
Land Annexures

19.287486,-69.543597 | Version 0.0.1

Author(s): Sion Buckler

Apr 15, 2021

CONTENTS

1	Release Notes and Notices	1
1.1	This Release (Version 0.0.1)	1
1.2	Older Versions	1
1.3	Known and Corrected Issues	1
2	Information	2
2.1	Key Points	2
2.2	Surmises	2
2.3	Description	2
3	Annexures	3
3.1	Sotherby Market Analysis (Preview)	3
3.2	General Plan (Preview)	4
4	Document Author(s):	5
4.1	Sion Buckler	5

RELEASE NOTES AND NOTICES

This section provides information about what is new or changed. It also contains urgent issues, documentation updates, maintenance and new releases. ‘Updates’ are the term used to describe significant changes to our public source code and/or records.

1.1 This Release (Version 0.0.1)

- **2021-Apr-14** - *Initial Release*

1.2 Older Versions

In the table below the last entry should display a link to an archived copy of the last report, with an archive date matching the publication of this newly published report. The title of the download link may differ from the filename. This is mainly to keep the filename from overflowing in the table below.

Table 1: Older Versions of this Document

Archive Date	Version	Description	Download Link
2021-04-13	0.0.0	see notes	2021-04-13_v0.0.0.pdf

1.2.1 Version 0.0.0

- **2021-Apr-13** - *First Draft*

1.3 Known and Corrected Issues

Below is a table of pending issues which have been reported to our team. When these issues are remedied they will be cleared from this, ahead of updated releases of this document.

INFORMATION

2.1 Key Points

- Location: [Google Maps Location](#) (19.287485, -69.543594)
- Altitude: 150.00m/492.13ft
- Directions: 2km before (south of) Las Terrenas, at the intersection of the road that leads to Hoyo Cacao, we (turn right and) travel (uphill, Eastwards) 400m. And on the left we find the project (a large hill)

2.2 Surmises

- **Connecting road (adjacent to plot), while undeveloped and still a gravel track, is actually a throughfair:**
 - South/West exit from plot entrance leads to: Carretera Las Terrenas - Sanchez, Las Terrenas
 - North/East exit from plot entrance leads to: UNKNOWN AT THIS STAGE
- Plans supposedly exist to develop the road and throughfair, as has been done in the surrounding area already
- No liens reported on the land/ titles (certificate of clearance is obtainable, subject to buyers preference/request)
- Current owner has purchased all 5 titles from previous owner - lawfirm will confirm

2.3 Description

Hilltop land, overlooks the [Scottish Bay](#) (“Bahía Escocesa”) - A 70km coastline on the north-east coast of the Dominican Republic. This hill has an unobstructed 60° view of the ocean, which is less than 4Km away, in each direction. The surrounding view, other than the sea view, is entirely hills, forest/jungle and typical, scenic, caribbean countryside.

ANNEXURES

See below a table of the download links for the Annex items referenced in this document:

Table 1: Download Link of Annexures

Date	Description	Document (PDF)	Image (SVG)
2019-07-31	Sotherby Analysis	download(5.3mb)	
2020-06-06	General Plan	download(19kb)	download(36kb)

Below are previews of the Annexures, referenced in the table above:

3.1 Sotherby Market Analysis (Preview)

- Website: williamholdenreality.com
- Report: [Download Now\(5.3mb\)](#)

Valuation:

Price Range (USD)

\$680,000 to \$1 Million

(\$40 /m2 to \$60 /m2)

In my opinion, this property can be marketed in one of three ways:

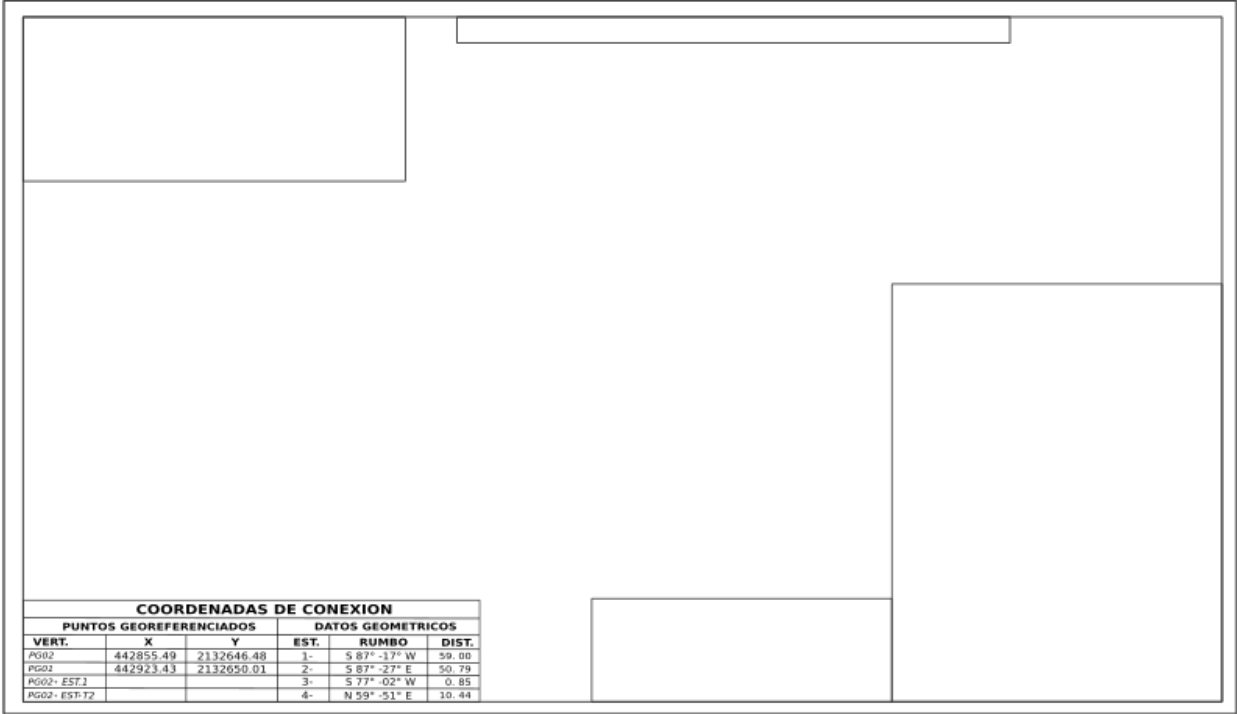
- **Individual Lots**
- **Entire Parcel**
- **Villa Construction on an Individual Lot**

Individual Lots - Because of the site improvements and available utilities, each individual lot could be offered for sale at \$60 per square meter. Thus, the total of individual lot sales is estimated to be \$1 Million usd.

Entire Parcel - The value of the entire parcel is estimated to have a value of \$680,000.

Constructed Villas - Pricing of the land would be included in the price of the constructed villa, and in most cases, the cost of the can be adjusted to make prices of the villa competitive.

3.2 General Plan (Preview)



DOCUMENT AUTHOR(S):

4.1 Sion Buckler