



## Investor's Guide for Northern Nicaragua

News from Aurora Leon Realty

March 2008

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Expense Paid Trip

Dear Zach,

Greetings from Aurora Leon Beachfront & Colonial Realty. Featured in our Newsletter this month is Montecristo Beach Resort, a high-end lifestyle community that has a little something for everyone. Read below why it is one of the best investment opportunities in the country.

### Breathtaking Landscape in the North

In my time living in Leon, I have seen the entire Northern coast of Nicaragua and I can promise you there is no other piece of land that has such a dramatic and diverse terrain.

Montecristo has more than 1,000 acres and it is comprised of 4 different neighborhoods, all with their unique landscape. Pick your home site from gently sloping hills with expansive views of the ocean, or sheer cliffs hanging over a rocky shore or a perfectly flat sandy beach with world class surf just a short walk away.





Montecristo will pay your airfare up to \$1,000 plus a one night hotel stay if you decide to purchase a home site or a condo unit.

## Amenities for Everyone

If you love Golf, Montecristo the place to be. Montecristo is currently breaking ground on a new 18-hole golf course designed by world-renowned designer Mike Young. The front nine holes wind along flat land between the ocean and the river and the back nine rises into the mountains with more than 300 feet of changing elevation.

If you are an equestrian lover, Montecristo will have over 60 acres of pastures, arenas, and stables with professional training and veterinary service.

If you are a surfer, some of the best surf in Northern Nicaragua lies 100 meters south of Montecristo. There is a consistent beach break as well as a nice left break coming off of the river mouth that borders the property.

Other luxury amenities will include a spa and salon, tennis courts, casual and fine dining, a grocery store, and boutique stores. You will find everything you need and more, at Montecristo.





## Guaranteed 20% profit on your investment

The owners, Lori and Jorge Estrada, have so much confidence in their product that they are offering a 20% buyback option on all condo units. That means a guaranteed 20% profit on your investment over one year. The condos will break ground in the next two months and are scheduled to be finished by June of 2009. You can reserve a one or two bedroom unit with an initial 20% deposit, followed by a 40% payment with the laying of the foundation, and the final 40% payment when the roof goes up. When the condo is completely finished you will decide whether you want the keys to your condo and start earning rental income, or you want a check for 120% of the original price of your unit. It is that simple.



Montecristo's commitment to excellence makes this investment and

lifestyle decision an easy one to make. Guaranteed 20% on your money, a destination golf course, rental income, luxury amenities all set in a gorgeous landscape just one hour from the airport. This is the type of opportunity that most people hear about too late. This is your chance.

Contact me for detailed information and pricing.

Sincerely,

Jordan Clark  
Aurora Leon



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