



Carlton Exchange to auction oceanfront development site in Costa Rica zoned for residential/condos or hotel

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The Carlton Exchange, a division of The Carlton Group - a New York-based international real estate investment banking firm, is auctioning an oceanfront development site in Costa Rica that is approved for 150 residential home sites and over 900 condominium units. The 573-acre property can also support hotel and resort developments as well.

The site already has millions of dollars of infrastructure and sewerage in place and is situated on property on the southwest coast, with amazing Pacific ocean views from most of the vantage points on the property. The locale is a natural paradise with hills, ridges, waterfalls and mountains, with altitudes up to approximately 2000 feet. The property is 20 minutes south of Marina Pez Vela, a world class, fully operational service marina resort with 300 boat slips.

“This is a rare opportunity to purchase a fully entitled development site with a significant amount of infrastructure already in place in one of the hottest areas in Central America” said Michael J. Campbell, a partner with The Carlton Group. “This development site is shovel ready and ready to go.”

The property encompasses over 125 acres of primary forest which has been set aside as a nature preserve. The rainforest has a huge variety of flora and fauna. There are trees reaching over 125 feet in height, while others estimated to be over 100 years old, have over a 40 foot circumference. The wildlife includes deer, sloth, monkeys, toucans, parrots and a variety of butterflies and colorful frogs. The previous developer put in miles of hiking and horse trails. The goal is to give residents an unparalleled opportunity to enjoy nature firsthand within the comfort and security of their own development.

The area of Costa Rica where the site is located is booming with new developments, including planned five star hotels and condominiums, a new retail center, and a repair facility accommodating vessels up to 200 feet long. Recently a New York Times (NYT Costa Rica) article reported that Americans in large numbers are retiring in Costa Rica and there are more U.S. Social Security checks deposited in Costa Rica than any other country in the world outside of the United States.

The Carlton online auction for this property started on Wednesday, November 5, 2014. The bid deadline is December 8, 2014.

To place a bid, go to <http://www.carltoncostarica.com> and execute the Confidentiality Agreement

electronically, and complete the Bidder Registration and Qualification Form.

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