

## THE HOUSE AT LOS CARDONES

THIS PROPERTY IS LOCATED IN ARGUABLY THE BEST SURF AREA IN THE COUNTRY, WITH UNCROWDED WAVES TO SUIT ALL STANDARDS RIGHT OUT FRONT. SITUATED IN THE FINCA DEL MAR DEVELOPMENT ([WWW.FINCADELMAR.COM](http://WWW.FINCADELMAR.COM)). THE HOUSE HAS BEEN NEWLY CONSTRUCTED BY THE OWNER OF LOS CARDONES ECO LODGE WHICH IS RIGHT OUT FRONT. (PLEASE SEE [WWW.LOSCARDONES.COM](http://WWW.LOSCARDONES.COM))



THE PROPERTY COMES WITH EXCLUSIVE USE OF THE DEVELOPMENT BEACH CLUB AND POOL, AS WELL AS THE LOS CARDONES ECO LODGE AND RESTAURANT. THE GRAN PACIFICA DEVELOPMENT IS RIGHT NEXT DOOR, AND THE NEW OWNER OF THIS PROPERTY HAS THE OPTION OF CORPORATE GOLF MEMBERSHIP HERE, AS WELL AS USE OF THEIR FACILITIES. ([WWW.GRANPACIFICA.COM](http://WWW.GRANPACIFICA.COM))

RENTAL INFORMATION: LOS CARDONES ECO LODGE WILL RENT OUT THE PROPERTY ON THE NEW OWNER'S BEHALF FOR AN ESTIMATED \$150 - \$200 PER NIGHT. WITH OVER 80% OCCUPANCY, THEY ARE CONFIDENT THAT THE HOUSE WILL BE OCCUPIED UPTO 40 WEEKS PER YEAR, PRODUCING A RENTAL INCOME OF \$35,700 P.A. AFTER 15% MANAGEMENT FEES DEDUCTION (RETURN OF 19% P.A.). EVEN AT 20 WEEKS OCCUPANCY, THE PURCHASER WILL RECEIVE \$17,850 P.A. AFTER MANAGEMENT FEES (RETURN OF 9% P.A.).



### SUMMARY:

1,200 SQ.FT

2 BED / 2 BATH

QUALITY AMERICAN STANDARD BUILD

24 HOUR SECURITY

45 MINUTES FROM MANAGUA

INSTANT REVENUE POTENTIAL

HUGE CAPITAL GROWTH POTENTIAL

EXCLUSIVE BEACH CLUB USE

ECO-LODGE USE

NEXT TO GRAN PACIFICA

GOLF MEMBERSHIP AVAILABLE

UNDERGROUND POWER AND WATER

PRICE INCLUDES ALL CLOSING COSTS

FULLY FURNISHED TURNKEY PROPERTY

PRICE: \$180,000 (INC. ALL CLOSING COSTS)