



Riverside, Mountain & Ocean View Lots

an ecologically conscious community



Costa Rica

riverside, mountain and ocean view lots starting at \$75,000 US



Welcome to Palm Springs Costa Rica!

Imagine stepping outside your door to an oasis retreat with gorgeous views, abundant wildlife, hiking trails and surrounded by the natural beauty of the Rio Chires River valley. Palm Spring Costa Rica is currently selling finished lots from 5,000 square meters (1.24 acres) to more than 10,000 square meters (2.47+ acres). Lots include a paved road, building pad, and water and electricity.



We are a new 420 acre planned eco-community that enjoys the benefits of a quiet sanctuary, but is just outside the city of Jaco. Some home sites are nestled in the lush river valley. Others rise over rolling hills that overlook the Pacific Ocean and Costa Rican jungle.

This land is a former cattle ranch which was already 80% cleared. Restoring and preserving the ecological integrity of the area is imperative to us. Therefore, we plan to use best practices in site planning, native plant restoration, and green building construction.



Palm Springs Costa Rica is located:

- 2 hours drive southwest from San Jose
- 25 minutes south of Jaco, the nearest city
- A few minutes from Esterillos Beach, a beautiful unpopulated beach with great surf and sea shells!
- Close to shops, restaurants and other amenities
- Removed from the hustle and bustle of city life
- 40 minutes from the renowned Manuel Antonio National Park



Our community is ideal for full-time residents, vacationers and investors.

Sincerely,

Jonni Benson

*a beautiful Costa Rican retreat home
living in balance with nature
an investment opportunity*

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Frequently Asked Questions

Buying Land in Costa Rica

How do foreigners buy property in Costa Rica?

Buying property in Costa Rica is a significant investment that involves potential language barriers and unfamiliar local laws and procedures. Our team will assist you with this exciting endeavor to make sure the process of purchasing titled land in our community is as easy as possible.

All foreigners have equal rights with Costa Rican nationals for purchasing and owning land. Many foreigners simplify the purchasing process by creating a Costa Rican corporation (Sociedad Anonima) or Limited Liability company (Limitada). It is straightforward, inexpensive and eases the process of opening bank accounts and utilities in Costa Rica. A corporation also helps protect the buyer's assets, helps facilitate future transactions, and gives beneficiaries easier access to the estate in the case of death or injury. As a corporation, the company can transfer title tax-free which avoids property transfer taxes and registration stamps in the case of a sale. For more information our sales representatives will be happy to walk you through the advantages and process of setting up a corporation. This is certainly not a requirement; it just can simplify the process and allow for more options.

How do I purchase land at Palm Springs?

To purchase land at Palm Springs a buyer or corporations must complete a sales agreement with Palm Springs Inc. At the time of mutual acceptance the buyer will deposit earnest money funds into an escrow account to be held until closing. Palm Springs provides insurance to its buyers by having Stewart Title and Escrow of Costa Rica underwrite all its properties, ensuring smooth escrow transactions and title that will be free and clear of encumbrances.

At closing the buyer will transfer funds by certified check or by wire transfer to an escrow account, which can take up to several days. A new deed will be issued and the buyer's name will be recorded with the National Registry. An appointed lawyer will act as public notary and certify the official Title Guaranty.

An escrow account prevents manipulation or mishandling of funds prior to closing. The escrow agent is a third party responsible for issuing checks and executing payments. This system gives confidence to all the interested parties that funds are protected during the buying process and that all funds will be disbursed properly at closing.

How is title transferred?

Title transfer requires a transfer deed (escritura) before a public notary. In Costa Rica, a public notary must be an attorney. They have extensive power to act on behalf of the state and can draft and interpret legal documents, as well as authenticate and certify the authenticity of documents.

Once a transfer deed is accepted for registration, the Public Registry will return original documents, stamped and properly sealed. Assuming there are no defects in the transfer deed, it should be registered by the Public Registry within 45 to 60 days.



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Frequently Asked Questions

Buying Land in Costa Rica - continued

How is title transferred? - continued

All properties in Costa Rica are registered in the Public Registry section of the National Registry. Each parcel is given an identification number (folio real or matricula) and is available to for the public to view on-line at www.registronacional.go.cr. Some properties are not registered on-line and can be found by going down to the local municipality to search through filed records.

Title at Palm Springs will be taken under Condominium ownership rather than Fee Simple ownership and therefore will be registered in the Public Registry under a special Condominium section called Propiedad Horizontal. Condominium ownership allows a developer to restrict and regulate certain aspects of the development by providing its own by-laws outlined in the Covenants, Conditions and Restrictions (CC&Rs). These CC&Rs describe the privileges that can be enjoyed by individuals who purchase a property in a development. CC&Rs also ensure that the integrity of the project will be maintained in perpetuity. A Home Owner's Association will manage the execution of the CC&Rs and will collect a small annual fee to maintain commonly shared areas.

Can I purchase land with other parties?

Yes, just as it is easier for individual foreigners to purchase property by setting up a corporation, a group can also set up a corporation to purchase a parcel of land together.

What are the closing costs?

Closing costs include a number of taxes and stamps, a notary fee, and any additional mortgage or escrow fees. Historically, closing costs are shared equally between buyer and seller. Buyers should expect to pay between 3.5-4% of the total purchase price in closing costs which includes property transfer tax (1.5%), notary fees (1.5%) and stamp duty fees (.5%). Buyers will receive a closing costs statement from Steward Title and Escrow.

What are the property and capital gains taxes?

Property taxes (Municipal Taxes) are .25% of the declared property value. For example, for a property price of \$100,000, the property tax is \$250 annually. The municipal tax is administered at the municipal level. The amount is small and varies depending on the type of property and location. Taxes are paid quarterly and must be shown to be fully paid immediately prior to transferring title.

An incentive for foreign investment is that there is no capital gain tax. The Costa Rican government will not tax you on profit from the future sale of your property as long as this is not undertaken as a means of business. You would be obligated to pay taxes on any "declared" earnings being brought back to your country of citizenship.



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Frequently Asked Questions

Buying Land in Palm Springs Costa Rica

Where is Palm Springs located?

Palm Springs is located in Playa Esterillos along the Pacific Coast of Costa Rica, just 20 miles south of the bustling town of Jaco Beach. Playa Esterillos is approximately a 2 hour drive from San Jose international airport and 30 miles north of Manuel Antonio.

How do I get to Palm Springs?

Palm Springs can be easily accessed from Costa Rica's largest international airport in San Jose which services most major airlines. From the San Jose airport, it is about a 1.5 hour drive to Jaco and another 20 minutes from Jaco to Palm Springs. From the Airport to Jaco, you can take a taxi, bus or car rental. Rental cars are available for as little as \$199 (US) a week. From Jaco you will need to hire a taxi or rent a car to drive to Palm Springs in Playa Esterillos.

Are there guidelines on what I can build at Palm Springs?

Palm Springs operates under Condominium Law rather than Fee Simple Ownership and therefore has community Covenants, Conditions & Restrictions (CCRs) to help to protect the integrity of the vision and the environmental standards in the community. For example, home design and building standards must be approved by our Architectural Review Committee and be in compliance with local green building standards. Residents can build up to 3 structures on each lot including 2 residences and 1 guest quarter, as long as the total footprint that is developed equals no more than 25% of the total site.

How can I get my home built?

Palm Springs will provide referrals for green architects, builders, materials and contractors for custom homes. The permitting process can be complex, so hiring a local professional can help streamline the development. Once your initial architectural plans are approved, it will then take about one month to complete your blueprints and another 6-9 months to finish construction.

For those who do not wish to build custom homes, Palm Springs will provide three prepackaged green home building plans for buyers to choose. Each design has been approved for permitting. For a fee Palm Springs will help to facilitate the construction management of prepackaged homes.

Will there be a Home Owner's Association?

Yes, in order to provide for the maintenance of planned community amenities such as security, hiking trails, common areas, and the reforestation project, residents will be required to pay a modest annual fee. In addition, there will be certain landscaping restrictions that will ensure for the best environmental standards.

Please see Palm Springs' Home Owner's Association documents and CC&Rs for more information.



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Frequently Asked Questions

Buying Land at Palm Springs - *continued*

What amenities and utilities will be available at Palm Springs?

Each home at Palm Springs will be equipped with a septic system, water, phone and electric power. Electrical power lines will be buried underground to provide for a more natural landscape that is more appealing and safer for wildlife.

Electric power on the public grid in Costa Rica can be spotty and residents can expect blackout periods on a regular basis. Palm Springs encourages our residents to fit their homes with alternative power source such as solar panels, which can reduce global warming, lower your electric bills, and provide a more consistent source of power during the hot summer months. Palm Springs will provide alternative energy referrals and information during the architectural review process.

If I want to rent my home, is property management service available?

You are welcome to rent out your home as a vacation rental property as long as it is in compliance with the CC&Rs of Palm Springs. We have professional property managers we can refer to you or you can handle the booking and payment of fees yourself. Local property management fees are approximately 4% of the rented value.

Living in Costa Rica

What is the local climate like?

Costa Rica has a rich tropical climate. Tropical weather patterns typically vary between two seasons—hot and dry, and rainy and temperate. Summer is from early December through May, which is a dry season, ranging to the mid-upper 90s. June through November is a wetter, colorful, lush season that ranges in the low-mid 80s with sunshine throughout the morning hours and heavy rain in the afternoon and evenings.

Palm Springs is located on a hill that tempers the heat of the sunny days and offers a cool sea breeze. The air is clean and clear and evenings offer beautiful sunsets and starry nights. The Architectural Review Committee can recommend passive solar design considerations for your home that will help keep you cool and comfortable during the dry season.

What type of communication services are available in Costa Rica?

Costa Rica has modernized communications amenities such as cell phones, land lines, and wi-fi internet. In general power transmissions are steady, although in extreme hot weather, blackouts can be experienced.



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Frequently Asked Questions

Living In Costa Rica - *continued*

What is the status of the Costa Rican economy and political stability?

Costa Rica has a very stable democratic political system and a healthy, growing economy. Costa Rica is unique in that it has had over 60 years of uninterrupted political democracy, without a formal military. It has averted many of the wars and dictatorships that plagued Central America during the past half-century. The current president, Oscar Arias, was the 1987 Nobel Peace Prize laureate for his efforts to end civil war fighting in Central America. Voter turnouts for presidential and parliamentary elections are over 60% on average.

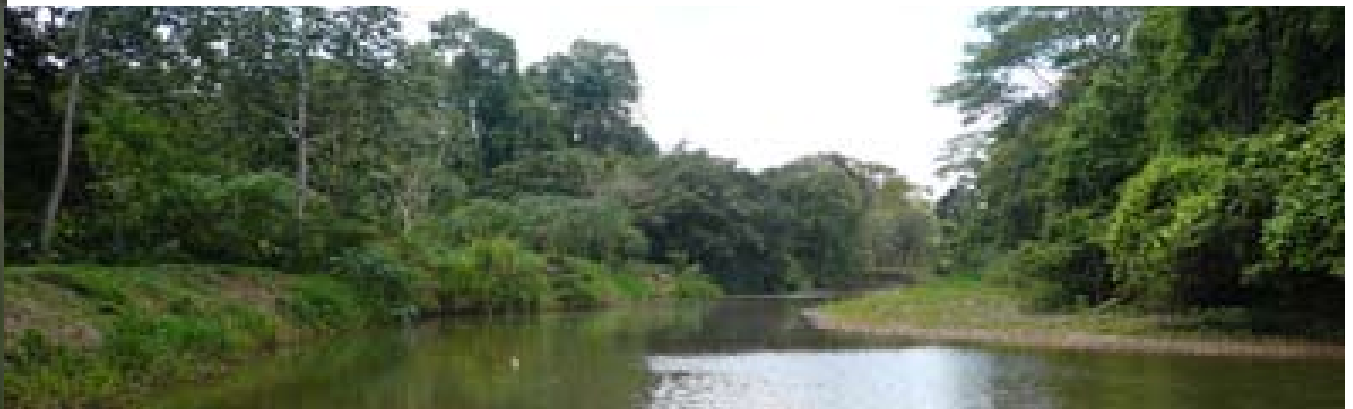
The Costa Rican economy has recently opened its markets to free trade and has attracted high-tech investment. Costa Rica is a desirable location for businesses due to its highly educated population (96% literacy rate). Its main industries are electronics, software, agriculture, and tourism. The population growth rate for 2006 was 4.57%, with 6.6% unemployment.

What is the quality and availability of health care?

The health care system in Costa Rica is ranked as one of the best in the world by the World Health Organization. In fact, many foreigners travel to Costa Rica for surgeries and dental care since it often more affordable. Healthcare is administered by a state administration known as Caja Costarricense de Seguro Social (CCSS) and is offered to citizens and visitors alike for a reasonable cost.

CCSS has the primary responsibility for providing low cost, health services to the Costa Rican population, with a government sponsored network of 29 hospitals and more than 250 clinics throughout the country. Physician's offices can be found in the nearby areas including Jaco.

Foreigners living in Costa Rica can join the CCSS by paying a small monthly fee based on their income. They can also buy health insurance from the State Monopoly Instituto de Seguro Nacional (INS), which is valid with over 200 affiliated doctors, hospitals, labs and pharmacies, in the private sector.





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Frequently Asked Questions

Financing

What are the steps and options to financing property in Costa Rica?

Palm Springs does not offer financing for land purchases or home construction. You may either receive financing in your home country or through a local lender. If you finance in your home country, you may be eligible for a tax deduction. Many buyers take an equity loan out on their existing home or pay cash.

There are several Costa Rican banks that offer construction financing and mortgages to foreigners for new home construction. Most banks require 20-40% down payment, although some lenders now offer up to 90% financing. Loans can be used for full time residences, vacation homes, rental property for investment purposes and the purchase of residential land. Each local lending institution has its own formula of rates and terms which usually include interest rates, rate spread, if variable, length of loan, closing costs, origination fees and various other fees associated with the financing industry. Lenders provide 10-30 year loans with rates around 2.5% over prime or LIBOR rates.

How do I open a personal bank account in Costa Rica?

Anyone may open a bank account in Costa Rica. You will need your passport or residency card, a letter of recommendation from your US bank and possibly a local letter of recommendation to be provided by Palm Springs. Tourists are not prohibited from opening an account, but most banks require a current utility bill as proof of your address and residency. Banks are subject to many of the 'Know your customer' reporting requirements to prevent money laundering, including the \$10,000 transaction reporting limit. However, banking secrecy laws are in effect, so no government (or private) agency may get access to your specific account information without a court order.

There are both government and private banks in Costa Rica. It is recommended that you keep your accounts in dollars, and change to colones when needed due to the devaluation of colones currency in comparison with the dollar.

As part of the purchase and sale process our team will help you determine whether you need a Costa Rican bank account. We will provide you with 3 banking options and help you facilitate getting an account set up.

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Frequently Asked Questions

Local Lifestyle

What goods, amenities and conveniences are close to Palm Springs?

Palm Springs is located in Playa Esterrillos, which is 20 miles south of the Town of Jaco. Jaco is a world-renowned surf town with consistent rolling waves inside the bay, perfect for long boarding or the beginner surfer. Jaco has countless restaurants ranging in fare from Thai to Italian and pizza to fresh seafood. Jaco also has grocery stores, lots of shopping, with boutiques selling house wares, clothing, and souvenirs. Jaco is also a great place for nightlife and has numerous bars, discothèques and one hotel casino.

In Jaco services and amenities can be found for almost all your needs ranging from health and financial services to maid service, laundry, car rental, internet and tourism and adventure.

Is there crime in the local area?

Petty theft and burglaries are on the rise with the growing population of tourist and foreign nationals. Home and car break-ins are increasing. It is wise to lock up and protect your belongings. Crime that involves physical harm is very rare.

Palm Springs is in a rural area, thus removed from the regular occurrences of petty crime in the denser urban areas. However, like most developments in Costa Rica, as a precaution we will have on-site security.

What recreation and outdoor activities are there close to Palm Springs?

Palm Springs is close to some of Costa Rica's best places to see wildlife, as well as enjoy outdoor sports and adventures. Within minutes to an hour of Palm Springs, you can enjoy some of the world's best surfing, hiking, golfing, hang gliding, biking, horse back riding, white water rafting, zip-line and canopy tours, world class fishing, sailing, snorkeling, scuba diving and exotic bird and wildlife viewing.

Esterrillos is the nearest beach to Palm Springs, just a quick 4-mile drive from the property. This long, unpopulated beach has few inhabitants and an abundance of seashells and great surf. Esterrillos is a growing area on the Pacific Coast of Costa Rica. To the south about 40 minutes lies the Manuel Antonio National Park. The park is known for its healthy monkey populations. Wildlife sightings are nearly guaranteed. The park also has affordable guides readily available and white sand beaches. Manuel Antonio has many high-end hotels and restaurants.

Palm Springs is located on the Rio Chires and residents will have access to the trails that run along the river for horse back riding, hiking and biking. In addition, Palm Springs is close to Marriott's Los Suenos resort and Marina.

Do I need to know how to speak Spanish?

Many local people speak both English and Spanish and it will not be difficult to navigate your way around the city areas. It is recommended that you take some time to learn the local language and become familiar with how to give basic instructions for your needs to taxi drivers and in restaurants. The more Spanish you learn, the greater your experience will be.

Where can I learn to speak Spanish?

Spanish classes are available in Jaco through AmeriSpan and Academia Tica.



Restoration Internship in Playa Esteriolls

Palm Springs Costa Rica is an eco-community development with plans to preserve, restore and reforest areas within our community. Currently our team of green developers is seeking interns to help design a native restoration plan. Located in the rapidly developing area of Jaco Beach, this internship offers students an interdisciplinary opportunity to study native restoration, learn the principles of green development and planning and become familiar with development impacts on the local community and wildlife.

Restoration Volunteer Internship Opportunity

Location: Playa Esteriolls, Costa Rica

Dates: Jan 2008 – ongoing

Eva Otto: 206.235.6925

Contact: eva@greenworksrealty.com

Seeking student interns to join a team of eco-conscious developers to study the existing site and help create a native restoration/reforestation plan for an eco-community development. The site is formerly a cattle ranch in Playa Esteriolls, just south of Jaco Beach.

Students must have knowledge of local ecology, native flora, fauna, invasive species and habitat restoration practices. Must work with an academic advisor or mentor in relevant field to review recommendations and plan.

Prefer majors in biology, ecology, environmental science or related fields or equivalent naturalist knowledge.

Responsibilities:

- Catalog existing flora and fauna on the site. (native, non-native and invasive species)
- Document weather and animal sightings, tracks & signs
- Visit local national parks and gather information healthy eco-systems and native flora and fauna
- Design a restoration plan to include:
 - Map of restoration site
 - List of native and invasive species found currently
 - List of recommended species for reforestation and native plants for restoration
 - Methodology on native plant choices including a canopy diagram and description of ecological benefits.
 - Recommendations for sourcing of trees and plants for planting
 - Work with academic advisor or mentor to review recommendations and plan

Students seeking this internship should be self-directed and physically capable of walking steep mountain terrain in all weather conditions. Students will report directly to the project developer on a weekly basis and attend any relevant project meetings. Project developer will help provide direction and facilitate the earning of college credit hours in exchange for 20 hours of work per week. Internship is not paid. Students will need transportation to the site by bicycle, motorcycle or car.

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2 Day Buyer Visit to Playa Esterillos and Palm Springs Costa Rica

Thank you for interest in Palm Springs Eco-Community near Jaco Beach, Costa Rica. We would like to help you plan a trip to visit the land and learn more about the buying process. Any hotel costs associated with the visit will be deducted from the final sale of the land

Step 1: Preparing Your Trip

Contact Eva Otto at GreenWorks Realty to discuss your trip dates. Eva will coordinate your dates with the seller.

1. Receive Buyers Packet
2. Review Buying Process and Financing

Step 2: Getting There

You do not need a visa, but you will need a passport. Book flight and 2-night stay at any of the following resorts:

Hotel Balcon Del Mar
Phone: 506 643 2223
www.hotelbalcondelmar.com

Hotel Arenal Pacifico
USA Phone: (786) 735-1101
www.arenalpacifico.com/usa/gallery_arenal_pacifico.htm

Best Western Jaco Beach Resort
Phone (506) 643-1000
www.BestWestern.com

1. Arrive at San Jose International Airport in Costa Rica
2. Hire Taxi and go to Jaco, Beach

Step 3: Arriving in Jaco Beach

A car will pick you up at Pacifico Del Mar at 10:00 a.m. each day. The tour will take you to Playa Esteriolls and up to the Palm Springs site.



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2 Day Buyer Visit - continued

Day 1: Visiting the Land

- 10:00 a.m. Visit to Site
- View lots by car
 - Walk areas of interest on site
- 12:00 Lunch in Playa Esteriolls
- 2:00 p.m. Visit Points of Interest
- Amenities in Playa Esteriolls
 - Local services (post office, doctor, supermarket)
 - Public golf, marina, national parks, outdoor activities
- 4:00 p.m. Return to Hotel

Day 2: Preparing Necessary Paperwork

- 10:00 a.m. Visit with Lawyer
- Set up CR corporation
 - Review contract or contractual questions
 - Discuss Costa Rican process of Title and related Real Estate laws
- 11:00 a.m. Meet with Bank
- Set up bank account
 - Discuss mortgage financing if applicable
- 1:00 p.m. Lunch with Owners
- Discuss Design Review Process, CCRs and Home Owners Association
 - Discuss vision for Eco-Community structures and living
- Afternoon Free View our Site Map for local waterfalls, waves, forests, tours, shopping and more!



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for sale

We are currently selling finished lots from 5,000 square meters to more than 10,000 square meters. Lots include a paved road with water and electricity.

We will provide three home design options that aesthetically integrate within the landscape, while maintaining a high ecological standard. You may also built your own custom designed home as long as the plans are approved by our committee. We also provide buyers with a full team of professional resources to assist you in getting your home built such as our preferred architect, builders, engineers, as well as building materials and energy resources that are renewable and environmentally friendly. We aim to have every house at Palm Springs be a green home.

There are no green home certifications in Costa Rica. However, our green homes utilize the standards of the Built Green and LEED programs in the United States.

O = Ocean view M= Mountain view R= River view

Lot	Price	Sq. Meters	Lot	Price	Sq. Meters	Lot	Price	Sq. Meters
1	\$90,800	6053.42 M	29	\$115,000	7674.49 M	54	\$166,300	7392.37 R
2	\$81,300	5425.75 M	31	\$221,700	7391.96 O	55	\$121,100	5386.66 R
3	\$77,000	5144.78 M	34	\$375,000	12512.31 O	57	\$127,800	5684.81 R
5	\$85,200	5684.05 M	36	\$257,600	8588.81 O	59	\$136,800	6082.67 R
6	\$81,000	5415.08 M	37	\$188,300	8371.52 R	61	\$125,000	5556.95 R
8	\$82,500	5506.50 M	38	\$180,900	8041.31 R	62	\$143,600	6383.96 R
11	\$86,400	5761.25 M	39	\$148,200	6589.34 R	64	\$155,000	6094.88 R
12	\$94,400	6295.58 M	40	\$153,300	6817.98 R	67	\$121,900	5420.39 R
	\$93,900	6264.17 M	41	\$182,500	8112.44 R	70	\$135,000	6003.21 R
15	\$101,600	6778.36 M	42	\$145,000	6446.89 R	72	\$179,300	7969.79 R
16	\$102,600	6840.51 M	44	\$295,200	13124.33 R	73	\$200,700	8921.95 R
17	\$96,100	6412.28 M	51	\$280,000	9339.55 O	74	\$152,200	6766.85 R
18	\$96,100	6411.38 M	53	\$202,800	6761.34 O	75	\$80,900	5399.72 M
19	\$75,000	5004.98 M						
21	\$123,000	8205.77 M						
23	\$169,700	1318.37 M						
27	\$113,600	7578.55 M						
28	\$75,100	5008.64 M						

* Prices listed are subject to change.

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