

# INVESTMENT PROSPECTUS



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Residential Complex

**THE PALMS**

Dominican Republic



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## DOMINICAN REPUBLIC OVERVIEW

The Dominican Republic lies in the same waters as Cuba and Puerto Rico, taking up the eastern two-thirds of the island it shares with Haiti. Offering a lush interior with a mix of caves, Victorian gingerbread houses and the lore of pirates, plus 900 miles of coastline; island highlights include riding a cable car up Mount Isabel de Torres and basking on stunning Saona Island. Today the Dominican Republic is inhabited mostly by people of mixed European and African origins. The African heritage is reflected most noticeably in the music, the meringue.

The Dominican Republic is currently experiencing rapid and consistent growth in both the local economy and tourism. The number of visitors to island has grown at a rate of around 15% for the past 5 consecutive years. As a result of the islands popularity, property prices are now growing at an average of 20% per annum, with entry level still comparatively low for the Caribbean, starting at just £800 per m2,

## BUYERS GUIDE

- ✓ Full name: Dominican Republic
- ✓ Population: 9.8 million (UN, 2007)
- ✓ Capital: Santo Domingo
- ✓ 8.5% real GDP growth (2007)
- ✓ Low associated buying costs
- ✓ No tax on rental incomes
- ✓ Donald Trump set to invest 2.1 Billion USD in the area.
- ✓ Property prices growing 20% annually for past 5 years
- ✓ Regular flights from Europe and USA
- ✓ Excellent year round climate with average temperature of 23-30 degrees allowing a 12 month rental season.



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## DEVELOPMENT OVERVIEW

The development is located in an idyllic setting just minutes from the beach and facilities of the Punta Cana. The complex boasts 416 residential dwellings, split between 2 and 3 bedroom apartments and 3 bedroom luxury townhouses. The first phase release consists of 4 buildings comprising of 48 stylish 2-bedroom apartments and 16 spacious 2-bedroom luxury penthouses their own private roof terrace and Jacuzzi. Also included are assigned off-road parking and a large area of landscaped communal gardens with two Olympic size swimming pools for their private use.

When you become an owner at Palms you do not only have the fantastic on-site facilities at your disposal. You also become an immediate member of the Palms Owners Club providing you with a host of extra services. This includes discounts in local bars, restaurants, free entry to 5 local golf clubs (green fee and equipment hire applicable) even on the exclusive Jack Nicklaus course at Trump Cap Cana. There is a shoppers delight to be found in Palma Real shopping village where again showing your Palms owners card can gain a 5-10% discount.

Travel to these and many other areas of interest are largely handled via a free shuttle bus service arranged by the local administration office for your convenience.

## KEY FEATURES

- ✓ 16 Swimming pools throughout the complex (including a large 850m2 communal swimming pool)
- ✓ Clubhouse with bar
- ✓ 2 supervised children's areas
- ✓ Mediterranean styled finish to all buildings
- ✓ Complex surrounded by tropical landscaping
- ✓ 24 Hour Security in a gated community
- ✓ On-site Bavaro-Punta Cana Tennis Club
- ✓ Restaurant set alongside main pool with terrace
- ✓ Generous area of tropical gardens
- ✓ Regular Gazebo areas ideal for family get together and BBQ's
- ✓ On-Site Wifi connection
- ✓ US Satellite/Cable TV facilities





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## LOCALITY

The Palms is located in Punta Cana on the south-eastern tip of the island. The exclusive Punta Cana area is set to become the Dominican Republic’s premier residential and vacation region, offering consistent rental prospects and a superb array of local amenities and services. Europeans, particularly the Spanish, tend to own property in the resorts of Punta Cana, where the architecture has been likened to Spain or colonial Mexico. Punta Cana benefits from several professional golf courses, movie theaters, shopping centers, water parks, white tropical beaches and the Punta Cana international airport.

The complex site is located just a stone’s throw away from the Melia Palma Real Villas hotel project and just 15 minutes from the airport. The Palms is set in an area which is set to become the most exclusive part of the Dominican Republic. With some of the neighboring complex’s boasting \$1m+ USD apartments and villas. The further development of Punta Cana is supported by the Government, who have actively sought renowned foreign construction partners in order to create a new bustling multicultural hub for tourism and lifestyle which will compete with the Dominican’s Caribbean neighbours.





## FLOOR PLANS



Two Bedroom Apartment  
105m<sup>2</sup> 12.5m<sup>2</sup> balcony



Two Bedroom Penthouse with  
roof terrace and Jacuzzi 210m<sup>2</sup>



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## INVESTMENT OVERVIEW

The Palms, benefits from the unique investment guarantee which covers both the rental income and price appreciation aspects. Our partners are so confident in the price point being lower than the market averages, as well as the capital appreciation which will accrue on the property, they have set out a guaranteed buy back structure that provides The Palms with an unrivalled position in the market

The scheme is offered under the following terms;

### RENTAL GUARANTEE

All properties on the complex can be rented out through the contract in place with a tour operator. The tour operator will provide a guarantee to the owner of the property, for 8% per annum\* (net of all management costs,) for 5 years achieving 40% in total rental revenue earned over this period. This is a hassle free way to have the property taken care of by professionals, which allows you to earn a solid annual return from your property investment. 8 weeks annual owner usage, is permitted on this scheme, allowing the purchaser to benefit from more than just the financial side.

\*Of the property's value

### BUY BACK GUARANTEE

**Option 1** (For those who wish to exercise the guarantee after the first 12 months after completion)

Buy back rate: 130% of purchase price

Capital appreciation scale:

Deployed capital	Mortgage	Guaranteed return on investment
100%	0%	30%
50%	50%	60%
30%	70%	100%

**Option 2** - (For those who wish to exercise the guarantee after the first 24 months after completion)

Buy back rate: 140% of purchase price

Deployed capital	Mortgage	Guaranteed return on investment
100%	0%	40%
50%	50%	80%
30%	70%	125%

**Option 3** - (For those who wish to exercise the guarantee after the first 36 months after completion)

Buy back rate: 150% of the purchase price

Deployed capital	Mortgage	Guaranteed return on investment
100%	0%	50%
50%	50%	100%
30%	70%	160%