

OWN YOUR PLACE IN

Paradise



Garden Villa
Floorplan Corner Unit

- Starting at \$229,000
- Ranging from 1,529 to 1,583 sq. ft.
- 3 Bedrooms, 2 ½ Bathrooms
- 3 Dedicated Parking Spaces
- Outdoor Terrace
- Fully-Furnished Designer Units Available
- 1st and 2nd Floor Units Available



Duplex Penthouse
Floorplan Corner Unit

- Starting at \$259,000
- Ranging from 1,842 to 1,897 sq. ft.
- 3 Bedrooms, 2 ½ Bathrooms
- 3 Assigned Parking Spaces
- Private Rooftop Terrace
- Fully-Furnished Designer Units Available
- Rooftop Plan



The Numbers Just Make Sense

Unheard of Pricing Based on Historical Revenue Models

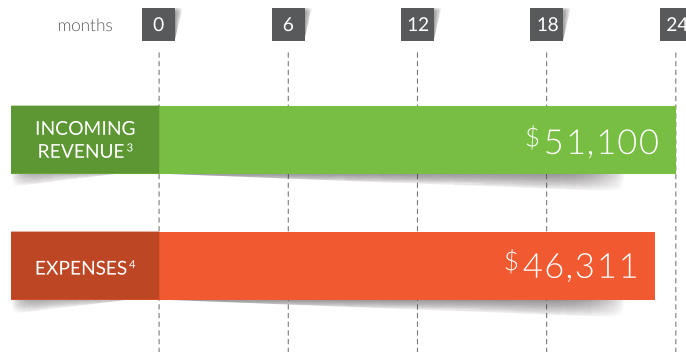
Purchase Price¹

\$ 275,000



Initial Investment²

\$ 33,500



Estimated Profit⁵

\$ 122,816



ROI

367%

1. Purchase price of typical floorplan and includes furnishings. 2. Initial investment based on a 90% loan of total purchase price at 5% interest for a 30-year term, with a down payment of 10% and closing costs of \$6,000. 3. Incoming revenue based on an average of \$250/night rental, where the owner keeps 80% of the rental, with occupancy of 35% per year (historical average for first year of renting). 4. Total expenses for two years, including: taxes (\$0), insurance (\$1,600), master HOA (\$1,744), Harbour Lakes HOA (\$3,864), water/electric (\$4,800) and cable/wi-fi (\$2,400).

5. Return Summary based on the following: Sale Price of \$400,000 at Year 5. Rental Cash Flow (\$11,972) over five years less the cost of sale at 7% (\$28,000.) Less Mortgage Payoff (\$227,656) to total a Gross Profit of \$156,316. Gross Profit less Equity Invested (\$33,500) for a Total Estimated Profit of \$122,816 and 367% ROI.

The price is right! Harbour Lakes villas represent one of the smartest vacation home investments in the world. Palmas del Mar is still growing, and property values are rapidly increasing. If you decide to sell in the future, you should realize a respectable return. If you intend to live in Harbour Lakes full-time, the Puerto Rican government offers certain exemptions on property taxes, income taxes and capital gains.

All property investors, whether for a primary or vacation residence, can take advantage of other government-sanctioned exemptions. Mortgage rates on the island are historically low: less than 4%. Home buying here is facilitated by Tax Act 22, or "Law 22," which vigorously encourages investment in Puerto Rico, including homeownership.

The law provides total exemption from tax on dividends and interest and long- and short-term capital gains to Americans and internationals who become residents of the island. Residency requires owners to live on the island for at least 183 days a year. As a rule, the fees that amount to "closing costs" are remitted on the purchase of homes.

If you are planning to use your Harbour Lakes home as a vacation home, you may wish to consider placing your villa in the rental program. Puerto Rico is a highly desirable vacation destination, particularly for U.S. citizens, and Harbour Lakes villas are a popular choice for vacation housing. Even if you are financing your Harbour Lakes home, you have the potential for positive cash flow by renting your villa for just a few months out of the year.

For more detailed information on the villa rental program:

HarbourLakesPR.com | (787) 418-3250

151 Candelero Dr, Humacao, Puerto Rico 00791



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