

SALINAS LAND



INVESTMENT

MUNICIPAL APPRAISAL:
20.5 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

- Constructible
- It is behind an industrial zone.
- The sector of the land is surrounded by shrimp farms and municipal lots.

INVESTMENT ALTERNATIVE:

- Construction sector (industrial)



PROPERTY INFORMATION

AREA:

440,227.75 m²

LOCATION:

- Province: Santa Elena
- Canton: Salinas
- Parish: Anconcito
- Coordinates (UTM):
E: 510978.35
N: 9745720.94
Height: 7 m.a.s.l.

ACCESSIBILITY:

- Asphalted roads in good condition.
- Access to the property is through the Punta Carnero - Anconcito road, located at the bottom of the coastal line.

LAND DURAN FAIR



INVESTMENT

MUNICIPAL APPRAISAL:
9.7 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

- Fair premises

INVESTMENT ALTERNATIVE:

- Industrial zone



PROPERTY INFORMATION

AREA:

351,000 m²

LOCATION:

- Province: Guayas
- Canton: Durán
- Coordinates (UTM):
E: 629528.23
N: 9558338.84
Height: 10 m.a.s.l.

ACCESSIBILITY:

- There are several primary streets to access that area.

MACRO LOT MOCOLI ISLAND



INVESTMENT

MUNICIPAL APPRAISAL:
7.5 MM USD
COMMERCIAL VALUE:
8.6 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

- Residential

INVESTMENT ALTERNATIVE:

- Construction sector (housing)



PROPERTY INFORMATION

AREA:

94,000 m²

LOCATION:

- Province: Guayas
- Canton: Samborondón
- Urbanization (Compound): Isla Mocolí
- Coordinates (UTM):
E: 626718.40
N: 9768662.65
Height: 2 m.a.s.l.

ACCESSIBILITY:

- There are several primary streets to access that area.

LOT SALINAS YATCH CLUB PARCEL 01 MZ. 10



INVESTMENT

MUNICIPAL APPRAISAL:

1.7 MM USD

COMMERCIAL VALUE:

1.7 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

- Residential

INVESTMENT ALTERNATIVE:

Tourism sector (hotel)

domestic tourists: 467,025

international tourists: 268,431



PROPERTY INFORMATION

AREA:

3,311.30 m²

LOCATION:

- Province: Santa Elena
- Canton: La Libertad
- Neighborhood: La Carolina
- Coordinates (UTM):
 - E: 508842
 - N: 9754542
 - Alt. 18 m.a.s.l.

ACCESSIBILITY:

- There are several primary streets to access that area.

LOT SALINAS YATCH CLUB SOLAR 01 MZ. 12



INVESTMENT

MUNICIPAL APPRAISAL:

1.7 MM USD

COMMERCIAL VALUE:

1.8 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

- Residential

INVESTMENT ALTERNATIVE:

Tourism sector (hotel)

domestic tourists: 467,025

international tourists: 268,431



PROPERTY INFORMATION

AREA:

3,334.18m²

LOCATION:

- Province: Santa Elena
- Canton: La Libertad
- Neighborhood: La Carolina
- Coordinates (UTM):
 - E: 508842
 - N: 9754542
 - Alt. 18 m.a.s.l.

ACCESSIBILITY:

- There are several primary streets to access that area.

LOT MANTA PARCEL B



INVESTMENT

MUNICIPAL APPRAISAL:

0.48 MM USD

COMMERCIAL VALUE:

0.49 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

- Residential, commercial and touristic

INVESTMENT ALTERNATIVE:

Tourism sector (hotel)

domestic tourists: 221,228

international tourists: 98,096



PROPERTY INFORMATION

AREA:

745 m²

LOCATION:

- Province: Manabi
- Canton: Manta
- Neighborhood: Córdova (Malecón)
- Coordinates (UTM):
 - E: 530665.11
 - N: 9805679.00
 - Alt. 8 m.a.s.l.

ACCESSIBILITY:

- There are several primary streets to access that area.



Public asset record - INMOBILIAR



LOT MANTA PARCEL C



INVESTMENT

MUNICIPAL APPRAISAL:
0.41 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

· Residential, commercial and touristic

INVESTMENT ALTERNATIVE:

Tourism sector (hotel)

domestic tourists: 221,228

international tourists: 98,096



PROPERTY INFORMATION

AREA:

695 m²

LOCATION:

- Province: Manabi
- Canton: Manta
- Neighborhood: Córdoba (Malecón)
- Coordinates (UTM):
E: 530669
N: 9895679
Alt. 8 m.a.s.l.

ACCESSIBILITY:

- There are several primary streets to access that area.

LOT JARAMIJÓ



INVESTMENT

MUNICIPAL APPRAISAL:
0.76 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

· Residential, commercial and touristic

INVESTMENT ALTERNATIVE:

Tourism sector (hotel)

domestic tourists: 221,228

international tourists: 98,096



PROPERTY INFORMATION

AREA:

56,987 m²

LOCATION:

- Province: Manabi
- Canton: Jaramijó
- Neighborhood: Jaramijó (Jaramijó - Manta road)
- Coordinates (UTM):
E: 539350.32
N: 9895624.02
Alt. 34 m.a.s.l.

ACCESSIBILITY:

- There are several primary streets to access that area.

LOT ZAMBIZA



INVESTMENT

MUNICIPAL APPRAISAL:
0.62 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

- Urban residential
- Industrial

INVESTMENT ALTERNATIVE:

- Construction sector
- Industrial zone



PROPERTY INFORMATION

AREA:

Lot of land: 5,650 m²
Construction: 934.78 m²

LOCATION:

- Province: Pichincha
- Canton: Quito
- Neighborhood: Buenos Aires
- Coordinates (UTM):
E: 782803
N: 9983394

ACCESSIBILITY:

- Vehicle traffic near the area, access is through cobblestone and dirt roads, in good condition.

LOT EL BUIJO PARCEL 2 MZ 1



INVESTMENT

MUNICIPAL APPRAISAL:
2.5 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

· Residential

INVESTMENT ALTERNATIVE:

· Construction sector (housing)



PROPERTY INFORMATION

AREA:

90,0000 m²

LOCATION:

- Province: Guayas
- Canton: Samborondón
- Neighborhood: El Buijo
- Coordinates (UTM):
E: 627981.61
N: 9771504.48

ACCESSIBILITY:

· There are several primary streets to access that area.

LOT EL BUIJO PARCEL 8 MZ 1



INVESTMENT

MUNICIPAL APPRAISAL:
0.64 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

· Residential

INVESTMENT ALTERNATIVE:

· Construction sector (housing)



PROPERTY INFORMATION

AREA:

23,200 m²

LOCATION:

- Province: Guayas
- Canton: Samborondón
- Neighborhood: El Buijo
- Coordinates (UTM):
E: 627981.61
N: 9771504.48

ACCESSIBILITY:

· There are several primary streets to access that area.

LOT EL BUIJO PARCEL 18 MZ 1



INVESTMENT

MUNICIPAL APPRAISAL:
0.33 MM USD



INVESTMENT ALTERNATIVES

SOIL USE:

· Residential

INVESTMENT ALTERNATIVE:

· Construction sector
(housing - industry)



PROPERTY INFORMATION

AREA:

12,000 m²

LOCATION:

- Province: Guayas
- Canton: Samborondón
- Neighborhood: El Buijo
- Coordinates (UTM):
E: 627981.61
N: 9771504.48

ACCESSIBILITY:

· There are several primary streets to access that area.



Public asset record - INMOBILIAR



INVESTMENT BENEFITS TOURISM

• **Investment greater than 1 million USD Dollars**

Through the signing of an investment agreement with the Ecuadorian government, recorded as a public deed, reception of benefits are guaranteed.

- Up to 10-year exemption in tourism in areas affected by the earthquake (Manabí and Esmeraldas)
- Stability on tax incentives up to 15 years, renewable once (maximum validity 30 years)
- The company may request total or partial reduction of tariffs for any capital goods imported
- Exemption of foreign exchange taxes on financing operations
- Establishes conflict resolution mechanism

• **Investment lower than 1 million USD Dollars**

Through the signing of an investment agreement with the Ecuadorian government, recorded as a public deed, reception of benefits are guaranteed.

- Up to 10-year exemption in tourism in areas affected by the earthquake (Manabí and Esmeraldas)
- Stability on tax incentives up to 15 years, renewable once (maximum validity 30 years)
- The company may request total or partial reduction of tariffs for any capital goods imported
- Exemption of foreign exchange taxes on financing operations
- Establishes conflict resolution mechanisms

INVESTMENT BENEFITS INDUSTRIAL

- Income tax exemption for 10 years
- Exemption to the currency outflow tax on the importation of goods, acquisition of services, funding, dividends or profits, payments for acquisition of shares, rights or participations
- Taxes on foreign trade: exemption on customs rights and VAT on imported products and services
- Legal stability: standard on concession agreements

INVESTMENT BENEFITS CONSTRUCTION

• **Investment greater than 1 million USD Dollars**

Through the signing of an investment agreement with the Ecuadorian government, recorded as a public deed, reception of benefits are guaranteed.

- Up to 10-year exemption in tourism in areas affected by the earthquake (Manabí and Esmeraldas)
- Stability on tax incentives up to 15 years, renewable once (maximum validity 30 years)
- The company may request total or partial reduction of tariffs for any capital goods imported
- Exemption of foreign exchange taxes on financing operations
- Establishes conflict resolution mechanisms

• **Investment lower than 1 million USD Dollars**

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- Up to 10-year exemption in tourism in areas affected by the earthquake (Manabí and Esmeraldas)
- Stability on tax incentives up to 15 years, renewable once (maximum validity 30 years)
- The company may request total or partial reduction of tariffs for any capital goods imported
- Exemption of foreign exchange taxes on financing operations
- Establishes conflict resolution mechanisms

• **Public-private alliance**

- Income tax exemption for 10 years
- Exemption to the currency outflow tax on the importation of goods, acquisition of services, funding, dividends or profits, payments for acquisition of shares, rights or participations
- Taxes on foreign trade: exemption on customs rights and VAT on imported products and services
- Legal stability: standard on concession agreements

PROCEDURE FOR AUCTION

- **General Information:** information on the property to be auctioned shall be public and available in www.inmobiliariapublica.ec

Notices: the notifications to the bidders will be made through the electronic mail (e-mail) address indicated by the offeror.

Form of presentation and requirements of tenders: offers shall be submitted in hard copy at the address listed in the Call, addressed to the Property Disposal Committee of INMOBILIAR. The initial economic offer must be equal to the base price established in the call and must describe the form of payment proposed by the offeror - within one hundred and eighty (180) calendar days
Supporting documents (backup): 10% of base price.

- Unconditional, irrevocable guarantee of immediate collection, granted by a bank or financial institution established in the country or through it
- Bond insured by an insurance policy, unconditional, irrevocable and of immediate collection, issued by an insurance company established in the country
- Certified check or bank check issued to INMOBILIAR; Bank transfer; and,
- Cash deposit

• **Regulatory Framework**

INMOBILIAR's Rules on Property Disposal

