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## Introducing Prestige Living 3

Issuing of shares for

**Prestige Living 3 S.A. – 3 year investment strategy**

Historically high profit/interest each year on increase of value of your property investments in Panama City and surrounding areas.  
(Similar investments available also for Belize and Spain)

Diversified investment in apartments and houses and enjoy up to 2 weeks a year in your own invested property portfolio.

**City Living, Beach- and Highland Properties at its very best...**  
**Offered by User Invest in cooperation with User Bancorp**





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## Purpose of the company

- The purpose of Prestige Living 3 S.A is to invest in new or recently new houses/apartments or bank repossessed properties in Panama/Panama City and surrounding areas. (City, Beach- and Highland properties)
- The company will sell/issue up to 500 shares at value USD 1000. Buying value is 1015. Minimum allowed buying is 50 shares.
- User Invest will sell the shares at par value including the cost of the formation and establishment of the company.





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## Why Panama?

**Panama – a lot more than just a canal - an "ocean" full of opportunities...**

- 2 oceans, both the Pacific and the Atlantic ocean with wonderful and exotic Panama dividing the two oceans from each other.
- Panama is between 50 and 120 miles wide and is bounded by 477 miles of Caribbean coastline on the Atlantic side and 767 miles of Pacific.
- Quality of life at its best, with endless of opportunities in every directions with short distances to all that you want for your best experience of any needs, wether it's a day at the golf court, a perfect day at the numerous white beaches of Panama, diving or snorkelling at the coral reefs, deep sea fishing, sailing, safari in the jungle, experience the living of the indians, going 500 years back in time in San Blas or visit the Pearl Islands, famous for the Robinson/Survivor Expedition tv-series or even shopping at a fraction of what you would ever think is possible...Nightlife in Panama city..The list of opportunities is only limited to your wishes or desires.





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## Why Panama – and the reason...

**Panama – retirees, investors and second-home seekers are the new-style immigrants...**

To have a second home overseas in a tropical country where they can live or visit

Actually live in Panama permanently, perhaps after retirement.

Relocate to a tropical, stable and safe country where it is very economical to live in comparison with most other developed countries such as US, Canada, Scandinavian countries and other parts of Europe.

Relocate to a more "tax friendly" country where foreign earned income, capital gains and interest income is not taxed.





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## Why Panama – and the reason...

Panama – retirees, investors and second-home seekers are the new-style immigrants...(continued)

Relocate to a country where frivolous lawsuits are not recognized by courts and assets can be truly protected through a corporate shield without the risk of "piercing the corporate veil".

Relocate to a country where you can begin business operations economically, and without heavy restrictions, regulations, or taxes that hinder the growth of the business.

And most of all, for this purpose...

Relocate to a country where real estate is still affordable for purchasing of homes in the city or land at the beaches, mountains, lakes etc.





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## **Panama – an investment in property and for the high quality of living**

Invest in properties and the quality of the good life. More and more scandinavians buy their second home abroad and overseas. Economy, availability with flight connections, good possibilities to let out your apartment, climate, excellent healthcare possibilities are all key factors that are important and that really makes Panama the premier location for both investment and living.

Because of Panamas unique location between the Atlantic and the the Pacific ocean and considering the stable climate with tropical environment you could expect a high increase of property value in the investment periode in all kinds of properties in this area. This is a valuation also recognized by the banks in Panama, since they finance 60 to 70 % of the value of the property investment which means a safer and more secure investment.



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## **Panama – an investment in property and for the high quality of living**

An investment in property in Panama is a safe and secure economic investment. The last few years the prices on houses and apartments has increased by 15 – 20 % every year in Panama City and the surrounding areas.

”International Living”, the renowned magazine and recognized expert for promoting expatriate lifestyles publishes a Global Retirement Index where Panama ranked as number one for six consecutive years.

Making the most of their money is, of course, a prime concern for retirees or others investing or visiting Panama. The US Dollar has always been the republic’s currency. Panama is known for its banking center, which boasts branches from nearly all of the international banks. The cost of living is reasonable and is much less than in the States and Europe. Inflation rates are some of the lowest known. Because of the value of the US Dollar, investment are particularly popular for Europeans, since the Euro is so strong compared to the US Dollar.





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## Investing in Prestige Living 3

The real estate company's goal is to buy/invest in 6 – 10 new or fairly new houses or apartments in the Panama City and surrounding areas that User Invest find fit for beneficiary investment for you as an investor. The investment will be financed through mortgage partly by User Bancorp and/or a local bank in Panama, Belize or Spain.

The profit on the invested capital will mainly come from the increase of value of the properties that will be part of the investment strategy. The duration of the real estate company and your investment is 3 years.



Coronado swimming pools





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## Example on the profit of your investment

Invested capital pr person: 50 shares a 1000 USD, total 50.000 USD

Total invested capital: 500 shares a 1000 USD, total 500.000 USD

Estimate of a total exposure of total 1.500.000 USD

	Invested capital	Total capital	Increase value	Theoretic value
Year 1:	500.000 USD	1.500.000 USD	20 % (29 %)	1.800.000
Year 2:			20 % (25 %)	2.160.000
Year 3:			20 % (25 %)	2.592.000

Total profit:  $2.592.000 - 1.000.000(\text{loan}) = 1.592.000$

Profit for each shareholder:  $159.200 - 50.000 = 109.200$  USD (47 % pr year)

Same investment in bank/same period:  $5.464 - 5.955$  USD (3 – 6 % pr year)

This is only a prognosis for increase of values based on previous numbers and estimates for future growth(the figures in the brackets are Panamanian governments estimates), but are no guarantee for future growth.



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## Company Goals

Investing in property has historically proven to give very good increase of the invested capital. Property are therefore very often a significant part of diversified investment portfolios.

Financing of the external capital (loan in bank/financial institution) will be paid by the income from the rental/letting of properties.

Estimated costs for accounting services, audit of the accounts and administration is estimated to be approximately 9 – 10.000 USD per year.

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## Tasks for the board of directors

The board of directors can at any time determine to buy or sell properties in the foreseen portfolio of properties.

The board of directors will set the articles for the company. (I.e. It's common to give 2 weeks free use of the properties to the shareholders per annum so that each shareholder are able to experience all the benefits from the investment. Not only the economic benefits of the investment, but also increase the mental value by the enrichment you add to your life quality)

The board of directors will consist of 3 directors. 1 from User Invest, 1 from User Bancorp and 1 from the shareholders.





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## Transportation to Panama

The portfolio of properties in Prestige Living 3, the real estate company, will be less than 90 minutes drive from either the Tocumen Airport or Panama City. The distance from the airport to Panama City is about 30 minutes. (Shouldn't pay more than about 25 USD for a taxi)

Daily flights from numerous airline companies and airports. The most recent and affordable addition is the direct flight from Schipol/Amsterdam via KLM to Panama. Other operators such as Iberia have direct flight from Madrid, and SAS and Continental and Delta Airlines have connections in the US, mostly Newark in New York.





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## **Rental/Letting of the properties**

The areas where the properties will be, is mainly City Living, Beach- and Highland properties. This meaning that all sorts of activities for any needs will be within short distances

One of the disadvantages for people in the US, Canada or Europe, is that the the warm season is very short. The rental/letting periode is significantly shorter than in Panama.

Panama has tropical climate, which means that the temperature are almost constant troughout the year. This means that people travel to Panama all the year, no winter, no snow, no cold seasons.

The properties will be ideal for all people no matter which purpose, if people come for business or investment, they rent a city apartment with all the benefits of what Panama City has to offer. There is a shortage of hotel availability, which means that properties are easy to rent/let out.

Ideal climate for most sports. We can help different sportsmen with any accomodation close to whatever sport they perform. The most recent celebration in Panama for sporting events is the gold medal in the 2008 Olympics in Beijing for panamanian Irving Saladino in Long Jump in athletics.



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## Activities – Panama is value for money/investment

**Beaches Panama:** The Pacific beaches. Choice of glistening white sand or sparkling black sand. Vast acres of it. For swinging from, surfing from, walking or jogging on.

**Island Panama:** The Pearl Island, Contadora, San Jose, SAN BLAS Archipelago (recommended by the writer of this prospect, search it on Google and you will know why..), Taboga, Coiba, Isla Grande, Bocas del Toro. Islands all of them, and all different in their offerings of sun and sea resorts. And this was just 8 picks from the 2013 different islands that Panama has to offer...

**Instant Panama:** Hotels, office blocks, condominiums and homes are sprouting faster in Panama City than in Latin America capitals many times its size. Architecture is often imaginative, sometimes nostalgic.

**Las Vegas Panama:** Some hotels and shopping centers have casinos. The other hotels are within a dicethrow of these casinos.





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## Activities – Panama is value for money/investment

**Mountain Panama:** This idyllic seashore land of the tourist brochures is blanket and fireplace country when you take to the proudly farmed mountain slopes of Chiriqui province near the Costa Rican border.

**Colonial Panama:** Old Panama, Portobelo and Ft. San Lorenzo are tolerating tourist cameras and flashes with serene equanimity. In earlier days, beaten upon by Sir Francis Drake, Sir Henry Morgan and Admiral Sir Edward Vernon, they experienced even noisier flashes.

**Casco Viejo Panama:** New Orleans South, minus Basin Street. The balconied, narrow streeeted Old Compound, so named for having once been behind the city wall, shares the mixed Spanish and French heritage of New Orleans. The French Connection, in this case, was Ferdinand De Lesseps' scandal-shattered attempt to repeat the France's Suez accomplishment here.





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## Activities – Panama is value for money/investment

**Pre-Columbian Panama:** The term connotes archaeological artifacts – bits of some Indian's ceramic lunch pail. But consider the Atlantic shoreline of the province of Veraguas. And the Darien wilderness. Columbus would find them as daunting now as then. Nothing has changed, not even the tapirs.

**Womens Panama:** Shopping center of the Americas. A trading post is what the Isthmus has always been. The point about being the shortest crossing between the Atlantic and the Pacific is that commerce shall use the route. Hence Panama City's many shopping malls and the Colon Free Zone.

**Mens Panama:** Panama is known for its beauties, the rythm and the night life. End of story ;-)





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## Issuing of shares

Limited offer – can close earlier when reaching issuing limit

Minimum purchase of 50 shares per investor/shareholder

Minimum issue of 200 shares for realization of the investment  
– maximum issue of 500 shares

If minimum is not reached the issuing can be cancelled or the period for the purchase can be extended

Binding purchase via User Bancorp or User Invest.





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## Contact info/purchase

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