



INTERNATIONAL REFERRAL NETWORK

HELPING YOUR CLIENTS GO GLOBAL



OUR REFERRAL PARTNER TEAM

Serve your clients with high-quality, familiar products in Latin America,
offer them a choice of country, geography, and climate,
and see them experience and enjoy true community.

11.6%
OF NORTH
AMERICANS
WANT TO OWN
INTERNATIONAL
REAL ESTATE.

HOW ARE YOU HELPING THEM?

INTERNATIONAL IS IMPORTANT

- 1** Right now, there are huge referral fees paid to real estate professionals for property sold in Latin America.
- 2** Discover the international business opportunities hidden inside your local contact base.
- 3** When becoming an ECI referral partner, you gain access to the tools able to identify and then serve your clients looking overseas.

HERE'S THE REASON YOU SHOULD REALLY CARE



WHY U.S. RESIDENTS SEARCH FOR RESIDENTIAL PROPERTY ABROAD

VACATION HOME &
RESIDENTIAL INVESTMENT
46%

RESIDENTIAL
INVESTMENT
13%

DON'T
KNOW
3%

VACATION HOME
28%

PRIMARY RESIDENCE
9%

OTHER
1%

GUIDE OBJECTIVES

- Show the magnitude of this mega-trend happening before us right now.
- Provide you with a comprehensive resource tool set to identify international business opportunities in your existing network.
- Deliver the simple services you need to build your business, serve these clients & earn referral fees.



YOUR MISSION SHOULD YOU CHOOSE TO ACCEPT IT

We have a duty to serve our clients. This is why we earn a fee for service. This guide is the means for you to earn more by offering new services to your existing clients.

Sadly, your clients considering property overseas probably don't know what they don't know. Most people don't. They are at risk for making costly mistakes. You can help them make smarter decisions. Provide your client with expert advice they need to avoid the common pitfalls when buying property overseas.

This is why your role as an ECI Referral Partner is important.

EVERYONE WINS

when your clients enjoy an exciting
and rewarding property ownership
experience overseas.



INTERNATIONAL REFERRAL NETWORK

PUT YOUR CLIENTS ON THEIR PATH TO PARADISE

MORE THAN
1 IN 10
OF NORTH
AMERICANS
ARE
CONSIDERING
REAL ESTATE
OWNERSHIP
OVERSEAS.

AS A
REFERRAL
PARTNER,
BECOME THE
INTERNATIONAL
EXPERT YOUR
CLIENTS NEED
& ENJOY
FANTASTIC
REWARDS

SUCCEED AS A REFERRAL PARTNER
THROUGH OUR SIMPLE THREE STEP PROCESS:

1 IDENTIFY

We will provide you with tools to easily filter through your database and discover the 1 out of 10 of your clients that is seriously considering international property ownership. Which of my clients is looking to buy property abroad?

2 REGISTER

Register your clients with us. Co-market with country specific information.

Through our intuitive Lead Lock System, all leads you bring in are protected and locked in as **your lead for life**. Whether your client decides to own in six months or six years, you will always receive your referral fee. By registering your client with ECI, you ensure that you are marked as the referral agent.

3 QUALIFY

Use more direct tools to identify regions of the world and specific countries of interest to your clients. We'll provide you with a library full of resources to keep your prospects interested and engaged.



ECI'S INTERNATIONAL REFERRAL NETWORK

YOUR GUIDE TO GLOBAL REAL ESTATE

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Your Business Edge with ECI

¹²
Living & Owning Abroad

¹³
The International Trend

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How to Get on Board

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About ECI Development, Ltd

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Go Global - ECI Communities



MICHAEL
K. COBB
CHAIRMAN & CEO
ECI DEVELOPMENT

A MESSAGE FROM OUR CHAIRMAN & CEO

Your clients and prospects are looking to own real estate globally. In fact, it's about one in ten. Through partnering with ECI, you'll become an international expert and earn fees while helping your clients who want to own property overseas.

The reality is that today many of your clients are already buying overseas without your help. They would be far better served if you were there to guide them. Helping them and earning fees is the purpose of the Referral Program. You, the Referral Partner, are well equipped to provide critically important information to this rapidly growing client segment. Join the forward thinking real estate professionals already serving their clients globally and benefiting from this demographic wave.

Become an ECI Referral Partner and introduce the incredible opportunities of owning overseas to people who may be interested in international home ownership, but may not have the information they need to make wise and prudent decisions. As you'll read, the Living and Owning Abroad section of this guide shows that the macro-trend of international relocation and home ownership is only in its infancy. Prospecting now means business for decades.

Sales is always about serving others. ECI works with referral partners to serve clients by providing them a product they want and need in a market seriously devoid of high-quality, community-oriented residential products. An ECI community includes everything: community centers, swimming pools, tennis courts, clubhouses, restaurants, golf, and spa facilities. Proper planning is implemented to ensure harmonious growth. By investing in the infrastructure and amenities up front, ECI ensures that strong community takes shape.

Your clients can be confident that no matter whether they choose to own in a semi-arid Pacific coast golf community, a Caribbean marina community, an English speaking island home, the tropical highlands with cool, springtime weather year round, or a vineyard estate in the Napa Valley of South America, they will receive the luxurious experience they expect. Even more importantly, they will enjoy the sense of community that is the foundation of any home in an ECI Development neighborhood.

Read on to see if becoming an ECI International Real Estate Referral partner would be the best way to expand your career horizons overseas. If you would like to join this network of like-minded individuals, reach out to me directly to **AFFILIATE@ecidevelopment.com** and we can discuss the opportunity for you at hand today.

Here's to your exciting new journey,

MICHAEL K. COBB
CEO & Chairman
ECI Development



YOUR BUSINESS EDGE WITH ECI

The ECI International Referral Network is centered on a simple concept: sharing impactful information with clients who need to know it. This simple act will help you build additional rapport within your contact base, brand yourself as a Global Real Estate Expert, tap into your huge market of internationally interested home-buyers, and open the door for them to learn about property ownership abroad.

Many Referral Partners recognize the huge potential for profit by broadening their gaze to global opportunities, but don't know how to identify or connect with the market. With the swing in the real estate industry toward online information, clients need an expert who knows what's happening in the global market and who can effectively relay that knowledge. This is the main way an ECI Referral Program separates you from the crowd.

Here's your business edge with an ECI partnership; we'll provide you with fresh, relevant blog posts about the international real estate market, host training webinars, and provide pointers on how to quickly and easily identify the international interest that exists in your local market. Then every month, we'll send you country newsletters and other valuable resources you can share

with your internationally curious clients.

One example of a powerful ECI resource tool is "The Investment Return Curve" analyzer. Matching the right type of property investment to the goals of your prospects and clients is critical to helping them obtain the property of their dreams. This tool helps you to help your client identify which country or region best aligns with their real estate interest – be it a mature market with higher rental return, an emerging market with high value appreciation, or something in between for some of both.

Our concise monthly country newsletters and Latin American guide books keep you up to date on events, trends, and data in the global market, and give you the expert edge you need to keep growing your global business.

And the best part? There is only a one-time small enrollment fee of US\$49. Would you prefer that it's free? Ask us how!

Join the ECI International Referral Network and stay up-to-date with listings and news across Latin America. You won't miss a thing..

**IN BUSINESS
FOR YOURSELF
BUT NOT
BY YOURSELF**



MONTHLY LATIN AMERICAN UPDATES

Monthly updates provide you a synopsis of Latin American real estate trends, articles, and opportunities.

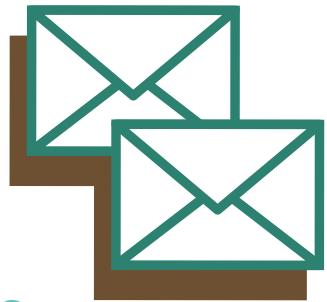
These professional updates relay what's happening in the market and what's most important for your clients to consider when buying or selling a home overseas.

MONTHLY COUNTRY NEWSLETTERS

The country newsletters are specifically designed to arm you with information and current updates on countries of interest throughout the region.

We'll do the work of researching and writing articles. You easily share relevant facts and interesting tidbits with your clients by forwarding, re-tweeting, and posting to your social media sites.

If you publish a paper newsletter, we'll provide reformatted versions.



COUNTRY HANDBOOKS

With these robust handbooks, you can be the industry expert providing a window for your clients to better understand and plan for international home ownership.

These resources detail information on an array of topics - from cost of living, to top restaurants, to popular tourism attractions and destinations, and much more.





MARKETING & RESOURCE MATERIALS

Receive resources like the ‘Investment Return Curve Analyzer and the 15 Critical Questions When Looking At International Real Estate’.

Even professionally designed marketing materials that help your clients find their dream home in paradise.

These insightful guides and attractive materials make it easy to be a liaison for international properties.

BLOG CONTENT FOR YOUR WEBSITE

Consistently receive fresh articles on overseas property investment, making it easy for you to share impactful information and build rapport within your contact base.

By adding this content to your site, blog, or in monthly e-newsletters, open the door for clients to find their perfect homeland brand yourself as a Global Market Expert.

Add a button or banner to your webpage, and any client who inquires directly is automatically registered under your name. When they choose to purchase an ECI property, you are compensated... Even if that happens 15 years down the road!



1

IDENTIFY

2

REGISTER

3

QUALIFY

HOW TO SERVE CLIENTS & CREATE ADDITIONAL WEALTH

TASK Use a simple, pre-written email to filter your prospect files and database for the 1 out of 10 seriously considering owning property overseas.

TOOL Offer them the ECI “**Consumer Resource Guide to International Real Estate**” as the reason for them to reply.

RESULT A list of prospects and clients who want to own property overseas.

**During Step 1, only you are in communication with your client. You decide when and how to register your client with ECI.*

TASK Register your client with ECI.

TOOL Send a quick email to **register@ecidevelopment.com** with their name, email, general interest, and any additional comments you'd like to share.

RESULT Earn referral fees for this client for life.

TASK Use more direct surveys (or let us) to identify regions of the world and specific countries of interest to them.

TOOL Send the ECI “**Likes and Preferences**” Survey and help them narrow their country focus. Discover their budgets and timelines for purchase.

Provide additional information including: **Resource Guides, Country Handbooks, Community Newsletters, Webinars, Invitations to Property Tours or Weekend Visits.**

RESULT A segmented and qualified list of prospects actively engaging with information about property overseas. We will do the work for you, or you can. Earn between 2-5%. Find out how.

ATTENTION

REGISTRATION OF YOUR CLIENT MEANS YOU ARE PROTECTING YOUR REFERRAL FEE!

YOU CAN EASILY REGISTER YOUR CLIENT BY EMAILING REGISTER@ECIDEVELOPMENT.COM

Be sure to include the following information for proper registration input:

- 1** Client name, email, and phone number
- 2** Client interests (if you know them)
- 3** Communication preference - Do you want us to reach out to the client directly? Or are you planning to handle the sale?

IT'S SIMPLE. We provide the expertise in the local market allowing you to focus on your network and earn referral fees. All the while, your clients are being treated to real lifestyle choice, diverse country options, and product affordability that they can enjoy today.

Generating Revenue

INTERNATIONAL REFERRAL PARTNER

Earns referral fees at their own pace

- Interested in sharing the ECI story with others (information provider)
- Shares international realty content and stays up-to-date with country-specific news
- Earns referral fees at their own pace

PROPERTY VALUE	COMPENSATION
\$100K	\$2K
\$200K	\$4K
\$300K	\$6K
\$400K	\$8K
\$500K	\$10K
\$1M	\$20K

EARN 2%

THERE IS A ONE TIME ENROLLMENT FEE OF ONLY \$49.00. ASK US HOW YOU CAN ENROLL FOR FREE.



LIVING & OWNING ABROAD

THE REALITY RIGHT NOW & THE TREND OF THE FUTURE

Your clients can profit from the huge trend of global relocation and international home ownership. Real estate overseas appeals to young professionals, early investors, and individuals looking for:

A HIGH-QUALITY VACATION

RETIREMENT

A SECOND HOME ACROSS THE GLOBE

An investment in international real estate is a wise and prudent decision for various reasons. The top 3 advantages reveal an important pattern and revolve around a simple truth. Global real estate means greater opportunity. Opportunity to expand lifestyle options, opportunity to increase asset protection, and opportunity to obtain a more diversified investment portfolio.

1

EXPAND LIFESTYLE OPTIONS

- Own a part-time residence, second home, or vacation property in paradise.
- Retire abroad and experience a high-quality lifestyle at a lower cost.
- Enjoy a new culture, language, and cuisine.
- Get your foot in the door for a second residency.

2

INCREASE ASSET PROTECTION

- Enjoy the security of international hard assets.
- Own your wealth privately and safe guard your net worth.
- Stay in the driver's seat by selling, renting, or developing at your leisure. Control a large asset with a small investment.
- Utilize real estate as an inflation hedge. Real estate retains an intrinsic value independent of any paper currency's fluctuations.



3

GEOGRAPHIC PORTFOLIO DIVERSIFICATION

- Structure your portfolio globally with true investment diversity in mind.
- Achieve and benefit from diverse currencies in your portfolio – especially appreciating currencies.
- Take advantage of international asset protection. Create and maintain generational wealth stewardship planning.
- ROI can take the form of capital appreciation and/or rental return.

Today there are huge opportunities in the international real estate market from up-and-coming, high-growth investment properties in emerging markets to high cash flow opportunities in more developed, mature markets. Both options represent a strong return on investment, especially for finite beach front property.

Historically, Mexico and Costa Rica have attracted a large percentage of expatriates who immigrated to the region. What followed in these countries was an incredible escalation of the real estate values. ECI is working at the very beginning of this trend in the countries and sub-regions that are in the earliest stages of this growth phase.

The opportunities are dramatic and timely. We don't often get the chance to spot the next big trend this early with the means in place to ride the wave. Now, more than ever, is the right time to become a referral partner and include an international component to your real estate listing selection.

International real estate is a powerful long-term trend. So, go ahead, join the forward-thinking real estate professionals consistently creating additional wealth by helping their clients go global. You'll be glad you did.

THE INTERNATIONAL TREND

NORTH AMERICA HAS A LONG HISTORY OF IMMIGRATION.

103,645
RESPONDENTS

11.6%

REPRESENTING
MORE THAN

26.680K
INDIVIDUALS

*Have a desire to
move or own
property
outside of the
United States?*

Zogby Company Survey

The United States alone is home to around one-fifth of all international migrants. The NAR Research Group reported that last year over \$153 billion of property sales in the United States were to foreigners. However, we don't often stop to consider the opposite, outward flow of individuals seeking property outside of North America.

There is a cyclical nature to this pattern, with a strong, under-researched trend of North Americans emigrating, living and owning homes in captivating locations across the globe. This alternative perspective on migration, the movement from wealthier countries to emerging markets, is the focus of the Zogby Company survey, *The Flip Side of the Migration Coin*.

The Zogby study, composed of data from a huge statistical sampling of 103,645 respondents, illuminates the previously uncharted waters of how Americans view international relocation and home ownership abroad.

What the Zogby Company discovered is that 11.6% of the respondents, representing more than 26,680,000 individuals, have a desire to move or own property outside of the United States. The survey also asks respondents to list the region of the world they favor. Of the 26,680,000 considering relocation or property ownership overseas, 4,588,960 listed Latin America as their first choice. It's important to note that similar migration and relocation trends are seen from wealthier nations across the globe.

A strong dollar is one factor helping to accelerate the international trend, making buying a home abroad more affordable than it used to be. Quoted in the Wall Street Journal, leading real estate companies of the world detailed a report based on data from their network of over 500 real estate brokerage firms stating the number of U.S. buyers searching for homes abroad has risen close to 30% in recent years.

While the U.S. government does not formally keep track of how many Americans own property or live outside of the United States, there are still ways to estimate the number. The Federal Voting Assistance Program, tasked with assisting overseas Americans with voting, estimates there are between 4.5 million to 6.5 million Americans residing overseas. The State Department estimates that the figure stands closer to 6.8 million, ever increasing as time progresses.

THERE ARE
AN ESTIMATED
4.5 - 6.5
MILLION
AMERICANS
RESIDING OVERSEAS

FEDERAL VOTING ASSISTANCE PROGRAM



WITH THE INTERNET, GREATER EASE OF TRANSIT & NEW METHODS TO REMAIN IN CONTACT,
RELOCATION NO LONGER MEANS SEPARATION FROM OUR SUPPORT NETWORKS.

THE FLIP SIDE OF THE MIGRATION COIN

There are surely many factors that tie into one's decision to relocate abroad. The zogby survey found that amongst those respondents that had previously relocated, three key groups emerged:

- 1** Individuals in search of adventure
- 2** Individuals motivated to relocate based on their political views
- 3** Individuals in search of a change from their current circumstances
- such as a less stressful environment or a more affordable cost of living

In another study of factors associated with relocation, the Migration Policy Institute found that economic factors were a main trigger for Americans to move south of the U.S. border.

Regardless of the specific reasoning, overseas real estate is a unique investment in that it provides the opportunity to achieve a high quality of life – not just quantitatively through economic advantages, but also qualitatively through lifestyle advantages.

While only an estimate given a lack of historical statistics, The Zogby Company notes,

“The anecdotal evidence demonstrating an increase in individuals relocating internationally is overwhelming.”

Why? According to The Flip Side of the Migration Coin, the answer is simple; because they can. In this globalized world it's easier to move in many ways, including the fact that we need not cut ties in our local communities. With the internet, greater ease of transit, and new methods to remain in contact, relocation no longer means separation from our support networks.

“Future generations may look back on the first decades of the 21st century as the Age of Migration.”

THE FLIP SIDE OF THE MIGRATION COIN.



HOW TO GET ON BOARD

The ECI international real estate referral program is a high touch, high feel approach to let you help your clients who seek information on affordable and alternative lifestyles abroad. Most importantly, it's simple and easy.

THE IDEA IS SIMPLE

Communicate with existing contacts and share relevant, intriguing information on home ownership abroad about early real estate opportunities that exist throughout Central America.

THE PROGRAM IS EASY

Register clients and allow ECI Development to do the heavy lifting of content creation, tour planning, and contract fulfillment.

THE TOOLS ARE POWERFUL

By utilizing soft marketing materials and offering interested parties the chance to utilize a Consumer Resource Guide, Referral Partners will connect contacts to their envisioned lifestyle in a whole new, meaningful way. Already, Partners, Realtors, and travel agents across the country have assisted interested tropical dreamers to come down to join the ECI team on-site, taking catamaran rides at sunset, visiting Monkey Island, zip lining in



the cloud forest, touring coffee plantations, and snorkeling beside sea turtles in the vibrant coral reefs.

Guests who don't know the remarkable changes that have taken place throughout Central America in just the past 5 years end up amazed at the positive difference between their perception and the reality today. These tropical dreamers soon become tropical doers, building or purchasing their envisioned paradise.

The ECI Referral Program is designed to help you efficiently and effectively create constant leads, cause them to self-qualify, so that only the most interested rise to the top of the list, and then provide you with the opportunity to begin a meaningful discussion.

Our tools develop the critical path for clients, allowing them to make informed decisions about international home ownership, - an opportunity that offers them a higher quality of life for less cost, a climate of their choice, and a community of their peers.

THE REWARD IS FOREVER.

A small investment of US\$49 now means an annuity for life. Build your real estate empire as an referral partner with ECI

ABOUT ECI DEVELOPMENT

Incorporated in 1996, Exotic Caye International, Ltd. dba ECI Development, Ltd. is an international real estate and resort community developer that seeks to connect North Americans with their envisioned home and lifestyle abroad. ECI recognizes the huge trend of relocation and international home ownership, and provides resort communities that appeal to young professionals, early investors, and retirees looking for high-quality second homes in exotic and fascinating locations.

ECI utilizes sophisticated urban planning and development methodologies like New Urbanism and Neo Traditional

Communities that are now foundational in North America. These methodologies bring the essence of community to a place where no one has yet built using a similar concept. By creating a stimulating and inspiring environment, set in the stunning natural beauty of Latin America, sales at Grand Baymen in Belize and Gran Pacifica in Nicaragua outpace competitors. The highest velocity of sales at market prices is a powerful indicator that ECI's development philosophy is right on the money. ECI is now in the process of taking this model to Panama, Costa Rica, Ecuador, and Argentina as well.



MEET OUR CEO, MICHAEL K. COBB

At the height of a successful career in the computer industry, Michael left to pursue more pioneering opportunities in the emerging real estate markets of Central America. He and his business partner formed a mortgage company to provide loans to North Americans purchasing property throughout the region. The company was converted into an international bank as the need for capital outstripped the supply. Always with a strong focus on consumer need, Michael accurately predicted the growing need for high-quality, residential product for North Americans in the region. He led the group into real estate development, incorporating ECI Development, Ltd. in 1996.

Michael K. Cobb speaks at dozens of international conferences annually about offshore real estate finance, development, and ownership. He was consultant to The Oxford Club, produced a weekly radio program, contributes regularly to overseas publications, sits on the board of several international companies, gives counsel to various real estate projects throughout Central America, and serves on the Board of Directors for the National Association of Realtors.

Michael and his wife, Carol, and daughters Amanda and Emily, made their home in Central America from 2002 through 2017.

INVEST IN YOUR FUTURE IN LATIN AMERICA



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ECIDEVELOPMENT.COM



TOP CHOICE COUNTRIES



BELIZE



NICARAGUA



COSTA RICA



PANAMA



ECUADOR



ARGENTINA



GO GLOBAL
WITH ECI COMMUNITIES
SPECIALIZING IN LATIN AMERICAN REALTY



BELIZE

Belize's most popular destination, Ambergris Caye, has been declared the world's best island by many top publications for both vacationing and living. Palm tree lined beaches, azure waters, a charming, laid-back beach town ...whether your clients are looking for a second home or vacation property to escape from reality for a few days, a few months or a few years, Ambergris Caye has become the preferred haven for many North Americans. There is a refreshing aura in the air that is unlike any other place on the earth.

Real estate investors should take note, too. Right now, Ambergris Caye is on the sweet spot of the real estate popularity curve - real estate is still affordable and the tourism market is thriving. Savvy investors who get in now will see both appreciation and cash flow. If Belize wasn't on your radar before, it should be now.

Your clients may be looking for an investment property, second home, or a place to relocate with North American quality at an affordable price. If so, the suites at Grand Baymen Gardens and the Marriott® Residences delivers just that. A short walk from the island's top restaurants, shopping, and nightlife, this is an opportunity that your clients will want to know about.





BELIZE MARRIOTT RESIDENCES® AMBERGRIS CAYE RESORT (MR)

Experience sophisticated living with the new Marriott® Residences & Resort. Offering studios, 1BR, 2BR, and 3BR condominium beach homes, this modern British Colonial resort graces a stunning white-sand beach and the turquoise-blue Caribbean waters on Belize's Ambergris Caye. Just a leisurely stroll from the vibrant town of San Pedro, The Residences strike the perfect balance between private resort living and a charming small-town community. The old-world colonial-style design echoes the country's rich British heritage, featuring local Belizean hardwoods throughout and San Pedrano family heirlooms in the main lobby space. The premium homes offer beautiful ocean views, exceptional service, and full access to the resort's on-site amenities, including:



SPACIOUS CONFERENCE CENTER

OCEANFRONT POOLS

STUNNING OUTDOOR EVENT SPACE & WEDDING GAZEBO

ROOFTOP SUNSET LOUNGE

OCEANFRONT RESTAURANTS

WATERSPORTS & DIVE SHOP
PRIVATE RESORT DOCK

RETAIL SHOPS

SPA

GYM WITH CARIBBEAN VIEWS

GRAND BAYMEN GARDENS

Located just a few minutes south of the heart of the island's primary town, San Pedro, Grand Baymen is a vibrant and friendly community close to the town's nightlife, bars, restaurants, and shops.

The Grand Baymen community offers a private, barefoot luxury experience with the perfect selection of on-site amenities with adventurous excursions available. Surrounded by a lush tropical landscape, this island community truly is paradise that allows residents and guests to tune into their perfect blend of activity and relaxation. Condominiums at Grand Baymen Gardens range from investment-sized 1 bedroom condos, larger, residential 1 bedroom condos, to 2 bedroom apartment-style condo suites. They are all fully equipped with a smart combination of traditional and modern elements.

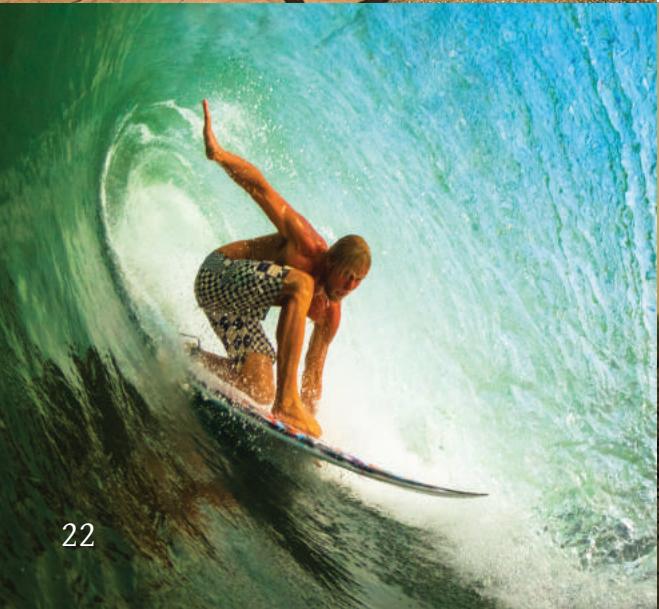
Guests and residents have the resort's fitness center, tennis courts, and pool with a swim-up bar at their disposal. This is the perfect, private place to kick back and relax under the palm trees. Spaces and activities are designed to evoke a strong sense of community.

Note about Best Western branding: We are in the initial onboarding stages. While we have secured contracts for the Best Western designation, we can't publicly use the Best Western name on any marketing material just yet. We are working diligently to finalize the requirements set forth and in the meantime are operating as a Best Western property with the intent to finalize the onboarding process by the end of the year.





NICARAGUA



For those in search of an investment, retirement, or second home in an exotic and undiscovered Pacific coast paradise, Gran Pacifica is the tranquil escape of your client's dreams. Preserving individual privacy and serenity with planned nature trails and parks interspersed throughout the neighborhoods, residents enjoy the calm connection to local flora and fauna in this tropical retreat.

This unique Spanish Colonial beach community features 3.5 miles of stunning Pacific oceanfront just 45 minutes from Managua, the nation's capital. The design elements take the best of the architectural heritage found in the 500-year-old Spanish Colonial Nicaraguan cities of Granada and León, and blend it with the kind of urban planning expertise shown to produce true community. Gran Pacifica delivers a rich experience to residents and guests alike with the distinctive charm and character of its various neighborhoods.



OCEANFRONT CONDOS

Las Perlas and Playa Pacifica are luxury condominium options with a laid-back, beach front vibe overlooking the sparkling blue Pacific Ocean. Both communities are perfect for clients interested in a low-maintenance vacation home with a strong rental return.

Condo owners and guests enjoy a front-row seat to the most breathtaking ocean views in the country, as well as instant access to Gran Pacifica's oceanside restaurant, surf shop, spa, and infinity pool.



SAN DIEGO VIEJO

Nestled in above the Pacific Ocean, surrounded by the lush Nicaraguan landscape and common spaces, the San Diego Viejo neighborhood offers buyers a colorful, comfortable beach community experience. Start the day admiring the sunrise or ride a bike around the various pathways and nature trails before you set sail for a day adventure on the deep blue waters of the Pacific. Greet neighbors who sit out on their front porch and connect in this quaint Spanish Colonial community. Homes in this neighborhood are generally 3 bedrooms, 2.5 bathrooms, with a large front porch, laundry room, tropical hardwood kitchen cabinetry, and authentic clay tile roofs. Homes in San Diego Viejo start in the low \$200's.



CASITA VILLAGE

The perfect second home or rental property, casitas are a variation of the carriage house concept sweeping North America right now. These adaptable homes range in size and offer a park setting or a golf front address nestled in a cozy enclave. Individuals interested in effortless coastal comfort will find a relaxed lifestyle at the beach with immediate access to amenities. Starting at \$139,000, casitas are generally 2 bedrooms and 2 bathrooms, with kitchen, breakfast bar, granite counter-tops, tropical hardwood kitchen cabinetry, authentic clay tile roofs, and furnished with local décor.



SANTA BARBARA

These luxury $\frac{3}{4}$ + acre oceanfront properties deliver dramatic ocean views along a 2-mile stretch of the most desirable beach in the region. Gracious front porches face the Pacific Ocean and feature formal gardens with a continuous natural landscape in order to showcase the majesty of sunsets over the horizon. A future events center and outdoor performing stage anchoring the promontory will provide the heart of the Santa Barbara neighborhood. The introductory price for oceanfront home sites in this exclusive neighborhood is \$322,600. Gran Pacifica is a community where nature, activities, and tranquility abound.



EVA (ECO VILLAGE ASUCHILLO)

Nestled within the beautiful Gran Pacifica Resort, EVA (Eco - village Asuchillo) is a riverside tiny home community, just a two minute walk from the renowned Asuchillo surf beach. Whether you are looking for a rental property, EVA is a one of a kind opportunity to own a beautiful tiny home in a gated community right beside world class surf beach.

The homes are enhanced with smart home technology featuring cloud based security video, central smart display/ virtual assistant and more! Sustainable living means green roof that adds a natural feeling to the home. With an off the grid living environment all homes will be powered with sustainable energy source we have, the sun. Our community of modern and eco friendly tiny homes for those seeking a change.



Los Islotes

Panamá

PANAMA

Los Islotes is a private, gated, residential community on the dramatic west coast of Panama situated in the Azuero Peninsula of Veraguas Province. The property is 750 acres, including a half mile of beach front and two separate beaches; one protected and perfect for swimming, the other great for surfing.

A westward orientation provides scenic sunsets over the Pacific Ocean. A series of small islands are featured in the foreground. The outline of one of fishing's all-time meccas, Coiba Island, can be seen in the distance. Los Islotes is a top-of-the-line, private beach front community.

The vision behind Los Islotes is not only new homes and all the services and amenities to support them, but new lives and new futures for residents as well. Neighborhood streets flow down the hillside to the beach club, where residents and guests can enjoy swimming, sunbathing, tennis, basketball, or petanque. Without leaving the property, residents and guests can enjoy a day of spa treatments, or an afternoon lounging by the pool at the beach front boutique hotel for a seaside lunch or a special dinner in the hotel's restaurant. Los Islotes is designed for active outdoor living, with trails for hiking through the lush landscape of the property, horseback riding into the surrounding hills, or mountain biking to nearby Cerro Hoya National Park. Behind the community lies a range of mountains, including the highest peak on the Azuero Peninsula.



OCEAN VIEW

These home sites showcase the rolling topography unique to this Pacific coastline, and have all been laid out to take advantage of the long-range ocean vistas and sea breezes. Properties range in price from \$80,000-\$195,000.

TOUCAN FOREST

These lots are perfect for the person looking for privacy in a gated community. Most building lots in Toucan Forest are heavily wooded, creating a sense of being surrounded by tropical rainforest. A unique experience only steps away from a full range of amenities and just a few minutes from the beach.

MANGO VILLAGE

This is a neighborhood of smaller lots. With prices starting as low as \$29,000 and most lots priced below \$40,000, this neighborhood is ideal for a client looking for an opportunity to have a low-cost residence close to the beach.

FREEDOM VILLAGE

A 108 acre community in the tropical highlands. The property features a large orange grove, two streams traversing the land and a pristine rain forest bordering the beautiful Rio David. It's the perfect location for a Tiny Homes community starting at \$119K, and will also feature private condominium residences for ownership.



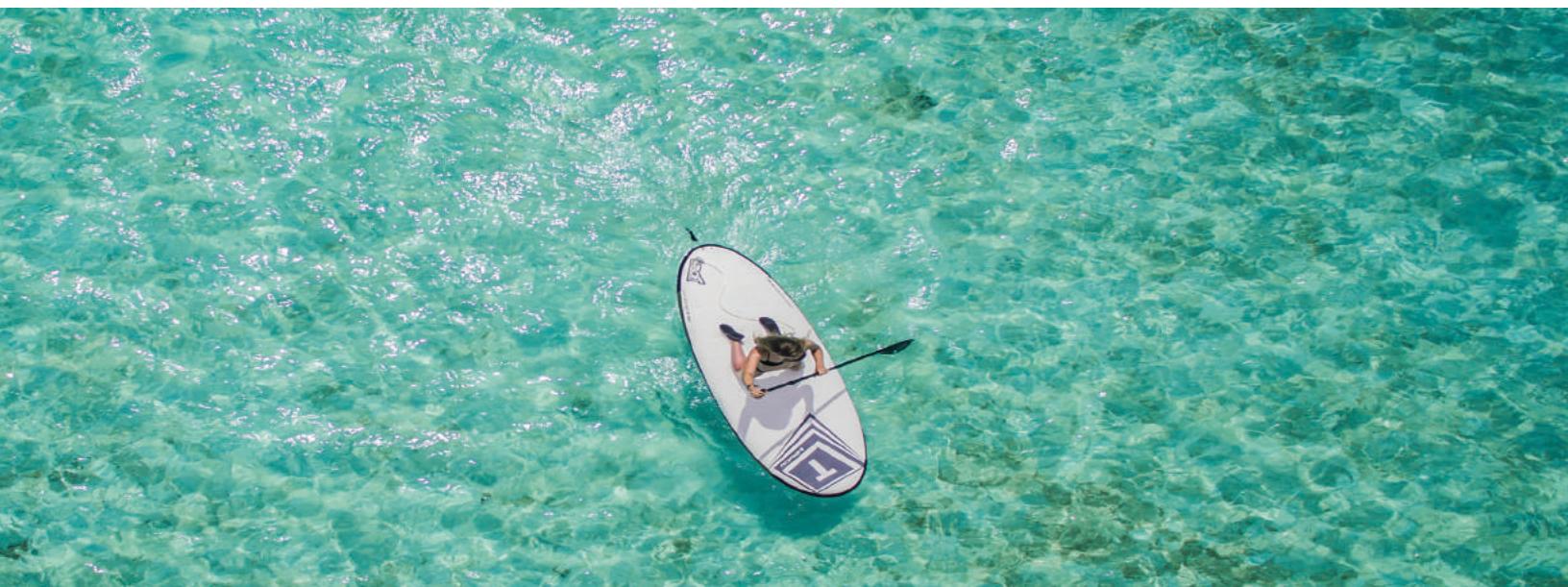
COSTA RICA



GRAN CARIBBEAN

Considered “The Jewel of Central America,” Costa Rica offers diverse landscapes and adventures. In a budding region 10 miles north of the city of Limón, the major port on the Caribbean coast of Costa Rica, Gran Caribbean converges the region’s unique biodiversity with an undiscovered coastal city. In addition to the nearly 2 miles of Caribbean beach front, other major attractions of this property include 3 miles of riverfront, and a deep-water canal. A marina-centric project is slated to capitalize on the canals, pleasant climate, and easy proximity to Miami. With fishing, surfing, biking, hiking, kayaking, and beach-combing, this area is truly one of the most beautiful and developing parts of the country.

Planning and permitting for Gran Caribbean are underway. As part of the ECI Referral Program, we will be sure to inform you when pre-sales for Gran Caribbean officially open.





FUTURE COMMUNITIES



ARGENTINA

A project in Argentina's wine growing region will serve many North Americans who want to live in a vineyard estate, but cannot afford the multi-million-dollar price tag of California's Napa Valley.

Located in the foothills of the Andes, this dry climate is a proven wine region with world-class production and brand recognition.

An ECI community there will invoke a Tuscan hill-town theme, and will center the property with residential vineyard estates. Property buyers there can expect to acquire their home for far less than a comparable California property.

TROPICAL HIGHLANDS

A tropical highlands property provides geography unlike any other in the region.

Typically known for abundant coffee production, properties located at an altitude of 3,800 – 4,500 feet above sea level offer residents a consistent springtime climate year-round. Nighttime temperatures are 65 – 70°F, and daytime highs are 80 – 85 every day of the year.

The community to be developed here would likely have a coffee plantation as the core, and homes would network out from the village center and coffee mill.



ECUADOR

Ecuador has developed a positive image in the minds of many U.S. citizens.

It has garnered the #1 ranking among destinations for U.S. retirees several years in a row. ECI's principle focus is always the consumer, and Ecuador is in demand.

The primary drivers of this demand are price and affordable cost of living. Fuel is subsidized, and therefore most items are less expensive because transportation is a large factor in retail price. Labor rates also contribute to a low-cost, high quality of life. Ecuador has three very different geographies: Pacific coastal, Highland Andes, and Amazonian lowlands. Cuenca is a UNESCO World Heritage city in the highlands, and ECI is exploring properties near this hub of expatriate emigration.

YOUR MISSION IS SIMPLE

Serve your clients with high-quality, familiar products in Latin America, offer them a choice of country, geography & climate & see them experience & enjoy true community.

“As an ECI referral partner, I’m able to do something very special for my clients who genuinely want to live in paradise – I’m able to turn those dreams into new realities.”



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