

Impact and Profitability of the Project

www.beautiful-mind-venao.com

1. Commercial Plaza with Gas Station:

- Gas Station: Projected annual income of \$600,000 USD.
- Shopping Center with 12 stores and 18 apartments:
Projected annual income of \$1,550,000 USD.

****2. Four Four-Story Buildings (64 apartments in total):****

- Investment per building: \$380,000 USD.
- Projected pre-sale income per building: \$1,880,000 USD.
- Option to increase to 8 buildings with an additional earthwork cost of \$9,500 USD.

****3. Boutique Hotel with Two Floors, 20 Rooms, and a Pool:****

- Investment: \$380,000 USD.
- Projected annual income: \$280,000 USD.

****Fixed Annual Income Once the Entire Project is Completed:****

- Gas station, fitness center, commercial spaces, hotel, and building management: \$2,680,000 USD.

From Presale of apartments and Locales ROI 828 %.

Immediate and Long-Term Benefits:

****1. Bank Financing:****

- Mortgage up to 80% - 90% of the appraisal value of \$4,706,000 USD.

****2. Apartment Pre-Sale:****

- Income from one building: \$1,880,000 USD.
- Income from four buildings: \$7,520,000 USD.
- Income from eight buildings: \$15,040,000 USD.

****3. Labor and Materials:****

- Affordable local labor.
- Construction materials with a 40% discount if paid in cash.

Pre-Sale Details:

www.beautiful-mind-panama.com

****Potential Income:****

- One building: \$1,880,000 USD.
- Four buildings: \$7,520,000 USD.
- Commercial spaces: \$1,776,000 USD (12 spaces at \$148,000 USD each).

- Plaza apartments: \$1,702,000 USD (18 apartments at \$89,000 USD each).

****Additional Information:****

- Exclusive location in Playa Venao.
- Safe and crime-free zone.
- Hardworking community with strong human values.
- Support from prominent local entrepreneurs.

Financial Projections:

- Projected annual passive income: \$2,680,000 USD.
- The gas station is highly profitable with a minimum annual income of \$600,000 USD.
- Need to drill two additional wells to ensure water supply (investment of \$4,000 USD per well).
- Property with three active springs throughout the year.

Residence and Offices:

- Comfortable Santena House of 60 m², ready for occupancy.
- 130 m² pre-sale office, furnished and equipped.
- 52 m² covered construction materials depot.

Location and Advantages of Playa Venao:

- Growing real estate development.
- Chosen by entrepreneurs seeking a peaceful retreat.
- Protective and harmonious community.
- Financial projection with an 828% return on investment.

Conclusion:

This is the perfect time to invest and secure a prosperous financial future. With a master plan ready to be signed and direct support from the Municipality of Pedasí, Venao Beach is the best place to live with family and develop construction projects that multiply capital. Guaranteed 100% by Oleksandr Ziberman!