



Paradise Hotel

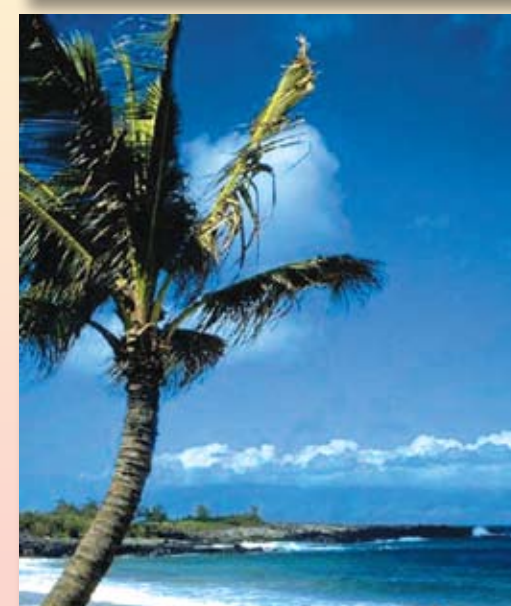
This popular beach block hotel sits on approximately 1101m2 of prime Jaco Beach property and is within 50 meters of the world famous "Jaco Beach". Located in the very best part of Jaco with the Monkey Bar and Beatle Bar within steps of the hotel. Restaurants and shopping are within immediate walking distance and this hotel is convenient to the newest mall in Jaco and all the amenities that Jaco has to offer.

The hotel has been recently renovated in 2007 and is enjoying the fruits of this endeavor. There is an excellent loyal staff already in place. All are very loyal employees who want to continue their employment.

This opportunity could be expanded with our Pending Liquor & Casino license including an expansion of the hotel onto the adjacent property, approximately 647 m2 totaling 2130 m2 which would include their shared alley.

The Paradise Hotel Features

- 6 Large Suites
- 12 Regular Hotel Rooms
- Retail space (Independent Travel Agency on Premises)
- All rooms have Air Conditioning, Cable TV and refrigerators
- Managers Apartment
- 50 Meters from the Beach
- Large Pool
- Large Spa/Jacuzzi
- Laundry Facilities on Premises
- Wireless Internet in Lobby and Pool Area
- Barbecue Area and Tropical Courtyard
- Public Transportation
- Walking Distance from Great Shopping, Dining and Entertainment
- Large Storage Rooms
- Great Loyal Staff in place
- All accounting systems in place
- Website and reservation program
- Good Operating Business With Excellent Appreciation
- Expansion Property Available
- Financials Available Upon Request



Development Opportunity

With one of the remaining opportunities in Jaco for acquiring a large parcel that span's from the main commercial street to the beach, this location lends itself to a GREAT Development Opportunity. Along with the hotel parcel, we have an adjoining property directly to the west of the hotel, one property away from the beach. We have this property under contract and it is also available for sale. This property is approximately 647 m2. When combined with their common alley (382 m2), this would create a total parcel of 2130 m2.

By combining both properties, this would give the investor multiple development opportunities; to expand or convert the hotel into condominiums, demolish the hotel and construct a new boutique or condo hotel, a commercial center, a residential project, a restaurant or many other possibilities. With the main road exposure and proximity of 25 meters to the beach in the rear of the property, there are many options for this property in a town that is exploding with development. Redevelopment and new construction is surrounding this property and the value of this property will continue to appreciate rapidly.

There is also a third property (beachfront) directly behind the adjacent property that is also available for purchase. By acquiring our two (2) properties and the beach front property, this would create a continuous parcel of land from the main street in Jaco, to the beach.

