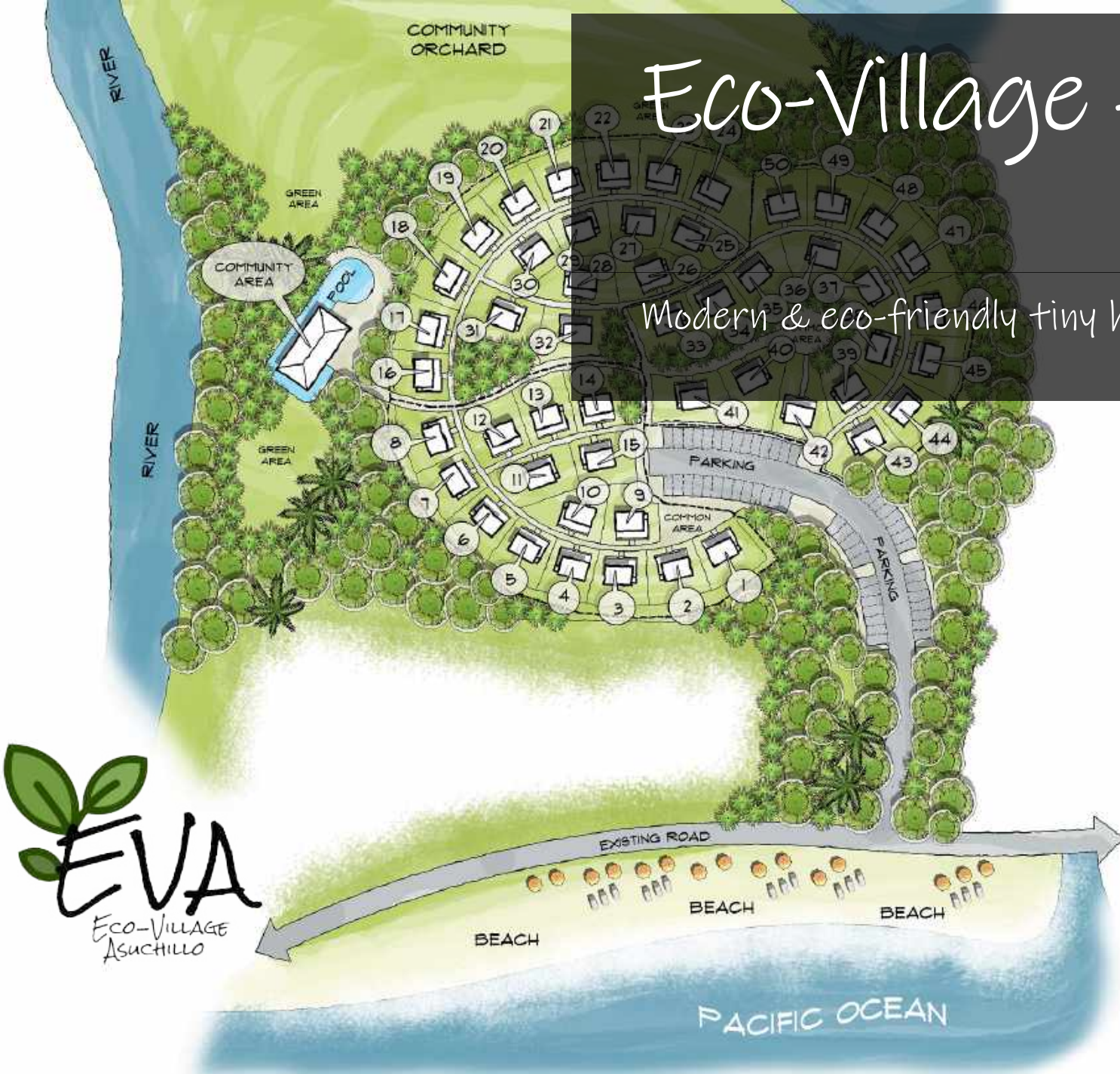


# Eco-Village Asuchillo

Modern & eco-friendly tiny homes



**EVA**  
Eco-Village  
Asuchillo

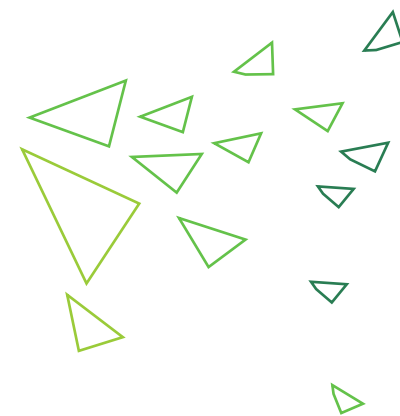


Its time for a change...



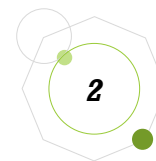
## What is EVA?

Located within the beautiful Gran Pacifica Resort, EVA (Eco-Village Asuchillo) is a riverside tiny home community, just a two-minute walk from the renowned Asuchillo surf beach.



## Features Include:

- A common area with a pool and fire lounge
- Multiple world-class surf beaches nearby
- Fully off-grid tiny homes
- Loaded with smart home technology
- Grey-water recycling that waters your garden





# EVA (Eco Village Asuchillo)

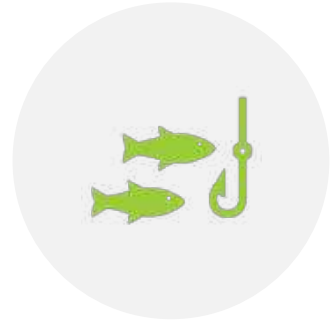
- |                               |                             |                    |
|-------------------------------|-----------------------------|--------------------|
| 1 San Diego Viejo             | 6 Las Perlas Condominios    | 10 Las Perlas II   |
| 2 Milagro Verde Eco-Community | 7 Concierge / Rental Office | 11 Teak Plantation |
| 3 Casita Village              | 8 SeaSalt Restaurante       | 12 TES Village     |
| 4 Playa Pacifica              | 9 Santa Monica              | 13 EVA             |
| 5 Santa Barbara               |                             |                    |

# What to expect



Surfing

Be in the water within minutes of walking out your door.



Fishing

Can't choose between ocean or river fishing? Don't! Fish both in the same morning!



Enjoying Community

With a beautiful common area in your backyard and plenty of activities around Gran Pacifica, you'll never find yourself without something to do.



Sustainable Living

Grow your own fruits and vegetables and reduce your reliance on the system.



Freedom

When you live self sustainably and remove massive mortgages from your life, you can enjoy what matters.

# Sustainable Living



## Green Roof

Green roofs add a natural feeling to the home while also greatly increasing its insulation and efficiency.



## Grey-Water Recycling

The homes are set up to reuse the water from your sink and shower to water your garden. Just another way to make them more efficient.



## Off-Grid Living

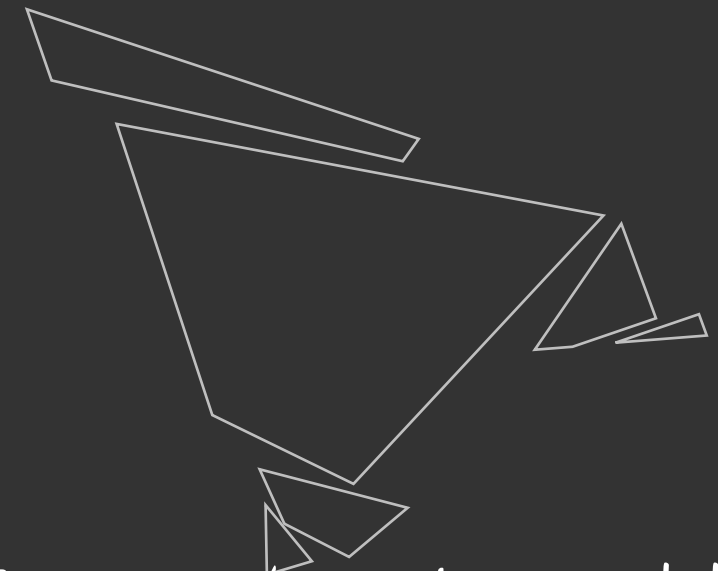
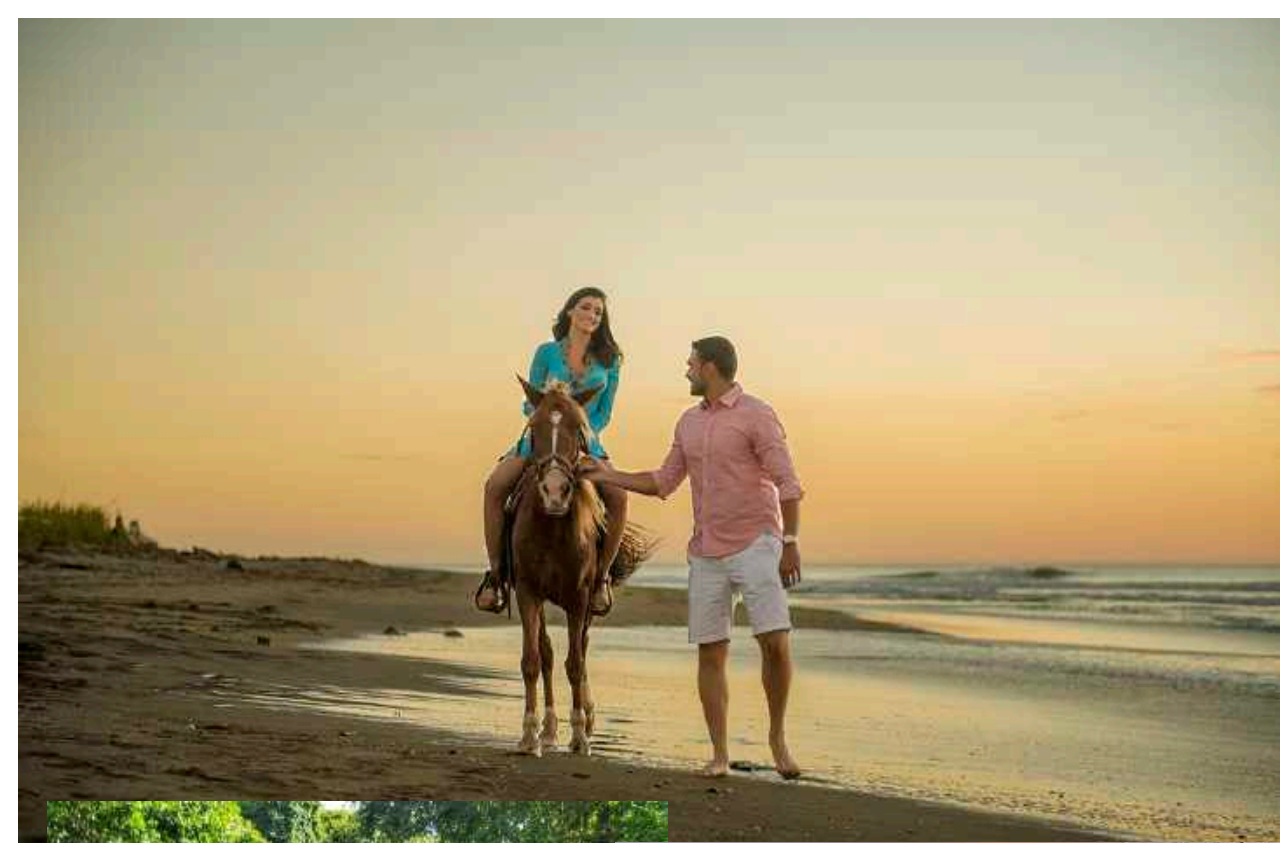
Power your home from the most sustainable energy source we have, the sun.

# Smart Home Technology

The homes are loaded with smart home technology. Enhancing both you and your renters experience. Smart home features include:

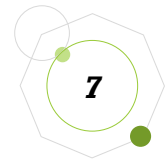
- Smart locks
- Central smart display/virtual assistant
- Smart thermostat
- Smart TV
- Smart lighting
- Cloud based security video
- Smart plugs
- And more!

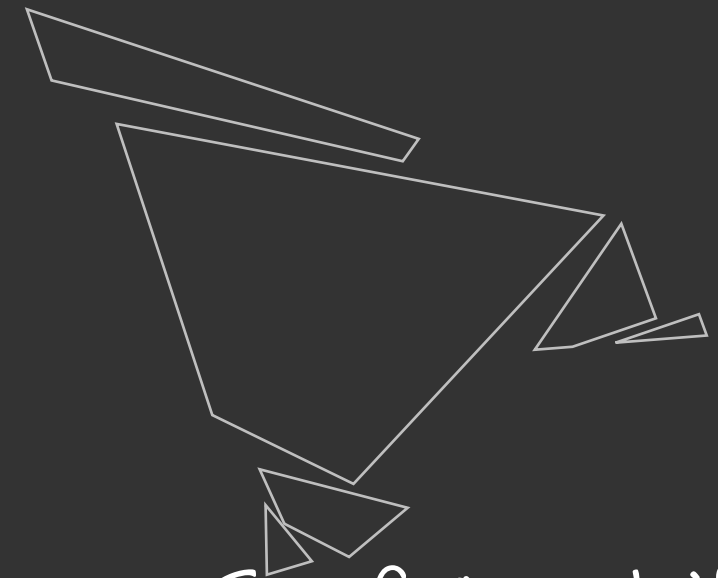




# Swim Kayak Paddle

Swim in the ocean just steps from your backyard in the beautiful warm waters of the Asuchillo beach. Kayak or paddle-board in the Icaco River that runs into the Pacific!





# Surf Asuchillo

Surf from your backyard at the beautiful Asuchillo surf beach. A forgiving sand bottom beach with both left and right breaks. Or travel a 5-minute drive away to the Meatgrinder's reef break for a larger more aggressive wave.



# Pick Your Perfect Home – Financing Available!



Lora

344ft<sup>2</sup>

(Plus Rooftop Patio)

\$96,900

Single floor with a rooftop patio



Halcon

333ft<sup>2</sup>

(Plus Deck)

\$98,900

Loft design with an open feel

\*Designs are subject to change; however general layout will remain the same



# Pick Your Perfect Home – Financing Available!



Perico

258ft<sup>2</sup>

(Plus Loft)

\$91,900

A compact and highly efficient tiny home



Macaw

448ft<sup>2</sup>

(2 bdrm / 2 bath)

\$128,900

2 bedrooms with a deck

\*Designs are subject to change; however general layout will remain the same



# Lora - Floor Plan



Lora  
344ft<sup>2</sup>

\$96,900 USD

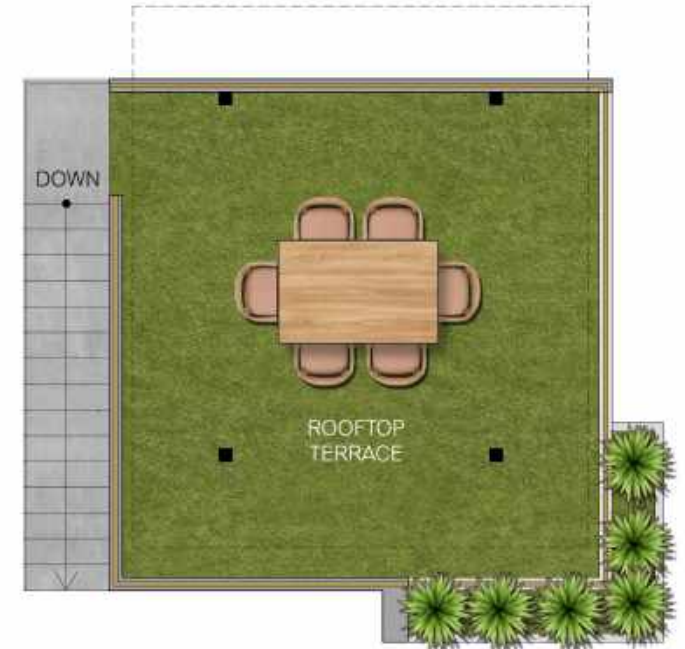
Single floor with a  
rooftop patio



## LORA



GROUND LEVEL FLOOR PLAN



ROOFTOP TERRACE  
FLOOR PLAN



\*Designs are subject to change; however general layout will remain the same

# Halcon - Floor Plan



Halcon  
333ft<sup>2</sup>

\$98,900 USD

Loft design with an open feel



GROUND LEVEL FLOOR PLAN

## HALCON



LOFT FLOOR PLAN



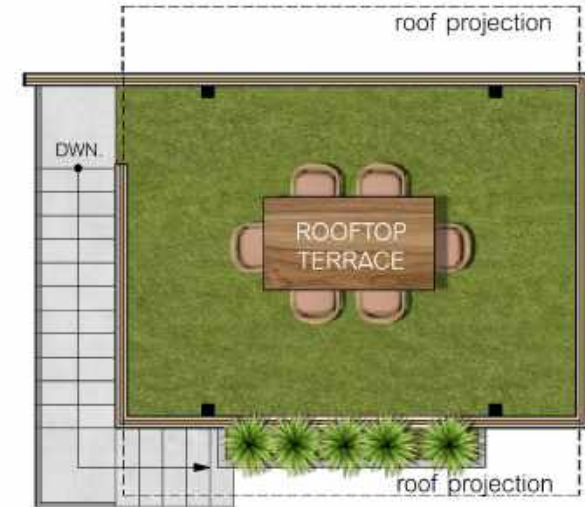
\*Designs are subject to change; however general layout will remain the same



# Perico - Floor Plan



## PERICO



UPPER LEVEL FLOOR PLAN



GROUND LEVEL FLOOR PLAN

Perico  
258ft<sup>2</sup>  
(Plus Loft)

\$91,900 USD

A compact and highly  
efficient tiny home



\*Designs are subject to change; however general layout will remain the same



# Macaw - Floor Plan



Macaw  
448ft<sup>2</sup>  
(2 bd/bth)

\$128,900 USD

Two Bedroom / Two Bath  
Plus deck



GROUND LEVEL FLOOR PLAN

## MACAW

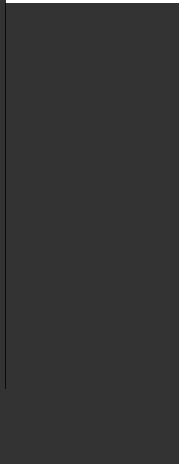
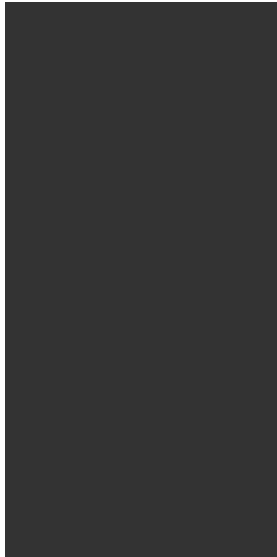


UPPER LEVEL FLOOR PLAN



\*Designs are subject to change; however general layout will remain the same

# Sample Interior Gallery



# Common Area Gallery



# ROI

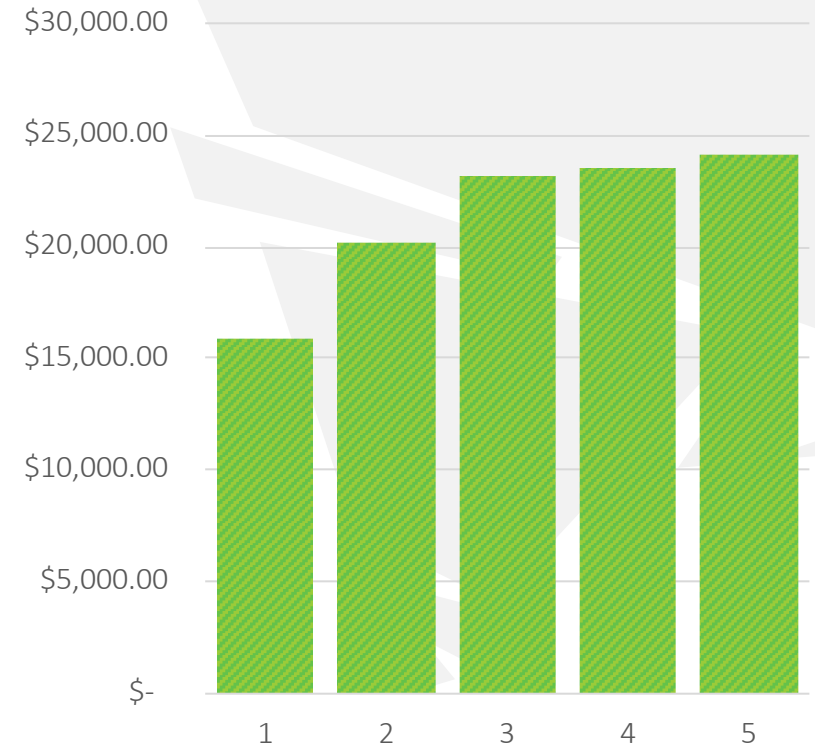
Renting your home? Below are anticipated returns.

Total Investment: \$106,767.00 (Home and Lot price: \$98,900.00)

Total including home, furniture, and 3% closing cost \*\*

	Industry Standard Case Nicaragua Tiny Home Scenario	Conservative Case Nicaragua Tiny Home Scenario
<b>Income</b>		
Occupancy (%)	60.00%	53.00%
Days Rented	219	193
Average Daily Rate (ADR) ***	\$149.00	\$126.65
Gross Revenue	\$32,631.00	\$24,500.44
<b>Annual Expenses</b>		
Income Tax - 1.75% of Gross	\$326.31	\$245.00
Credit Card Fee (Up to 4% of Gross)	\$1,060.51	\$796.26
Referral Agent Fee	\$4,894.65	\$3,675.07
Total Gross Expenses	\$6,281.47	\$4,716.34
Adjusted Gross (AG)	\$26,349.53	\$19,784.11
30% of AG to Property Manager	\$7,904.86	\$5,935.23
70% of AG to Owner	\$18,444.67	\$13,848.88
<b>Utilities</b>		
Water	\$54.75	\$48.36
Electricity	\$0.00	\$0.00
<b>Owner Annual Expenses</b>		
Trade License	\$0.00	\$0.00
HOA	\$1,776.00	\$1,776.00
Insurance	\$250.00	\$250.00
Property Tax	\$989.00	\$989.00
Room Supplies	\$120.00	\$120.00
Expenses from Net	\$3,189.75	\$3,183.36
<b>NOI (Net Operating Income)</b>	<b>\$15,254.92</b>	<b>\$10,665.51</b>
<b>Cap Rate ****</b>	<b>Year 1 = 14.29%    Year 10 = 24.36%</b>	<b>Year 1 = 9.99%    Year 10 = 17.87%</b>

## Net Revenue to Owner!



Returns are estimated and not guaranteed.



# Payment Options

## 1. Cash Payment Schedule Based on Construction Progress

1. \$999 refundable deposit to claim your lot
2. 50% less deposit due with paperwork
3. 20% due when foundation is complete
4. 10% due when walls are up
5. 10% when roof is on
6. 10% + closing when home is complete

## 2. Crypto Currency

## 3. Gold Bullion

## 4. Financing\*

1. 50% (50% down) – 7.9% interest, 3-year-balloon, 20-year amortization
2. 80% (20% down) – 7.9% interest, 10-year-balloon, 30-year amortization

\*If you are considering financing, please reach out to your property consultant for a copy of the loan details and amortization details.





# Eco-Village Asuchillo

Modern & eco-friendly tiny homes

Whether you are looking for a rental property, vacation home or a full-time residence, EVA is a one of a kind opportunity to own a beautiful tiny home in a gated community right beside a world class surf beach.



# Thank You



EVA – An Eco Villages Life Community

info@ecovillages.life ✉

www.ecovillages.life 🌐

