

Think You Can't Afford Beachside Property? You Can Now !

Own Your Slice of Tropical Paradise with Rancho Santana's New Financing Offer!

Will Rogers once said, "Buy land. They ain't making any more of the stuff." He was right – especially when you're talking about beachfront property. But the one thing Rogers forgot was timing.

All those housing speculators in Florida who lost their shirts last year? Bad timing. They bought at the top of the cycle. The secret to real estate riches is buying while there's still plenty of growth in the market.

And that's why you'll love the Seagate Condominiums at Rancho Santana. Rancho Santana is Nicaragua's premier luxury resort community. And Nicaragua is the rising star of the real estate market. As msn.com reported, "Nicaragua is virtually unknown to most people and usually misunderstood, which is why forward-thinking investors can find some of the best real-estate deals on Earth in this country." And the *LA Times* wrote, "To investors, it simply screams 'ground floor.'"

But investment opportunity is just the beginning of the story. Here's the kicker:

Owning a Seagate Condominium or any number of available properties in RS is now completely within your reach!

Market conditions haven't always made it easy for investors to take advantage of the real estate opportunities in Nicaragua. Even when US banks were lending, they weren't lending for international real estate. And mortgage lending is a new idea for most Central American banks. Rates are high and terms are short.

As the *LA Times* reported, "Overwhelmingly, cash is used for most home purchases in Nicaragua. At the beginning of the purchase, a

10% deposit is paid and the remainder is paid at the closing.” But who has that much cash on hand these days?

And that’s why this is such great news: We’ve arranged financing for you – through a financial subsidiary of Agora Publishing—so you can now afford to own a Seagate Condominium while some of these prime beachside units are still available.

With our financing, you don't have to scrape together the entire purchase price up front – or deal with a foreign bank. And the terms are remarkably favorable for this market.

There's really no downside. You'll have 7 years to repay the loan, amortized over 15 years. Plus, you'll only make interest payments during the construction period so your payments remain low until you can actually use - or rent - your vacation getaway.

I don't know of anyone else offering a financing deal like this. And there's certainly no other resort community that can match Rancho Santana's prime location on the Pacific Riviera – or our long list of established amenities.

And speaking of amenities, here's a little bonus of owning a Seagate Condominium that *really* makes it a smart investment:

Enjoy the Vacation of a Lifetime - Anytime

Sure, owning a Seagate Condominium makes a lot of sense as an investment – but it's also the perfect vacation getaway.

Your Seagate condo is literally steps from the beach. And in Nicaragua, that means wide stretches of sand with relatively few people.

Plus, you're just a few minutes walk from nearly all our world-class amenities:

- Enjoy gourmet dining and fine wine at the Sea Garden restaurant.
- Relax with cocktails, conversation and music at Coco Loco's Sunset Bar and Grille.
- Hike on miles of trails through our 600-acre nature preserve.
- Surf, swim, fish or relax on your choice of five pristine beaches.
- Kayak or canoe on the beautiful Limon River.

- Shop at our market, gift shop and other retail outlets.
- Work out – or pamper yourself – at the Santana Beach Club and Spa.
- Ride a horse from our stables or rent a surfboard and “hang ten.”
- Play tennis on our newly resurfaced tennis court.
- And much more.....!

Your Seagate condominium is the perfect balance of affordability and fun. It offers all the freedom, privacy and flexibility of a home... but without the high cost or the hassles of upkeep. And, unlike time-share units, it's available any time you want it – year-round.

And the Seagate is no crush of 100-unit buildings like those you'll find in neighboring Costa Rica. This is a lovely neighborhood of small, Spanish-style buildings. And at prices you simply can't touch in Costa Rica or Panama.

Plus, you can use our on site, vacation rental program to assist with generating some revenue for yourself. Your Seagate Condominium could actually pay for your vacations. I'd like to see a time-share beat that!

And with our new financing package, you can enjoy all that Rancho Santana has to offer – as a vacation paradise or as an investment – more easily than ever.

So contact us today at nicaragua@vinniesworld.com to find out more about the Seagate Condominiums and the new financing plan. The Seagate Condominiums are currently 50% sold out!

Or, better yet, give us a call at 1-845-729-9977. But call quickly, because people tell us that financing is the #1 reason they delay their buying decision...