

QUEPOS

PRIME COMMERCIAL ASSET

Quepos Strategic Investment Opportunity
Immediate Returns • Prime Location • Future Growth
Potential

💰 \$228,000 to USD Annual Net
Income

📈 9.1% Base Annual Return

📍 Strategically Located
Commercial Asset

🏗️ Significant Development
Potential

✅ Debt-Free Ownership

🌴 Positioned in One of Costa
Rica's Fastest-Growing Tourism
Markets

THE OPPORTUNITY

This asset combines:

1. Immediate cash flow
2. Strategic commercial land
3. Development potential
4. Multiple exit strategies

Generating approximately:

- **\$19,000 USD monthly**
- **\$228,000 USD annually**

while preserving significant upside potential.



Why Quepos?

Marina Pez Vela

📍 Manuel Antonio National Park

📍 Year-Round International Tourism

📍 Sustained Commercial Growth

📍 High Demand for Real Estate

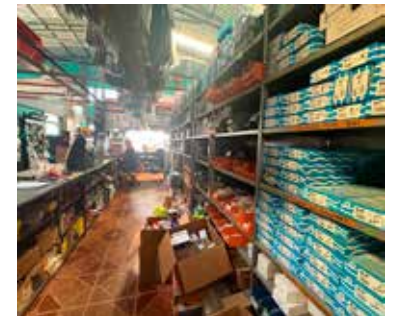
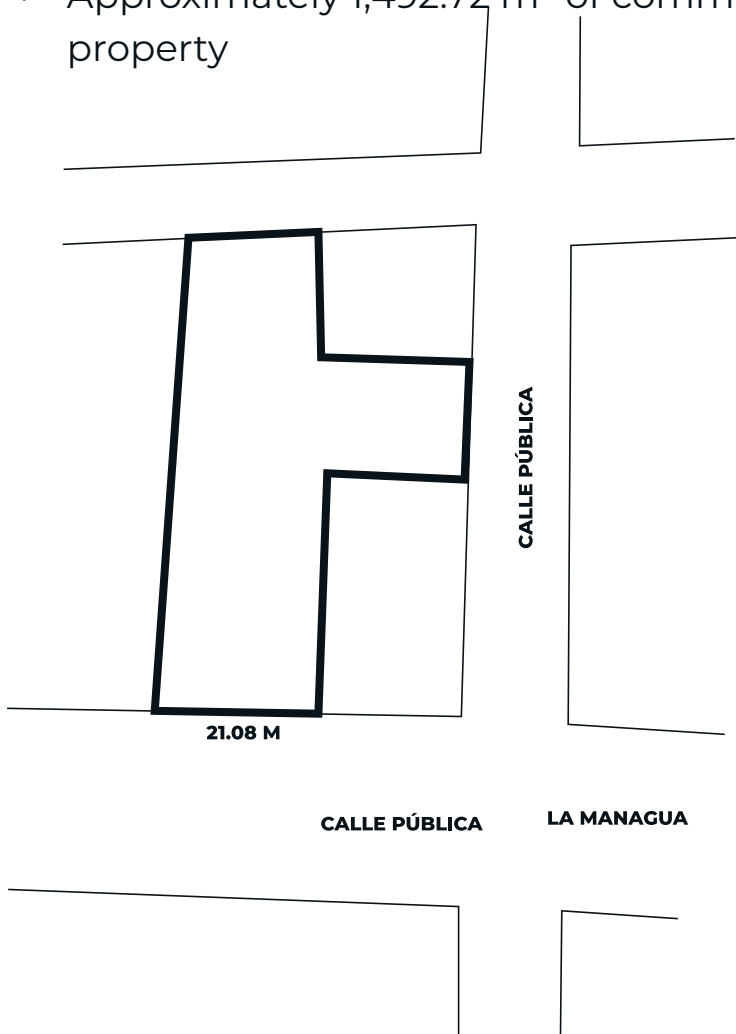
📍 Limited Availability of Strategic Commercial Properties

Quepos continues to establish itself as one of Costa Rica's premier tourism and commercial destinations.

THE ASSET

Main Features

- Large commercial land area
- Excellent visibility
- Easy access
- Vehicular access from three public streets
- Established commercial operation
- Strategic zoning
- Approximately 1,492.72 m² of commercial property



VALUE CREATION OPPORTUNITIES

STRATEGY 1

- Maintain the current operation and generate immediate income



STRATEGY 2

- Expand the existing commercial operation



STRATEGY 3

- Develop a commercial plaza

STRATEGY 4

- Subdivide and monetize part of the property

STRATEGY 5

- Hold as a long-term strategic commercial asset



INVESTMENT SUMMARY

ASKING PRICE

- \$2,500,000 USD

ANNUAL NET INCOME

- \$228,000 USD

BASE ANNUAL YIELD

- 9.1%

FREE OF REGISTERED DEBT

- Debt-Free

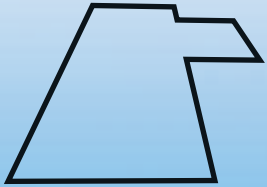
APPROXIMATE RETURN:

9.1%

ANNUALLY (BASE SCENARIO)

The current operation provides a stable and consistent income stream, while the underlying land value offers significant upside potential.

STRATEGIC ADVANTAGES



LARGE LAND AREA



STRATEGIC LOCATION

1

**DEVELOPMENT
POTENTIAL**



**TOURISM
MARKET
EXPOSURE**



**IMMEDIATE CASH
FLOW**



**MULTIPLE EXIT
STRATEGIES**

STRATEGIC COMMERCIAL ASSET IN QUEPOS

A unique opportunity to acquire a strategically located commercial property combining immediate cash flow, valuable land ownership, and multiple future development opportunities.

CONTACT

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