:20,000



**NOTAS**  
 1. EL PROYECTO DE LOTEO PARA LA CIUDA DE PANAMA  
 2. LAS COORDENADAS DEL LOTEO SON: X= 1000000.00 Y= 1000000.00  
 3. EL SISTEMA DE COORDENADAS ES: UTM  
 4. EL DATUM ES: WGS 84  
 5. EL PROYECTO DE LOTEO ES: 1:20,000

RESTO LIBRE DE FINCA 92884  
 PROPIEDAD DE PANAMA  
 INTERNATIONAL PROJECT INVEST.

# COQUITO RIVER MASTER RENDER





Ready For Occupancy

# HOME1 MODEL 1



Danna Model B/60.000  
2/1 - One car garage

Ready For Occupancy

**HOME2**

**MODEL 2**



Danna Deluxe - B/89.000  
2/2 - One car Garage



Ready For Occupancy

# HOME3 MODEL 3





Ready For Occupancy

# HOME4 MODEL 4



Royal Heights - Duplex Model B/.120.00  
3/2 - Double car Garage



# Finished Homes



**DANNA STANDARD MODEL**  
**2 R / 2 B**  
**REGULAR PRICE: \$ 95,000.00**  
**INVEST: \$ 59,000.00**

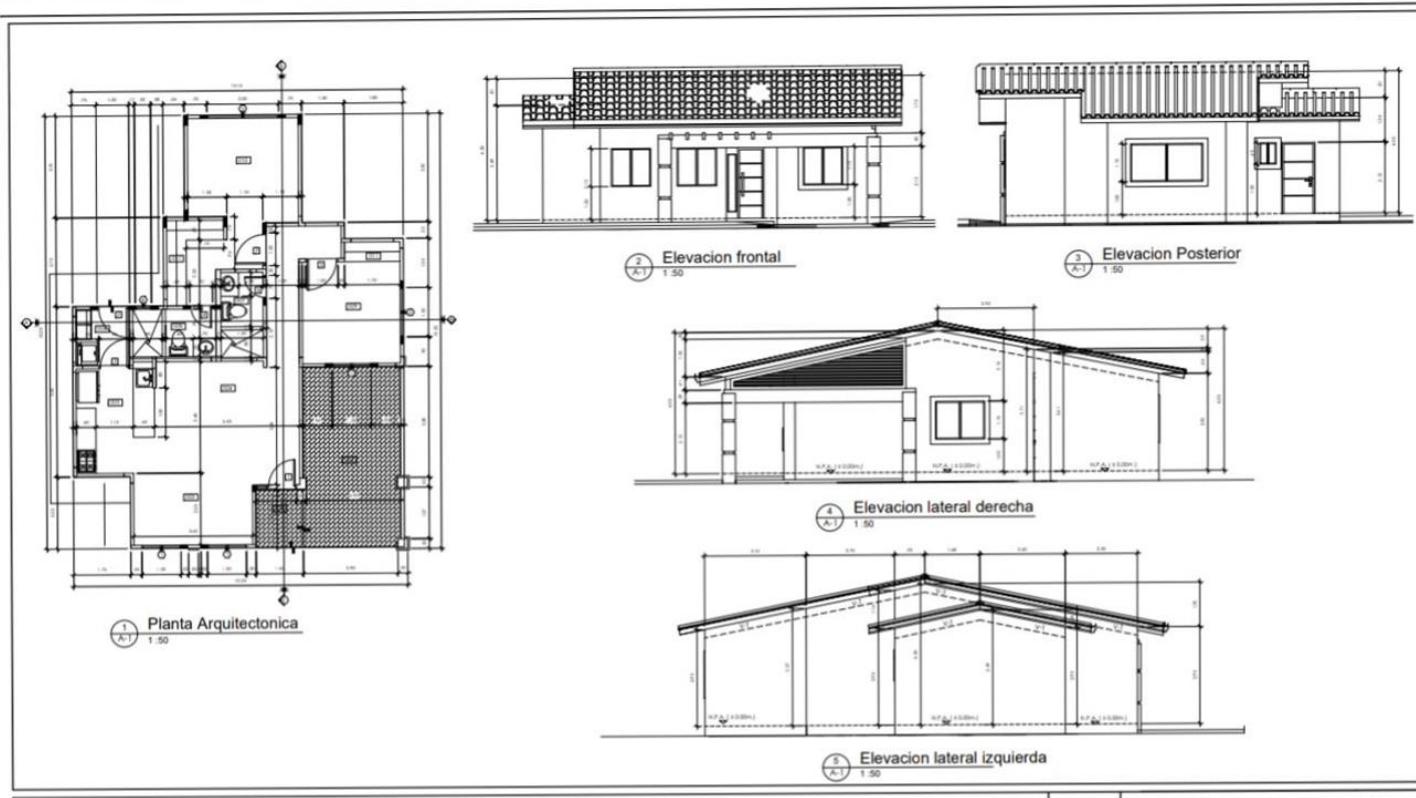




# RENDER DANNA STANDARD



# FLOOR PLAN/ ELEVATION







31 homes in construction







# 21 LOTS CUT READY FOR CONSTRUCTION



NEW DANNA MODEL  
100m2 2 bed/ 2 bath





# **THE OFFER – \$59,000 SHORT TERM INVESTMENT (18 TO 24 MONTHS ) 30% RTN OR \$17,700 (\$76,700 TOTAL)**

- 01 STEP : CHOOSE YOUR LOT
- 02 STEP : SIGN CONTRACTS, WIRE TRANSFER TO LAWYERS ESCROW
- 03 STEP : PREPARE INFRASTRUCTURE AND BUILD YOUR HOME  
(6 TO 12 MONTH BUILD TIME)
- 04 STEP : ABSORB TO THE LOCAL MARKET  
(GOVERNMENT INCENTIVE INTEREST RATES FOR LOCALS)
- 05 STEP : RECEIVE INCOME(18 TO 24 MONTH)

# 18 to 24 Month BUY BACK OPTION 30% RTN \$59,000 INVESTMENT

## **Exit Option :**

18 to 24 months 30% Interest or  $\$17,700 + \$59,000 = \$76,700$  (will be paid by the Developer)

## **Option for Buying the Property:**

Buy now for \$67,000 (Home retails for \$95,000 to the local market)

If the exit options summarized above are not executed by the 24 month period, between 24 and 30 months the investor has the right to buy the property for an extra payment of \$8,000, i.e.  $\$59,000 + \$8,000 = \$67,000$ .



# Comparable properties in David selling at \$98,000



Proyecto Residencial Doral Villas, Los Algarrobos, Dolega, Chiriquí

**Venta**  
Soluciones integrales de espacios modulares. ¡Conoce más!  
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**B/.97,200.00** [FINANCIAR](#) 02/07/2021

**Información de la propiedad**

Localización:	Chiriquí Provincia
Precio/M <sup>2</sup> de construcción:	B/.981.81
Recámaras:	2
Baños:	1



compreoalquile

RESIDENCIAL VERANDA 2

Fotos

**Venta**  
**USD 98,000**

41 personas vieron esta propiedad en los últimos 30 días

**Casa · 98m<sup>2</sup> · 2 Recámaras · 1 Estacionamientos**

via aguacatal chiriquí , David, David

450 m<sup>2</sup> Total 98 m<sup>2</sup> Cubierta 1 Baño  
1 Estacionamientos 2 Recámaras  
A estrenar

# PROVIDERS





- Chiriqui's Largest Mall Opened!
- FEDERAL MALL, the New Retail Capital of Panama

- 180-million-dollar federal mall opened.
- 10 min drive from the development.
- 300 stores. 9 anchor stores
- 3,000 parking spots with an anticipated permanent employee base of 4,000. 10,000 indirect jobs.
- Huge economic driver for David.



# CONCLUSIONS

- LOW RISK SECURE \$59,000 INVESTMENT
- 30% RTN BUY BACK OPTION 18 TO 24 MONTHS
- INVESTOR PURCHASE OPTION FOR \$67,000. RETAILS FOR \$95,000 ++
- LOT/HOME SECURED BY LAND/HOME
- EXCELLENT LOCATION
- PHASE 1 AND 2 IN SALES (IN CONSTRUCTION)
- 15,000 SHORTFALL OF HOUSING IN DAVID, 150,000 PANAMA
- HOUSE IMMEDIATELY CONSTRUCTED AND ABSORBED TO THE LOCAL MARKET FOR \$90K TO \$120K
- INVESTMENT MARKETED THROUGH LIVE AND INVEST OVERSEAS



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