

Paradise Post

News From Ojochal, Costa Ballena,
Costa Rica and Beyond

January 2017



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Updates from the Osa

January has seen the southern Pacific region in full swing but rental occupancy has been down a bit, attributed to the US elections. February also brings the annual Envision Festival, now one of the largest festivals in Costa Rica and held right in Uvita. This year's festival will take place February 23-26 and the site is already abuzz with workers building stages and other structures for the festival. The 8 pillars of the festival include music, community, health, eco-building, art, movement, spirituality and permaculture. More info at www.envisionfestival.com

We've seen lots of new construction in our area as well as the opening of a new home center right in Ojochal. This is the second large home center in our town, indicative of the large amount of construction going on in the area. See the article below about the huge projects taking place in the Golfo Dulce for

more news about the region, as it was too much to include in this section.



Major changes are taking place all at once in the Osa region. This area is 50,000 times more biodiverse than the average earthly location. The Osa region, according to National Geographic, is the second most biodiverse location on the planet. The largest lowland tropical rainforest is located here second only to the Amazon basin. 3% of all animals, plants and birds of the entire planet are said to be found in the Osa region, nearly 1/2 the area is national park and the largest mangrove estuary in the Americas is also found here. So what's going on here?



The biggest news is the funding and full approval of the new Mega Marina, **Golfofito Marina Village**. This project, located 45 miles south of Pacific Lots, was conceived nearly 7 years ago but the economic downturn put a halt on funding. In early October, 2016 Banco Nacional approved and released the first \$7.5 million dollars of a large loan while the development partners put in another \$3 million dollars. When complete, this \$42 million dollar megaproject will have slips large enough for some of the largest yachts in the ocean. Construction is now moving full speed ahead and using a prefab dock system. Phase one includes a sewage treatment plant, parking for cars, the first 13 mega slips and a 400 square meter marina village commercial area. When complete, there will be 132 mega slips, several restaurants, a 54 room hotel and 57 villas. This unique location

has controlling water depths of over 30 feet deep very close to shore. The world's largest mega yachts will be able to maneuver and turn with little risk of running aground.

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Crocodile Bay - Puerto Jimenez



Just across the Golfo Dulce bay in Puerto Jimenez, **Crocodile Bay** is also building a large marina. This project is slated for 115 slips and a 74 room 2 story hotel and 50 condominiums. There will be a large swimming pool and the marina will offer fueling services and support. The project plans require 4 acres of fill and much of the community is up in arms about a project of this size in such an environmentally sensitive

area.

Currently Crocodile Bay runs 42 sport fishing boats and uses a small airstrip where planes ferry in their clients. Most who fish there also eat and drink on the property so not much income from the marina trickles down to the local community other than jobs as housekeepers, boat captains and other support staff. Cory Williams, owner of Crocodile Bay, claims the new project will provide much more opportunity to the community. The new pier will be public by law but locals laugh at the thought of trying to use it publically. There is also concern of environmental degradation. The reality is that growth will continue in the Osa but most stakeholders recognize the value of the biodiversity as the major attraction of the region.

New Neighbors

Peter (Austrian) and Carolina (Colombian and Australian) are two globetrotters working in international agricultural research - Peter as a research manager and Carolina as an intellectual-property lawyer. They currently live with their two sons, cat and dog in Mexico, after more than a decade of working in Australia. When Peter visited Pacific

Lots, he instantly fell in love with the spectacular mountain views from a lot in the phase known as Eternal Life In The Tropics. They intend to build a home for vacations and future retirement, surrounded by tropical fruit and veggie gardens.



Investment Parcels

Parcel #1 - This is a Foreclosure Parcel, a 702 acre farm located just 20 minutes to Manuel Antonio, the most visited location in all of Costa Rica. I've got it listed right now at \$1.25 million but the seller is motivated, possible financing is available. It last sold for nearly \$3 million dollars. there's a mile long ridge of ocean view as well as a waterfall & river. It would make a great eco development with large lots sold cheaply. I'm already looking into importing containers of solar panels to set up a solar farm for one perspective buyer. This parcel is farmland and recently appraised for \$2.66 million.



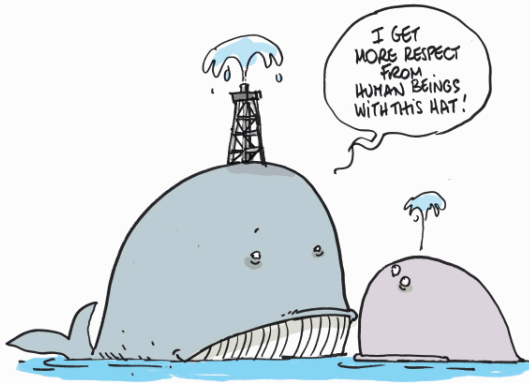
I've also got a hotel offered for sale that's located right in Ojochal. The property is located right on the coastal highway and is well reviewed in sites like TripAdvisor and Yelp. There are 12 air conditioned cabins, some that are large enough for a larger family. There's an inground swimming pool and lounge area, a nice restaurant and a large parking area. The property is nicely landscaped and gets lots of visitors by monkeys and other animals and birds. Asking \$1.35 million or make an offer!



Hotel Pool

A Closer Look at the Golfo Dulce

The Golfo Dulce, a body of water that Jacques Cousteau incorrectly labeled as one of the largest tropical fjords in the world. But fjords are formed by glacial alluvial erosion forces and the Golfo Dulce was formed by plate tectonics. The Cocos ridge is overrode by the Caribbean plate and the second subduction along the Pacific region, by the Hima-Golfo Dulce deepest world as the deep into the mountains automatically out. The name meaning in Spanish, was so named because the gulf has much lower salinity than standard ocean water from the filtering effect of the mangroves, which live in salt water and because 8 rivers terminate into the gulf. The area off the tip of the Osa peninsula is noted as one of the top sport fishing locations worldwide. Costa Rica sports 70 IGFA WORLD fish records with many of them from this area. There's concern about environmental degradation from these new projects but all three projects appear to have their permits and are moving forward under the watchful eye of the Ministry of the Environment. Local fisherman complain the sport fishing boats have reduced fishing stocks but many of these fishermen have been using illegal netting techniques while most sportfish caught are released. Additional concern is noted since this area is a noted calving grounds for humpback whales. It is also a nesting area for sea turtles.



has formed highest worldwide cific coast in only beaten layas. This is the 10th gulf in the plates drop Pacific and rise dra- of the sea. Golfo Dulce, sweet water

Star Fruit - Carumbola

The Star fruit is thought to be originally from Sri Lanka and Indonesia but is now established throughout Asia and the subcontinent of India so no one is really sure where it originated. The fruit has a waxy outer skin but the flesh is soft with the consistency of a grape when eaten. The fruit has 5 or 6 ribs and when sliced cross wise, stars are formed.

There are two basic varieties, a sour and a sweet. Fruit range from about 2" to 6" in length and the seeds run parallel to the length. When not being presented for a star appearance it is best to cut the fruit length-wise into quarters to make the seeds easier to remove.

Carambola is considered to be a super fruit, noted for high amounts of Vitamin C, where one 100 grams of star fruit provide over 40% of your recommended daily amount. Star fruit also contains potassium, thiamine, riboflavin niacin, folate and vitamin E. It also contains a lot of minerals and antioxidants while being low in sugar. It is a noted antimicrobial against E. coli, Kiebsiella, Staphylococcus and Pseudomonas Aeruginosa, an antibiotic bacterium commonly associated with pneumonia and sepsis. In Asia it is believed that eating star fruit enhances the sex drive in males.

The Carambola tree is easy to grow in tropical climates and is commercially grown in both Florida and Hawaii. These slow growing trees reach 25 to 30 feet tall at maturity and are evergreen. They flower abundantly and a healthy and happy tree will produce fruit for 4 to 5 months per season with many flowering year round. Our one tree produces so many that we give our excess to a local restaurant that hangs crosswise slices on their cocktail glasses. They don't like windy locations and they like full sun.

The star fruit has a higher concentration of oxalic acid than any other fruit and also contains caramboxin, a neurotoxin. Oxalic acid is used to bleach wood in the forestry products industry and is a major ingredient in the cleaner Bar Keeper's Friend. For those with kidney problems, as little as one carambola can be fatal but the benefits far outweigh the risks to those who don't have kidney issues. Those with Kidney function issues should stay away from star fruit since both the oxalic acid and caramboxin require sufficient renal filtering to reduce the effects of both substances. Calcium Oxalate is one of the most common components of kidney stones.

Carambola fruits are great in smoothies, as a marinade for fish, in chutney or just eaten plain. You can eat the seeds and all so they are great to enjoy right off the tree.



The Drones Have Landed

I recently purchased a new Syma 8HG Drone quadcopter to help with aerial property photography. This drone features a full HD video and at 8 Mega Pixels and 9 minutes of charge. It can height and will photos of both views from the ping 1/2 me-foot tall. Click Suenos del Tropicos development made with footage from a friend's drone. <http://www.viddler.com/v/8e22f0e6> It's a great way to show new construction and really shows the views much better than photos from the ground. This is the second drone I've owned so I'm getting pretty good at flying them.



features a full photo camera Pixels and 9 flight time per hover at one be great to get the homes and air. It's a shop- ter wide and a this link of the

Domestic Airlines in Costa Rica

Costa Rica has two domestic airlines, Sansa, part of Avianca airlines, and Nature Air. Sansa, founded in 1978, has a fleet of 9 aircraft consisting of Cessna 208B Grand Caravans including two new Cessna 208B EX models, noted for their advanced technology, needing minimum ground support when servicing some of the more remote airports in Costa Rica. The new Cessna's are also noted for their ability to land and take off on short runways.

Sansa services 15 domestic destinations and hubs in San Jose. Sansa also offers a flight to Nicaragua. Sansa has invested over \$12,000,000 in upgrades and improvements to their fleet and systems in the past two years. Sansa has had 3 "major incidents" in the past 39 years of service resulting in 33 fatalities, the most recent incident was more than 15 years ago.

Nature Air, founded as Adventure Air in 1990, has 6 aircraft 4 LET L-410 Turbolet and 2 Dehaviland Canada Twin

Otters. The airline hubs out of San Jose and services 14 Costa Rican destinations and one daily flight to Managua, Nicaragua. Nature Air was the first airline ever to be certified as carbon neutral, doing so by offsetting its carbon footprint. The firm calculated all the carbon it released and then developed a program to offset that release through the ongoing purchase of forest to turn into reserve. They also built a bio fuel refinery to turn recycled cooking oils from hotels and restaurants into bio fuel for their ground fleet. Nature Air has had two "major incidents" in the past 27 years yet no fatalities.



New Long Haul Flights From Europe

Air France KLM recently introduced direct service to San Jose's Juan Santamaria Airport, Costa Rica from Charles de Gaulle airport, France. The new service leaves Paris on Wednesday and Saturday and already has over 24,000 seats booked. The equipment being used is the Boeing 777, carrying the largest number of passengers to at 468 seats. The the "Worldliner" cover.

Presently European Rica consist of San Jose, British Air Jose and Condor and Frankfurt to is expected this from Switzerland. aircraft are a sight



ever land in San Jose 777-300 is known as due to the range it can

carriers to serve Costa Iberia from Madrid to from Heathrow to San Air to from Munich Liberia. Edelweiss Air year to initiate service All these long haul to see leaving San

Jose. That airport is 3,850 foot elevation and surrounded by mountains. These aircraft have to climb and bank for a full 360 degree turn before gaining enough altitude to pass out of the central valley of San Jose. The new 777 from KLM Air France is the largest fuselage current commercial airlines. It is also to be entirely "fly by wire" though yoke/stick system is still also year 54,773 French arrived in Costa to 66,450 Germans and 65,188 assumed the number of French will this year. Costa Rica just completed a major expansion of the San Jose airport but the director for Aeris, who operates the airport has stated that more new gates will be added again this year. Tourism is the number one source of income for the country, which continues to increase every year.



9 Day Country & Property Tour

We've decided to offer our ever popular 9 day tour again this year. These tours combine both a great tourist tour to Costa Rica as well as two days visiting our developments, meeting owners and seeing local sites in our area. On the tour we will visit Poas Volcano, La Paz Waterfall Gardens, Manuel Antonio National Park, the Orosi Valley, the Cachi Dam, take a river cruise on the Sierpe River, eat at a Tilapia Farm, get to swim in a few waterfalls, swim in the ocean, zip line and rain forest hike, see the Dominical Surf and artisan market, drive the Cerro de la Muerte pass and much more. Nearly all meals are included, all ground transport, all tour and entrance fees (except optional sport fishing) and about 50% adult beverages as well. See the details of the tour [HERE](#).

4 Day Property Tours

SIGN UP FOR OUR TOURS [HERE](#)
just \$299 per person all inclusive

February 14 - 17 (Valentine's Day Tour)

February 21 - 24 (following the International Living Event in Panama)

March 1 - 4

March 5 - 8

March 8 - 11

March 22 - 25

April 5 - 8

April 22 - 30 (9 day tour sign up)

April 26 - 29

May 17 - 20

May 31 - June 3

June 21 - 24

SIGN UP FOR TOURS [HERE](#)

www.PacificLots.com

68 Acre Self Sustainable Farm - \$Only 87,000

Santa Fe de Bagaces, Guanacaste

Paradise Post

Cut Earthbag Yurt style Cottage with gentle western slope to river below.

Abundant water year around. River frontage, Mountain views

100 clumps of Guadua Bamboo for construction, once mature.

Pasture for sheep herd (included in the sales price), crops growing and forest.

Plenty of room to add more crops.

Santa Fe is a tiny community south of Miravalles Volcano and north of the Pan American Highway, located in Guanacaste, Costa Rica.

The area is hot, think 90 degrees for much of the year. It is also pretty remote, but if you want sustainable living on a budget with lots of potential for profit, this is a great property. The Yurt was constructed in 2015 and is well made.



Priced to sell at only \$0.32/m2 or \$1,276/acre.

The Cottage has good access of a public road with community water and power already connected.

Come check it out! Contact me now for a tour of this Self Sustainable Farm for sale

The Cottage has good access of a public road with community water and power already connected



Other Real Estate Parcels and Resales - Contact me for information

Lot 290 Suenos Del Tropicos - 10 ocean view \$18,000 of completed site work, and plans - .50 acres asking \$120,000

Lot 284 Suenos Del Tropicos - 10 ocean view .52 acres Asking \$120,000

Lot 295 Suenos del Tropicos - 10 ocean view, asking .52 acres asking \$110,000

Here is a link right to satellite imagery of these lots in Suenos del Tropicos, <https://binged.it/2lljZwe> and here is a link to recent drone footage that shows the area now with many new houses in it <http://www.viddler.com/v/8e22f0e6>

Here are resales in Phase 9

Lot 9-14 a smaller lot but with a great 10/10 ocean mountain view, .37 acres asking \$150,000

Here is a link to satellite imagery right where this lot is <https://binged.it/2ls37Ay>

Resales in Phase 10

Lot 10 - F14 6/8 ocean view/mountain view, .28 acres asking \$90,000

Here is satellite imagery of phase 10 where this lot is located <https://binged.it/2lrOIV4>

Here we are in the middle of winter and the weather has been great in Costa Rica. I've been managing a heavy show circuit this year exhibiting in shows since summer in Las Vegas with International Living, Chicago, Long Island and Greenwich CT (Feb 10 - 11) with Ideal Living and I'm sponsoring the event being held in Panama City, Panama February by International Living and will be presenting the Costa Rica bonus session as well as hosting the closing cocktail reception.

Some of you were not pleased with our new President and some of your were. Without getting into politics we have seen an uptick in those looking to relocate outside the US. We'll see what the next four years bring.

The biggest news is that the municipality of Ojochal is now paving the main road into town. Work has already begun to get things ready and a new bridge is

also being installed past the elementary school that will allow shorter access to our phases 9 and 11.

I'll be running a 9 day country and property tour April 21 - 29. We used to offer these tours and they are great fun. We'll tour Poas volcano and La Paz Waterfall Gardens, spend a few days in Manuel Antonio, see Jaco and Dominical and spend two nights at our development since it is also part property tour. These tours always sell out and we are limited to 6 couples this time, cost is \$2000 per couple or \$1500 per single with the single supplement and is pretty much all inclusive. We still spend two days at our guest house touring properties but we get to swim in waterfalls, zip line if anyone dares and even have an optional sport fishing day while in Manuel Antonio (\$200 extra per person for sport fishing but worth every penny). To sign up for that tour, click here.



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Stephen Linder

THE HUGE LESSON I LEARNED ABOUT RETIREMENT PROPERTIES

When I bought my first "retirement" property I learned a BIG LESSON. That property was in Port Charlotte, FL in a development called Rotunda West. My lesson was that most "retirement properties" have zero rental appeal. I know, you're thinking that you don't plan to rent out your retirement home but wait. Owning a retirement property that I could rent out short term whenever I was not using it made that property into an income stream, not an expense. With that income, I've been able to take vacations any time I want. Since I own a summer home in Massachusetts, I realized that being able to rent my home when I was not there made a lot of sense. So the next "retirement" property I bought was in a tourist destination, Key West FL.

The second BIG LESSON I learned was that some vacation properties have high cost of ownership while others don't, and some areas have rental restrictions as well. Located at the southernmost point of the Continental US, Key West has some of the highest insurance rates in the US but a very lucrative rental market. The third "retirement" property I bought was in Costa Rica. Here I had low cost of ownership (property taxes, management fees, insurance costs, HOA) and high vacation rental demand. That property earns money when I'm not using it. I now look for projects that have well run rental management programs that offer turnkey rental ability without participation. I've since bought additional homes in other vacation rental markets that I can use when I want and earn income from them when not using them. Homes in areas of high vacation rental demand also swap very well at the home exchange sites like www.homeexchange.com allowing you to swap without any income or tax event. Want to vacation in France, swap your home in Costa Rica. Want to visit Europe for 6 weeks and be able to stay in hotels the entire time, use the income from your vacation rental property to pay for your hotels. I wish I'd learned the lesson sooner but now I know the secret to being able to travel for next to nothing. want free airfare, read my free book on money saving travel secrets that you can find on the home page lower left of our website at www.pacificlots.com