

OFF-MARKET INVESTMENT OPPORTUNITY

Titled Beachfront Hotel Asset – Jacó, Costa Rica

Asking Price: USD \$5.25 Million

Transaction Type: Asset Sale (Land & Buildings)

Status: Not 100% operational – value-add opportunity

EXECUTIVE SUMMARY

Rare opportunity to acquire a titled beachfront hotel asset in Jacó, Costa Rica, one of the country's most developed and liquid beach markets. The offering is positioned as an asset-value acquisition, focused on land ownership and existing improvements, with upside through repositioning, redevelopment, or operational optimization.

Jacó is one of the very few beachfront locations in Costa Rica with fee-simple titled ownership, unlike most coastal areas governed by Maritime Zone leasehold restrictions.

ASSET OVERVIEW

Approx. 3/4 acres of titled beachfront land

150 linear feet of direct ocean frontage

Located on one of the sandiest stretches of beach in Jacó's most developed zone

Approx. 11,000 sq ft of construction

18 guest rooms

Large swimming pool

Separate administrative building with owner/manager suite

Dining area and commercial kitchen

On-site parking for guests

Impeccable, well-maintained construction

MARKET & VALUE CONSIDERATIONS

Titled beachfront land in Jacó:

USD \$1,000 – \$2,000 per m², based on recent appraisals

Replacement construction cost:

USD \$800 – \$1,200 per m², depending on specifications

Extremely limited supply of titled beachfront parcels

Strong long-term appreciation driven by tourism, infrastructure, and scarcity

INVESTMENT HIGHLIGHTS

True fee-simple beachfront ownership

Value-add hospitality or redevelopment play

High-barrier-to-entry beachfront market

Suitable for boutique hotel, branded repositioning, or redevelopment

Strong land value support independent of operations

CONFIDENTIALITY

Exact details including precise land size, building areas, location, financials, valuations, and comparables will be disclosed only upon execution of a Non-Disclosure Agreement (NDA).

Qualified investors or brokers representing qualified buyers may inquire. Proof of financial capacity will be required prior to release of additional information.