



HISPANIOLA BEACH

PHASE II



YOUR PRIVATE PARADISE



Phase III

Phase II

Phase I



HISPANIOLA BEACH

Phase II

Enjoy Your Private Paradise



**PRIVATE COMMUNITY
PRIVATE PROPERTY
PRIVATE BEACH**



24x7 Security and Management

AirBNB Supported and Full Rental Management from Builder

Use Your property whenever You want too! Own the property Free & Clear Title

Rent out weekly or monthly as tourists and retirees flock to the area throughout the year



BUILDER REPUTATION: 30 YEARS

Werner and Co is a German Builder with over 30 years of experience. They have an excellent reputation and you can see this from their success in 3 large developments they have successfully completed!

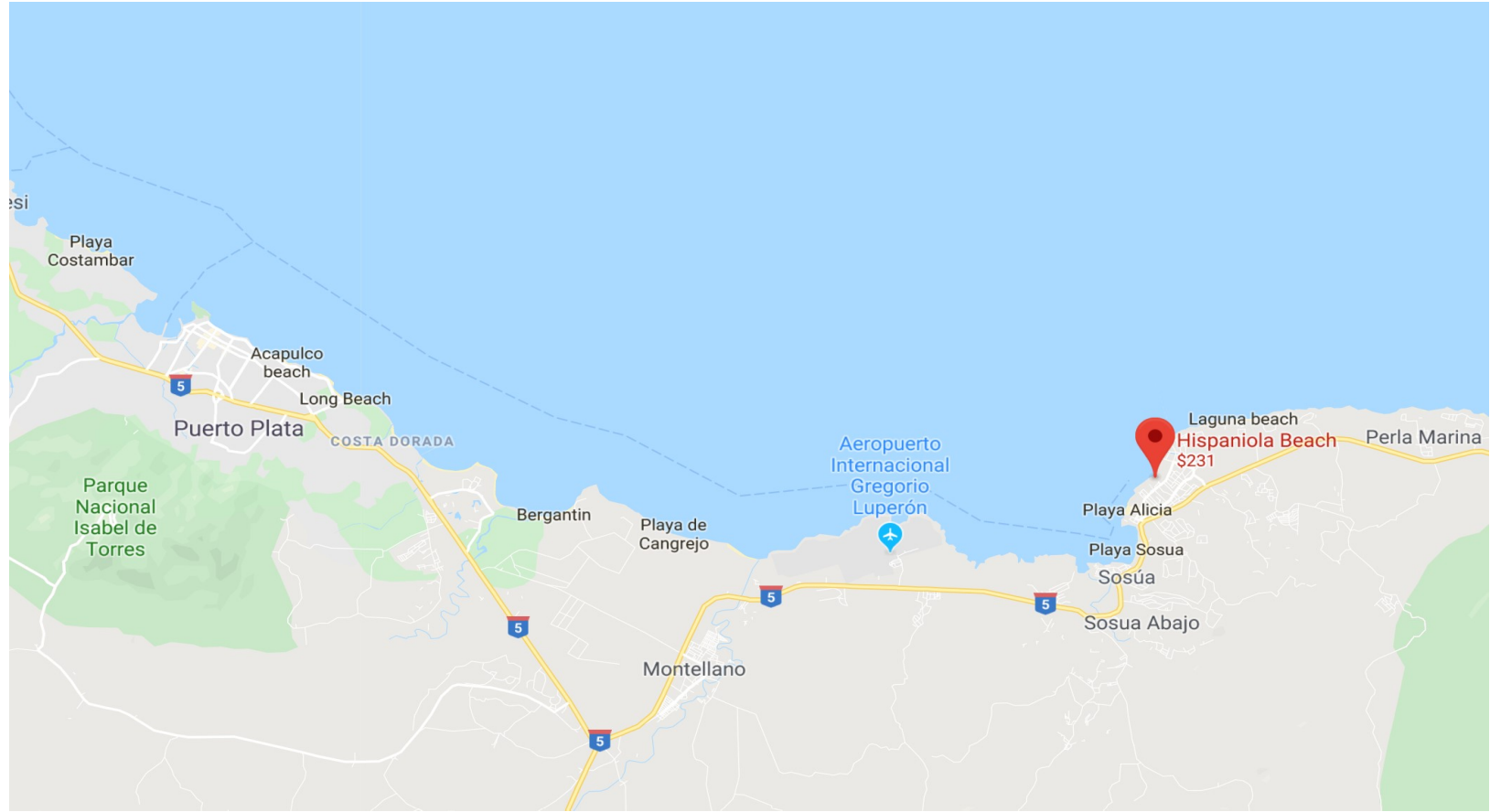
- 1) Aqua Blue
- 2) Hispaniola Residences
- 3) Hispaniola Sol
- 4) Hispaniola Beach Phase I

AND NOW:

- 5) Hispaniola Beach Phase II

All of these projects are located very close to Hispaniola Condos! Their stellar track record and excellent build quality has made them **one of the most respected and trusted Builders in the Dominican Republic.**





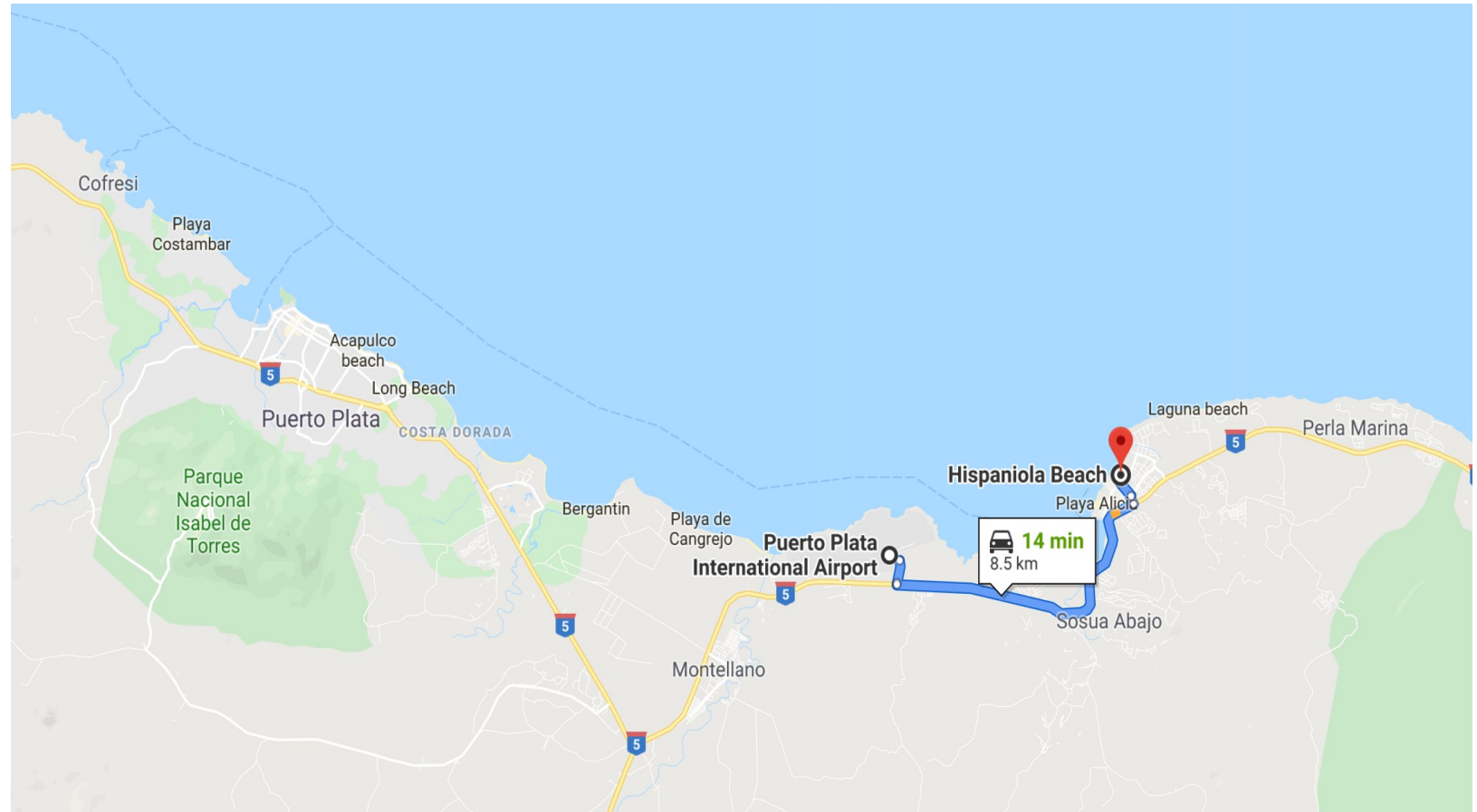
The official language of the Dominican Republic is **Spanish**. Approximately **6.5 million tourists** visited the **Dominican Republic** in **2018**, up **500,000** from **2016**, and **2019** is projected to be another record year!



● ● ● ● Whales in Samana



Thousands of humpback whales from the **North Atlantic** migrate to the waters of the **Dominican Republic** each winter to mate and give birth. Their most popular winter rendezvous is Silver Bank, the **3,000-square-kilometer reef system north of Samana**. But from there many circulate to other popular areas!

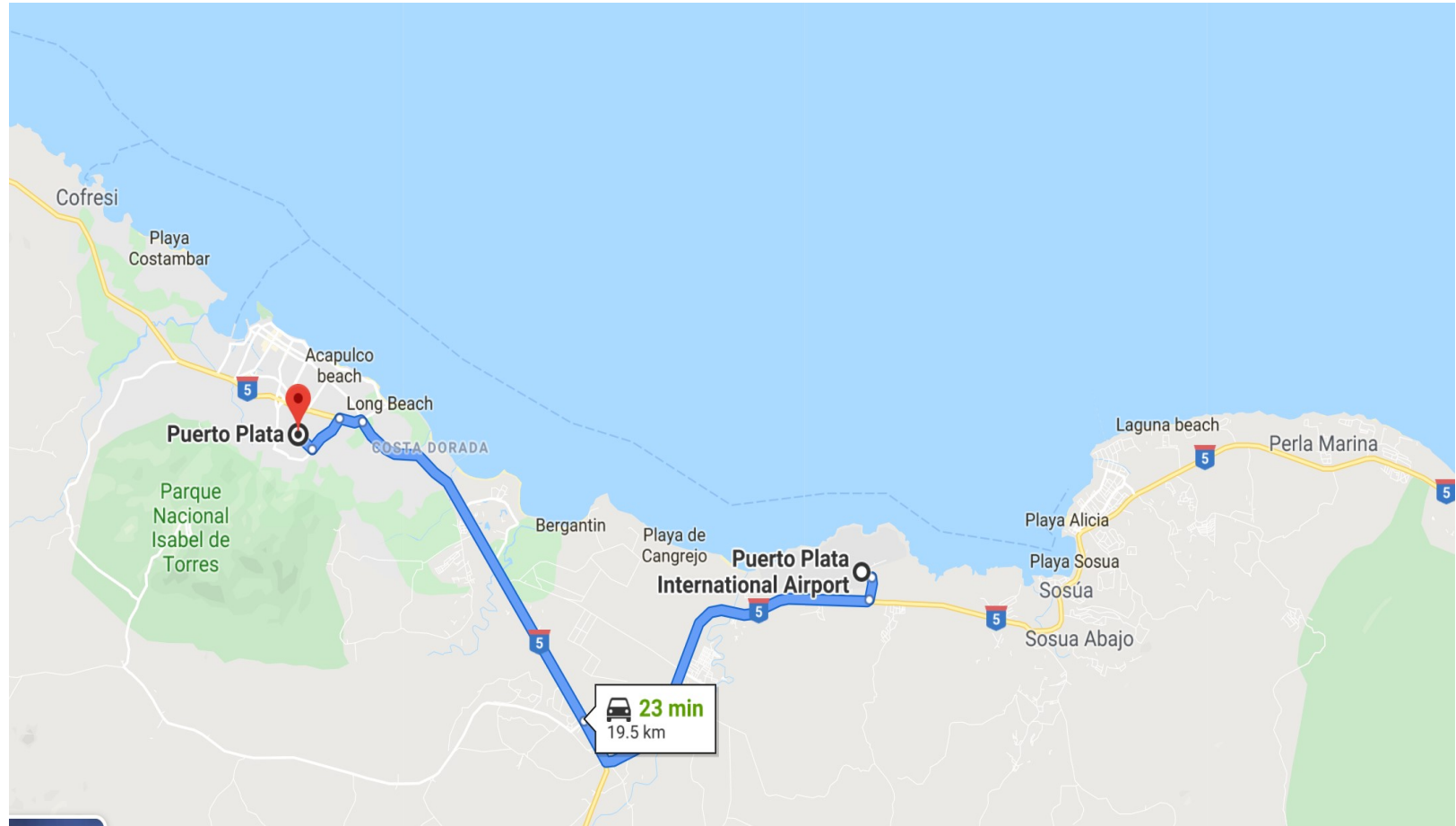


● ● ● ● Golf



The Dominican Republic is also well-known in the world for its golf courses.

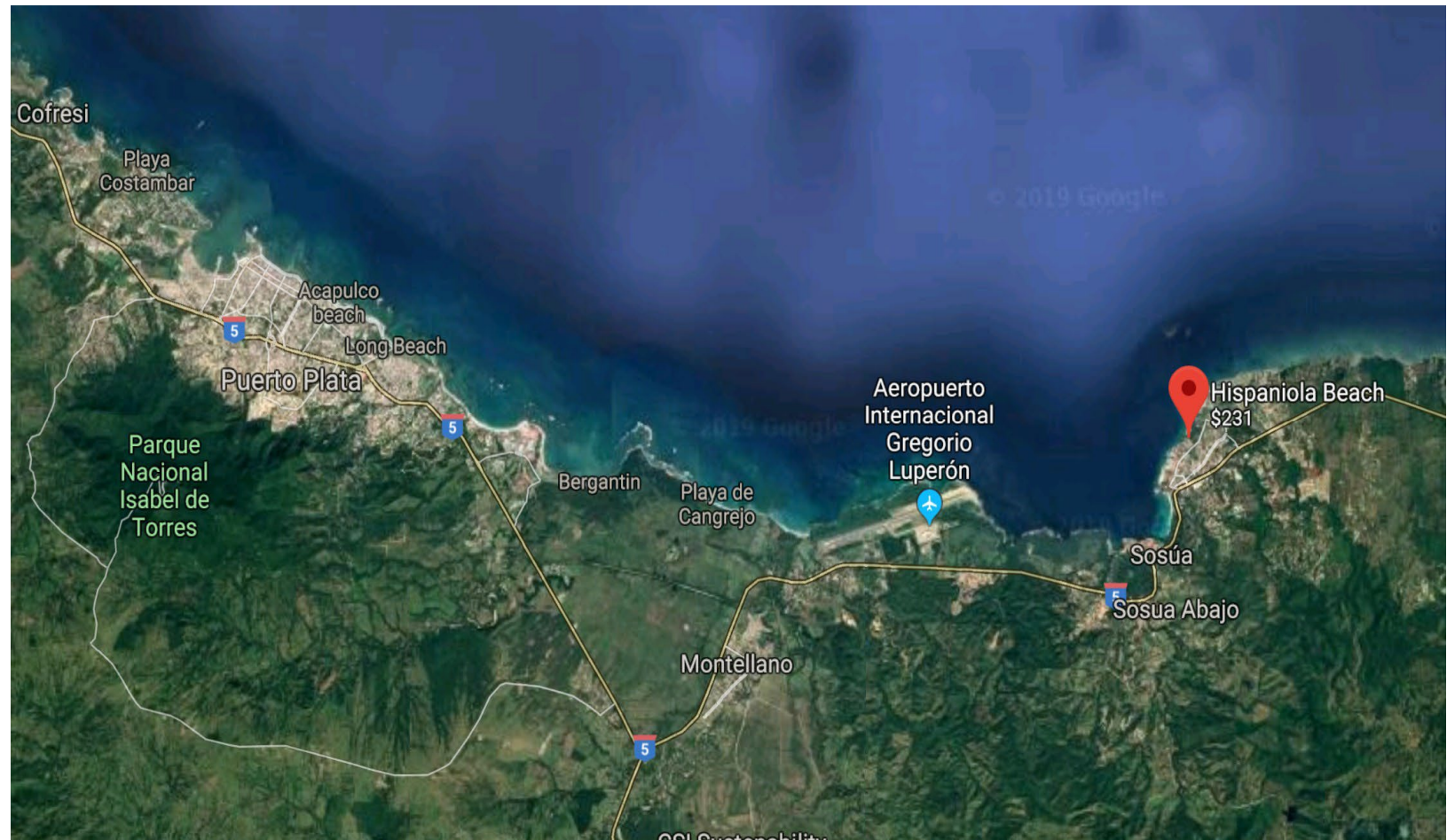
The unique array of amenities encompasses three championship golf courses, including, the **#1 ranked course in the Caribbean.**



● ● ● ● Restaurants



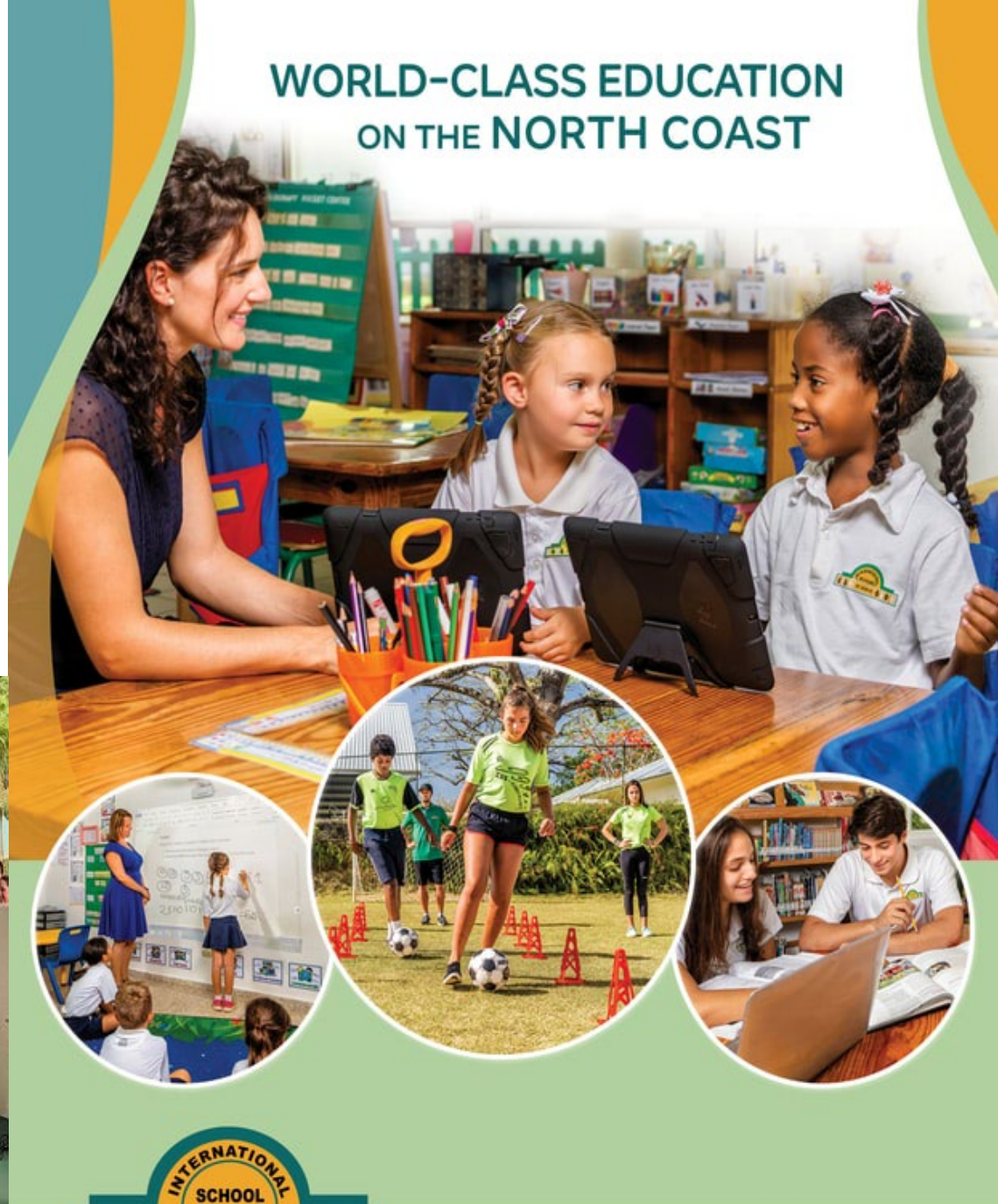
The Dominican Republic has more restaurants compared to than **any other Caribbean island.**





WORLD-CLASS EDUCATION
ON THE NORTH COAST

To teach the children the necessary skills for an ever-changing world, many parents are choosing private school education. With options ranging from boarding schools to alternative schools to preschools, there is almost certainly a school to suit each and every child!



809 571 3271

ISSOSUA.COM

Cabarete Medical Centre

- Private hospitals is on the main highway only 1km east of Sosúa!
- Professional doctors and healthcare professionals!





Hispaniola Beach – Special Incentives

On Occupancy receive financing from the builder for the balance (50%) with **0% interest for 5 years**

Or pay the Balance (50%) on closing and receive a **10% discount from the purchase price!**

30 Day cooling off period

Optional Exploratory Visit

Included in the price of your deposit, includes:

- 3 night stay with a Superior Grade 2-bedroom villa or ocean front condo
 - Pickup and drop of at the Puerto Plata airport
- Local excursion for 2, such as horseback riding, snorkeling, day cruise
 - Dinner for 2 at the Hispaniola Fine-Dining Restaurant



Hispaniola Beach Prices

Name	Sq.Ft.	Beds	Baths	Starting At (USD)	
Sweet	1219	2	2.5	239,000	Oceanview
Lovely	1288	2	2.5	239,000	Oceanview
Precious	1644	2	2.5	299,000	Oceanview
Delightful	1741	2	2.5	590,000	Oceanfront
Heaven	2117	3	3.5	374,000	Oceanview
Divine	2495	3	3.5	790,000	Oceanfront

Deposit

\$5000 USD on signing

Balance to 10% in 30 days

10% in 90 days

10% in 180 days

20% on occupancy



ESTIMATE FOR 2019		Short Term Rentals	Long Term Rentals
HISPANIOLA BEACH INCOME & EXPENSES ESTIMATION		2 Bedroom/ 2.5 Washroom Unit Price:\$239,000	2 Bedroom/ 2.5 Washroom Unit Price:\$239,000
Expenses Estimated		US\$	US\$
Maintenance Fee: water, garbage, security, project management, maintenance of common areas and illumination, back up power generator		290	290
Internet		38	38
TV cable per receiver box		18	18
Rental management / administration		100	50
Electricity: average consumption approximate monthly invoice due to meter reading		150	Paid by Tenant (Like Toronto)
Total Expenses Per Month:		\$ 596.00	\$ 396.00
\$220 Per Night - 2 Bedroom Unit			
Monthly average Short Term renting income based on 70% occupancy per year at short term rate (20% commission deducted)		3,747	
\$2500 Per Night for 2 Bedroom 2.5 Washroom			
Monthly average renting income on monthly basis long term net (10% commission deducted)			2250
Maid Service Optional Extra \$195.00 per Month 5xPer Week Cleaning of Unit (Not Included In Expenses)			
Approximate Average	Total income Per Month:	\$ 3,151.33	\$ 1,854.00

50% Cash + 50 % Developer Mortgage Paid Off in 5 Years!							
Price	Deposit	Net Short Term Rental Income Per Year	Interest Payment	Mortgage Payment Per Year	Net Income Per Year	Cap Rate	ROI
\$ 239,000.00	119,500	37,816	0	23,900	13,916	16%	32%

50% Heloc + 50 % Developer Mortgage Paid Off in 5 Years!							
Price	Deposit	Net Short Term Rental Income Per Year	Interest Payment (HELOC at 4%)	Mortgage Payment Per Year	Net Income	Cap Rate	ROI
\$ 239,000.00	0	37,816	4,780	23,900	9,136	14%	-

100% Cash							
Price (10% cash discount)	Deposit	Net Short Term Rental Income Per Year	Interest Payment	Mortgage Payment Per Year	Net Income	Cap Rate	ROI
\$ 215,010.00	215,010	37,816	0	0	37,816	18%	18%

Any projections, market outlooks or estimates herein are forward-looking statements and are based upon certain assumptions and should not be construed to be indicative of the actual events that will occur. All statements and expressions herein are the sole opinion of the author and are subject to change without notice. No representations are made with respect to the actual numbers achieved

7 Interesting Things About The Dominican Republic

1. The Dominican Republic is world renowned for its golf courses and has the **#1 Rate Golf Course in The Caribbean**.
2. Humpback whales come between **December to March** every year for mating which attracts many tourist and nature lovers.
3. The Dominican Republic has more **Restaurants** compared to than any other Caribbean island.
4. Over **306 bird species** have been identified to make the Dominican Republic one of the most bio diverse countries in the world.
5. The Dominican Republic is the most visited destination in the Caribbean and one of the most popular destination for **honeymoons and weddings**. **6.5 Million Tourists Visited Dominican Republic in 2018**.
6. The Dominican Republic was founded by Christopher Columbus in 1496. **English is very popular** in all areas touched by tourism.
7. The Government is a Democracy divided into **three independent branches (like Canada)**: Executive, Legislative, and Judicial.





Reserve Your Unit Today!

Contact The Sales Centre:

Address: 10376 Yonge St, Richmond Hill. Unit 306

Email Your Reservation Sheet To:

Contact@NewGTAcondos.com

Telephone: 416-832-8343

Please speak to Sales Representative for further details. Some restrictions may apply. Purchasers understand and acknowledge that any information provided on this insert is strictly marketing material and does not form part of a legal or binding agreement of purchase and sale. Program is a limited time offer. Prices, Incentives and all other specifications are subject to change without notice E. & O.E.