

Punta Coco. Isla del Rey.
The Jewel of the Pearl Islands,
Panama



**Parcel A—11 Hectares. Fully Permitted. 229 meters of sandy beach frontage on the east side.
Parcel B—30 Hectares. 854 meters of sandy beach frontage on the west side.**

Punta Coco sits at the southern tip of Isla del Rey, the largest of the Pearl Islands. Situated 60 miles offshore of Panama City, Isla del Rey is among the southernmost of the Pearl Islands. The Gulf of Panama, the enclave of the Pacific enveloped by the undulation of the Panamanian mainland, is among the most productive bodies of water in the world. In addition to the bounty of its waters, the land masses here have been described as being among the most beautiful places in the world. The island's position lies in the epicenter of sport fishing in Central America. **The prospective owner of Punta Coco is surrounded by opportunity...world class lifestyle, world class investment, and world class sport fishing opportunities.**

What does your Punta Coco ownership experience look like?
website: <http://www.starkfishllc.com/#!pearl-islands-panama/cxu0>
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EXCLUSIVE BEACHFRONT OFFERING

41 hectares permitted, freehold title
Punta Coco, Las Perlas, Panama

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41 hectares permitted, freehold title
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PARCEL "A"

11 HECTARES EAST SIDE

229 METERS (750 FEET) OF SANDY BEACH FRONT

PARCEL "B"

30 HECTARES WEST SIDE

854 METERS (2780 FEET) OF SANDY BEACH FRONT



- ALL APPROVED PERMITS FOR:**
- Hotel Restaurant "Star Punta Coco Beach Club", Mt. Del Rey
 - Class B Marina - 20 Year Concession
 - 162 meter (530-foot) Pier and Mooring Buoys
 - 2 x 20,000 gallon (60,000 gallon) Diesel Tanks - Storage & Sale
 - 8,000 gal Gas Tank - Storage & Sale
 - Large Pond
 - Turbine Power (Pending) - The Exemplar

*A development property
unlike any other in Panama.*

COMPLIANCE WORK COMPLETED START CONSTRUCTION IN 30 DAYS

The property is located in an environmentally sensitive region that is being protected by the National Environmental Authority (ANAM) and by the Environmental Impact Assessment (EIA) and by the Environmental Management Plan (EMAP). The property is being developed to comply with ANAM and AOPD requirements to complete a 10-year plan of studies required to comply with regulatory standards concerning land and marine wildlife habitat, groundwater, fuel storage, indigenous trees and plants, and archaeologically sensitive areas. The EIA and EMAP have been completed and approved by ANAM and AOPD. All approvals of infrastructure and building plans for the construction of the hotel, marina and surrounding structures.

While all of the detailed compliance work completed, the unique 11 hectare (27 acres) site is ready for development. The marina has been constructed and ready for the use and sale of both boats and yachts and will open the area to hundreds of boats from Panama City which currently cannot fit the area without fuel and fresh water supplies. Located 60 miles from Panama City, Punta Coco is a world-class location for a luxury resort. The property is located 30 minutes by air or three hours by boat from Panama City. A paved 4,000 foot US government built runway is located less than one kilometer away and is accessible by road from the property. Panama City has a ferry service that runs back weekly to and from the island.

ADVANTAGES & OPPORTUNITIES

- Location, location, location!
- Ready for off-shore sport boats - fuel, fuel, rest and talk.
- Close proximity to some of the world's best sailing grounds for black, blue and white.
- 100% clear title for many decades, 300 pound yellow/black/grey/red/black, second-class ocean snapper, and other inshore and offshore species.
- Less than one kilometer from 6,000 hour paved runway.
- Over three years of work already invested to meet government requirements.
- Permit approved and ready for construction.
- Three two-bedroom recreational houses for managers staff and secure storage buildings.
- One large spa building under construction.
- Two secure storage buildings.
- Solar power for staff and recreational buildings.
- Fresh water well and storage.
- Fuel conform to the additional fresh water.
- Potential future development: homes, town-houses, and gated community.
- 200 meter fuel dock.

- Flood built on beach - perfect building site
- Less than 1/2 kilometer from paved 4,000' runway
- Fresh water spring on property



FEATURES OF PUNTA COCO

With average annual temperatures in the mid-80s, Punta Coco has lush tropical forests, rolling green hills, white sand beaches, palm trees, and turquoise waters. The gentle slope of the land allows for extensive sport resorts with ocean views that attract fishermen into the recreational environment.

The Punta Coco development is a prime location for a resort development. The property is a prime location for a resort development. The property is a prime location for a resort development. The property is a prime location for a resort development.

Punta Coco offers the chance to live in a protected island environment with abundant natural resources and fertile soil for crops of unspoiled coastline. The area also features world class sailing for Puerto Rico and access sailing for Rockaway, Tule, Cocle, Taboo and other islands.

Punta Coco is accessible by 35-minute airstrip flight from Panama City which can land on a 4,000-foot airstrip built by the US government, and three hours by boat. There is ferry service to and from Panama City twice per week.

PARCEL A & B (41 HECTARES)
\$5,250,000 US DOLLARS
\$12.80 / SQUARE METER

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Punta Coco The Jewel of the Pearl Islands

11 Hectares: Fully Permitted, Construction within 30 Days of Purchase

Parcel "A": 11 Hectares. Fully Permitted. 229 meters of sandy beach frontage on the east side.

This 11 hectare parcel is the Jewel of the Pearl Islands. The property enjoys 229 meters of sandy beachfront on the east side of the peninsula. The beach forms an anchorage that is protected most times of the year. The property runs on a slope, extending from the beach to a bluff atop of a ridge. The bay view from the property is breathtaking, including both the bay itself and the more remote reaches of Isla del Rey and smaller islands in the distance. The property has been professionally landscaped, leaving the large, mature hardwoods and clearing the dense undergrowth. The property is located less than one half mile from a 4,000' paved airstrip, which was built by the US government. The runway is accessible from the property by a roadway.



The property includes a number of improvements:

- Two, two bedroom residential houses for management staff-- with solar power
- One, two bedroom residential house for caretaker-- with solar power
- One large staff building, which is under construction-- with solar power
- Two secure storage buildings-- equipped with construction tools, materials and supplies
- Fresh water well, with ample supply
- 200 tree tropical fruit orchard

These buildings are incredibly advantageous for the new owner of the property. They provide a read-for-use staging area for architects, workers and employees who travel to the island to outfit your dream.

Even more enticing is the prospect that they can be used to host friends and family on the island to witness the transformation of your estate and get a head start on the world class black marlin and roosterfish fishing.

The permits sold with the property, more than the existing improvements, are what separates this parcel from any other in Panama. The property is fully permitted, including everything needed to begin construction of your dream. Each of the permits is current, extended until the end of October.

The permits included in the sale are:

- Pier construction and concession (class II marina permit)
- 40,000 gallons of diesel—sale and storage
- 8,000 gallons of gasoline—sale and storage
- Building permit for facilities (Hotel/Restaurant/Spa provision)
- Panama environmental approval
- Tourism Permit is pending

To best understand the value of these permits, you must first understand what rights and provisions are sold with an unpermitted property. A property sold without permits is two years away from construction or land clearing. These two years are best case, assuming the property owner invests in fast tracking the permits—investing in resources needed to oversee the regulatory processes and bureaucratic mechanisms. In reality this process could take three or four years or longer. The costs (and timing) associated with obtaining the permits are unknown, as the process can be tedious and difficult. The permits associated with the 11 hectare section are the result of four years of work in obtaining them.

The property is sold construction ready. As new owner, you can begin construction within 30 days of purchase. All governmental compliance work (necessary for Panama's environmental and commercial regulatory agencies) has been completed.

Compliance Work Complete

The property is located in an environmentally sensitive region that is strictly protected by the National Environment Authority (ANAM) and by the Aquatic Resources Authority of Panama (ARAP). Numerous field consultants have worked for over three years with ANAM and ARAP supervisors to complete a rigorous series of studies required to comply with regulatory standards concerning land and marine wildlife habitat, groundwater, fuel storage, indigenous trees and plants, and archeologically sensitive areas. Once field work was completed on land and under water, further effort was required to complete the process of acquiring development permits and approvals of architectural and building plans for the construction of the hotel, marina and surrounding infrastructure.

The Tourism Permit

Another uniquely appealing feature about the property is the tourism permit. As of May 15, 2015, this permit was in the final stages of governmental clearance. This status is the result of one and a half years of directed effort and investment. Once granted, the Tourism Permit lasts for 15 years.

This permit endows the property owner with the following tax benefits for 15 years. No income tax on revenue generated from tourism-related activities (diesel sales, hotel stays, sport fishing revenues, restaurant revenues, etc.) on the property. **No importation taxes** on capital goods and materials brought in to build and operate the facility. This includes everything from dock construction materials, yachts, capital equipment and more. **Substantially reduced property taxes.**

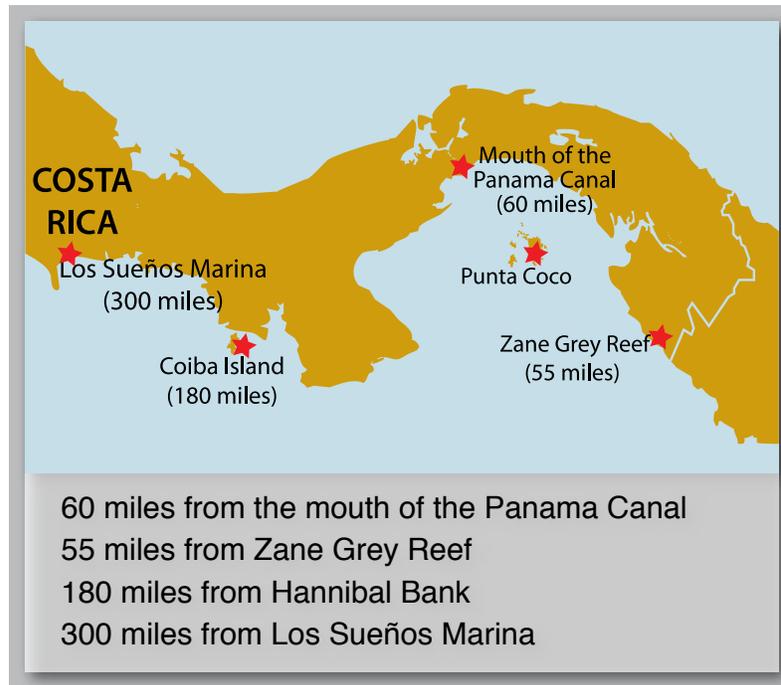


Fuel Sales and Storage Permits

The fuel sales and storage permits are of particular value. The property is permitted to store and sell 40,000 gallons of diesel and 8,000 gallons of gasoline. The Pearl Islands are ecologically sensitive and zoned for low impact, sustainable tourism activities. The various risks of fuel storage and sale make obtaining permits within this scenario a difficult proposition. The fact that these permits are free and clear, just awaiting the new owner of the property to install diesel and gasoline tanks, exists alongside the regional scarcity of fuel to make them extremely valuable. **The lack of fuel in the islands (and Panama generally) is a limiting factor to the number of boats that can fish the area and the amount of time the vessels can commit to fishing.**

Tropic Star Lodge has a small fuel barge that is reserved for use of its customers. Tropic Star Lodge is currently for sale, making the future availability of its limited diesel supply uncertain. There are a number of retail fuel dispensaries in the City, but their supply and quality can be unreliable at times. **The owner who invests in opening a fuel depot (whether directed exclusively to selling fuel or as a means of ensuring he has the diesel to fish his own boats and offset the cost of the operation through selling diesel to others) will find a receptive environment and margins as wide as he wishes to create them.**

The acquisition and delivery of diesel to the island is as simple as arranging a barge from refineries in the city. There are several companies that offer this service, which can be completed generally within one business day once order is confirmed.



Location in Context: An Abundance of Opportunity

Isla del Rey sits firmly within the epic-enter of sport fishing in Central America. Punta Coco's position in relation to the Panama Canal places it directly in the path of hundreds of sport fishing vessels and mega yachts transiting Central and South America.

The property sits 60 miles due south of the Pacific mouth of the Panama Canal. Punta Coco sits 55 miles west of the Zane Grey Reef and Piñas Bay. Punta Coco sits 180 miles east of Coiba Island and the world famous Hannibal Bank. Punta Coco sits approximately 300 miles east of Los Sueños, Costa Rica—and perhaps the most impressive lineup of sport fishing vessels outside of Palm Beach.

Every vessel coming from the east coast of the United States to fish Central America must pass within 40 miles of Punta Coco. Each and every vessel transiting the Panama Canal in route to: Piñas Bay, Ecuador, Golfito, Costa Rica, Los Sueños, Costa Rica, Tamarindo or Flamingo, Costa Rica, Nicaragua, Guatemala, El Salvador, Puerto Vallarta, Mexico, Cabo San Lucas, Mexico, Magdalena Bay, Mexico-- to San Diego, California or north to Alaska must pass within 40 miles of Punta Coco.

Every vessel travelling from Alaska, California, Mexico, Guatemala, El Salvador, Nicaragua, Costa Rica, Panama or Ecuador to transit the Panama Canal on its way to the Caribbean Sea or the East Coast of the United States must pass within 40 miles of Punta Coco.

One thing limits the sportfishing opportunities in Gulf of Panama—the **lack of fuel.**

Between Panama City and the border of Costa Rica, there is one source of diesel (that is not always available). **Between Panama City and the border of Colombia,** there is one source of diesel (that is not always available, and generally reserved for the customers of a private lodge). In addition to the travelling yachts, there are hundreds of sportfishers and outboard vessels in Panama City that would benefit directly from (and pay handsomely for) a consistent source of diesel and gasoline on Punta Coco.

Sport fishing Business Plan

Permits included with the sale of the property include 40,000 gallons of diesel, full service hotel and marina, and placement of moorings. The following is a conservative revenue model for a 7 night stay for a 65' custom sportfisher with crew and four anglers. Diesel consumption includes fishing and the return trip to Los Sueños—roughly 300 miles away.

Fuel/ Mooring	Item	Units	Cost Per	Total
	Diesel Sales	4000 gal.	\$7	\$28,000
	Mooring	7 nights	\$200	\$1,400
	Ice	350 lbs.	\$1.50	\$525
	Fresh Water	500 gal.	\$1.00	\$500
				\$30,425
Hotel/Dining	Item	Units	Cost Per	Total
	Lodging	14	\$350	\$4,900
	Dinner	28	\$75	\$2,100
	Boat Lunches	28	\$30	\$840
				\$7,840
				\$30,265 Total

A simplified model including fuel sales, mooring rentals at 40% occupancy (3 moorings used), and a marlin fishing season from June- January nets revenue of \$525,000. This assumes an average boat week revenues of \$25,000, and does not include hotel stays or restaurant sales. **Mooring fees and fuel sales under this conservative scenario provide an annual 10% return on investment.** This return is **TAX FREE** with the tourism permit.

Revenues derived from the business would be tax free in Panama. The investment made by a corporation outside of Panama in support of the Panamanian enterprise are business expenses, decreasing tax liability beyond Panama. This situation creates multiple levels of tax benefit to the investor who owns the property—both on the expense and income side of the transaction.

The Marina Permit

The marina permit is a class II marina, allowing the placement of mooring buoys and the construction of a 500' dock. Providing a safe, reliable anchorage where boats could refuel and purchase the fresh water and ice would meet a need currently unsatisfied in the area. Boats would pay a premium for such amenities, especially as the diesel would extend their abilities to fish the area.

Parcel B

30 Hectares. 854 meters of sandy beach frontage on the west side.



This parcel of land is adjacent to Parcel A. Together the parcels connect to span a peninsula, with sandy beach frontage on each side. Parcel B sits on the western shore, the ocean side, of the island. The parcel boasts an incredible 854 meters (2790 feet) of sandy beach.

The property is largely pristine, its terrain covered in a tropical forest. The property hosts a large lagoon and a prominent rocky bluff. The bluff is an ideal foundation from which to build. There are numerous artesian springs flowing on the property.

Parcel B does not include the permits sold as part of Parcel A. The two parcels, when packaged together, offer an exciting prospect. Parcel A provides the ability to begin construction immediately, creating revenue and an ideal platform from which to experience the island lifestyle. Parcel B is a larger geographical area, providing space to host a number of ventures. The prospective owner could begin construction of a hotel/marina/fishing lodge/fuel outpost on Parcel A, while simultaneously beginning the permitting process to ready Parcel B for a private estate/real estate development/town house community. The options are endless. The time required to build the infrastructure on Parcel A lines up congruently with time necessary to fast track Parcel B for development.

The addition of a marina and steady fuel supply in Parcel A drastically increases the property values on Parcel B. Purchasing the tract in its pristine state, before Parcel A is developed, is the equivalent of getting in on the ground floor. Subdividing the 40 hectares—selling condos or even 5 acre estate lots—can be easily accomplished (in terms of permits). This strategy provides a blueprint to recoup the initial investment and make quite a bit more. Potential residents of the property represent a sizeable return on investment for the owner and a sustained, captive market for fuel sales and other necessary consumables for years to come.

Return on Investment

Phase 1: Construction fuel sale depot, marina on Parcel A. Staff housing is ready for the team necessary to operate and manage these phases. Upon completion of marina and fuel sale depot:

Phase 2: Develop and subdivide Punta Coco.

Scenario A: 20 five acre private estate lots. Revenue Per: \$500,000. Total Tax-free Revenue: \$10 million. This provides a **92.3% return on investment.**

Scenario B: 40 condominiums or town homes. Revenue Per: \$500,000. Total Tax-free Revenue: \$20 million. This scenario provides a **285% return on investment.**

Punta Coco: The Setting

Wildly Exotic, Natural Beauty

Punta Coco sits at the southernmost tip of an isthmus projecting into the bluish green waters that surround Isla del Rey. The Pearl Islands are tucked in waters protected by the horseshoe-shaped undulation that is the nation of Panama. The bottom of the horseshoe sits at its northerly extent, where the waters of the Panama Canal empty into the Gulf of Panama as they pass Panama City. To the west lie the Island of Coiba and Costa Rica.

To the east lies the border of where Panama meets Colombia. This region is heavily forested and sparsely populated. It is the Darien Region, a national park; in many ways pre-Colombian. Its rainforests, home to indigenous populations, seem to stop time. It is where the Interamerican highway ends—the road that connects Panama with Canada, serpentineing its way from Panama through Central America and Mexico, becoming Interstate 35 in Laredo, Texas traversing the great plains of the US before entering Canada at the border with Minnesota. There are villages here with names and stories that date to encounters with Conquistadors... to the Spanish conquest of the New World in the 1500s.

The rainforests here abut the emerald waters of the Pacific. In the mornings fog arises from the trees as though the forests are a magical cloud factory. The dense, pristine forests are home to jaguar, toucan, howler monkey, and sloths. There are native villages whose residents live in much the same manner as their ancestors did five hundred years ago. It is not uncommon while fishing to come upon canoes or other small handmade boats whose friendly inhabitants are ready to sell or trade anything from lobster and conch to cocobolo carvings of marlin and handwoven basketry.





Photo by Jessica Haydahl

The sport fishing opportunities in the Gulf of Panama have been captivating anglers from around the world since the days of Zane Gray. Black marlin to greater than 1,000 pounds are the Gulf's headliner. Panama is the best place in the northern hemisphere to successfully target and catch black marlin. Blue marlin to 600 pounds frequent offshore regions of the Gulf, particularly where the shelf drops from a few hundred to 2,000 feet in depth. The "edge" in Panama is one of the most consistent blue marlin fisheries in Central America, with the months of October- January particularly prodigious in numbers of blues.



Pacific sailfish are frequent visitors to trolled baits as well. Growing to 150 pounds, the average sailfish in the Gulf of Panama is larger than in other regions of Central America at between 80 and 100 pounds.



Yellowfin tuna fishing in the Gulf of Panama can be as explosive and as incredible as anywhere in the world. With fish growing to upwards of 300 pounds, it is the penchant for yellowfin to ball baitfish around floating debris before crashing and flying out the water while consuming them that keeps anglers up at night. The mayhem of a tuna baitball in the Gulf of Panama is carnage, both an incredible fishing experience and one of the most amazing spectacles that Mother Nature has to offer.



Large dorado—to greater than 70 pounds— frequent the Gulf of Panama. The Pearl Islands are one of the best trophy dorado fisheries in the world. In fact, it would be difficult to say that any other fishery in the world is better. The sight of two or three 50 plus pound dorado lurking beneath the same floating tree is both unbelievable, and a not unheard of phenomenon.

Punta Coco is the nearest point to the edge. From the property, world class offshore fishing is 25 miles away. Piñas Bay and the world renowned Zane Grey Reef is some 55 miles away from your front door.

The inshore fishing around rocky shelves, sandy beach, and pinnacles is similarly incredible. The headliners inshore are trophy roosterfish (growing to greater than 80 pounds) and refrigerator sized cubera snapper. The roosterfish here are both abundant and world record class. The preferred bait for 60 plus pound roosterfish, and big cubera snapper, are slow trolled bonito. The sight of a bruiser cubera snapper exploding on a popper makes your hands tremble... and is about enough to dislocate your shoulders. On the inshore front roosterfish and cubera snapper are joined by mullet snapper, amberjack, grouper of various type, African pompano, corvina, bluefin trevally, sierra mackeral, snook, the occasional wahoo and even tarpon. In terms of variety, action, and beauty of setting the inshore fishing around Isla del Rey is nothing short of some of the best in the world.



Whales

Isla del Rey sits amidst the humpback whale's annual migrations. May to October witnesses mother and calf humpbacks traversing the Gulf of Panama, including the waters around Punta Coco. The emergence of flukes, fins, and spouts is a sight that is both uniquely amazing and a common occurrence in the region. Humpbacks enter the protected bay of Punta Coco often frolicking within 200 yards of your door step. In addition to the humpbacks, several variety of porpoise and minke whales also inhabit the region's waters.

Pearls: The Namesake of The Pearl Islands

The natural bounty of the sea is intricately linked to the island's story, part and parcel to its charm. The Pearl Islands were named for their penchant for producing some of the largest pearls in the world. While the culture of pearls has replaced wild harvest for the world's markets, a trip to villages among the islands can still net an abundance of pearls of all shapes and sizes—white, black, grey, mother of pearl, and pinkish in hue.

Panama City





Panama City, and the Pacific mouth of the Panama Canal, sits 60 miles north of Isla del Rey. Panama City is the most metropolitan city in Central America, center of international banking and global commerce. Matching the international investment and thriving commerce is the city's nightlife and recreational appeal. The city boasts a skyline that rivals Miami (to the audacious—Dubai) and is home to a great deal of culinary diversity and fine dining. The City's broad appeal and high quality of life has attracted chefs from America and Europe, who culinary flair adds a layer to the country's food influences which include: Spanish, tipico cuisine, Chinese, West Indian and more. From a tour of the Mira Flores Locks on the Canal to rainforest excursions and peacock bass fishing in Gamboa to the city's vibrant nightlife—restaurants and fine dining, casinos and shopping—Panama City is your gateway to the Pearl Islands.

Getting to Punta Coco

If you are flying from the United States, there are daily nonstop flights from a number of cities into Panama City's Tocumen International Airport. From there, it is a 20 minute ride to Albrook Airport, the hub for domestic flights within Panama. A chartered flight can be arranged to Isla del Rey for under \$300. The flight takes less than 30 minutes and will land you on a paved, 4,000 foot runway which was built by the US government. The runway is positioned less than one half mile from your front door. If you are flying your own plane, arrangements are simple and easily accommodated.

Should you wish to take the trip from the city in your sportfisher, the trip is an easy one—through calm water and beautiful scenery. From the city, it takes about two and a half hours. As you leave the city, you'll see the serpentine lines of ships awaiting entry into the Panama Canal. Should you wish to fish Piñas Bay without making the run in your boat, a flight can arranged from Isla del Rey into Jaque, Panama. From the airstrip there you are a rock's throw from the Zane Grey Reef.

Punta Coco: Ownership

Due Diligence and a Smooth Transition of Ownership

Punta Coco is privately owned, constituting the owners' sole Panamanian holdings. The experience of purchasing and taking ownership of these properties would be uniquely different than the experience in dealing with speculators or a large, international brokerage firm. The owners have invested a great deal of personal time and resources into bringing the properties, and their associated permits, to their current state.

This situation is uniquely beneficial to the prospective buyer. The owners have electronic copies of all of the drawings, above water and below water surveys, copies of all stamped approvals and written agreements. These reports will be made available to you, the new owner, along with all of the permits of the property.

The current owners and Starkfish Consulting will provide all due diligence and access to the professionals in Panama City who have worked on the property and understand the logistics of doing business in Panama. Information available includes: permitting, tax law, and international commerce, fisheries available, seasonality of fisheries, yacht traffic patterns, the best places to dive for lobster and conch, and more.

Freehold Title—Outright Ownership

The prospective buyer of Punta Coco is purchasing the land free and clear, with a free hold title. The proprietor owns all lands beyond 22 meters from the high tide line (coastal setbacks in Mexico and Costa Rica are much greater distances).

There are two regimes of property ownership in Panama: Right of Possession and Free Title. Foreigners are allowed to own lands in Panama, either directly or through a legal entity (i.e. corporation).

Free title provides the owner of real estate with the ability to possess titled lands free and clear.

Both parcels of land sold in Punta Coco are free titled. This ownership regime allows land owners, Panamanian citizens or foreign citizens alike, to privately own both lands and improvements made to said lands. In short, if you purchase the land, you own it. If you build structures on the land, you own the structures too.

The Right of Possession regime provides no such protections. Under this property right regime, the government of Panama owns the land, but grants permission (in the form of a concession for a said period of time) for an individual or corporation to occupy the property. Improvements made to the land may generate revenue for the occupant of the property, but revert to ownership of the government upon the end of the concession. In certain cases, the government of Panama may convert Right of Possession lands into Free Title lands. In order to do this, the land is taxed highly and essentially purchased from the government. This process is expensive and subject to governmental process which is rarely granted—especially in the case of foreign citizens purchasing lands in Panama. The Republic of Panama has not converted Right of Possession lands into Free Titled lands for a foreigner in 20 years.

Security of Lifestyle and Investment

The property is located adjacent to a Panamanian Coast Guard station (ANAM—Autoridad Nacional Aeronautica y Maritima). These authorities are responsible for law enforcement, both on the water and in terms of inbound aircraft. They regulate incoming aircraft, ensuring safety and preventing unlawful activity. The officers are friendly, officious military types. They are generally quite willing to help with most anything needed and are unobtrusive as they maintain peace and safety on the island and in the surrounding waters.

The Pearl Island Archipelago is a pristine ecosystem restricted to lower impact eco-sensitive sustainable green tourism development. Biospheres, landscape, ecosystems and species on the island of Isla Del Rey and the Punta Coco Peninsula are protected and preserved for everyone's enjoyment. Punta Coco offers the chance to live a protected island existence with abundantly rich flora and fauna amidst miles of unspoiled coastline.

This environmentally protective zoning regime in the Pearl Islands imparts multiple levels of benefit to the new owner of the property. The strictly enforced environmental compliance and stringent permitting processes protect the area from over development and degradation of its natural systems. This protects the investment, ensuring the accrual of property value through time. Secondly, the difficulty in obtaining (particularly fuel storage and sale permits) effectively creates a barrier to entry into the marina business. The availability of the fuel, marina, construction, and tourism permits—and the ability to begin construction within 30 days of ownership—endows competitive advantage (first to market) to the visionary investor who purchases the property.

Your Punta Coco

Punta Coco is incredibly beautiful. Punta Coco is strategically located in the epicenter of sport fishing in Central America. The waters surrounding Punta Coco both support some of the best sport fishing opportunities in the world and are nearly devoid of fuel for sale. The location offers world class lifestyle, world class sunsets, world class fishing, and world class return on investment. Perhaps the only aspect more incredible than any of these attributes individually, is the opportunity afforded the visionary investor by their combination.



What does your Punta Coco ownership experience look like? Let's get started...

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