



SERPRANA

Spiritual, Health & Wellness Retreat Center



The Opportunity

INVESTING NEAR PLAYA VENAO

The Playa Venao real estate market has emerged as one of the hottest in all of Panama, and at an incredible pace.

Homes are getting purchased right as they come to market, leaving little available finished inventory at Playa Venao. Residential communities such as Blue Venao and Villa Marina are now expanding their developments due to the extreme popularity.

The town is expanding its commercial services with a local grocery store, dentist, urgent care, and gas station – all of which have started development in the last 12 months. It's becoming a hub for expats where work-life balance means everything. Wifi is healthy and creating a growing demand which has fueled the need for additional developments, and more are on the way. The rapid growth at Playa Venao is spilling over into neighboring El Ciruelo, Pedasí, Tonosí and Cañas, which is bringing more high-end residential units and condominiums to market.

Playa Venao and the surrounding areas are booming with growth which is bringing a lot of people to town who will want to come to a retreat center in this area.



PLAYA VENAO
El Sitio Resort
WAO Venao
Playavenao_panama

The Opportunity

INVESTING NEAR PEDASI

Pedasi is on the tip of the Azuero Peninsula in the province of Los Santos on the Pacific Ocean. This region is recognized as the most traditional of Panama. Home to vibrant Spanish colonial architecture, fabulous flora, and friendly locals, Pedasi weaves a welcoming tapestry where customs, cuisine, culture, and ecology intertwine with amazing activities to create a fun and memorable visit. Pedasi often holds art and crafts fairs for vendors from around the area. It's a pretty small sleepy town with only a population of about 2500, but there is a great grocery store, some restaurants, bakeries, an expat managed bar/restaurant (Smiley's Restaurant where the expats gather to socialize, listen to live music, watch sporting events and has excellent ribs), two banks, couple gas stations, fire and police station, small hospital which offers most services with a variety of specialists, shipping/receiving store, and sport fishing operations and boating operations. Pedasi lies in the "Arco Seco," meaning it is in the driest part of Panama with annual precipitation of only 39 inches. Enjoyable breezes from the Pacific Ocean keep daytime temperatures ranging from 73 F to 93 F. Evenings are cool and pleasant.

The safety of Pedasi is one reason why many expats move here. In Pedasi, there is little to no petty crime of any kind. Locals and expats all look out for each other, and locals welcome expats and expat businesses. There are now about 250 expats who live in the Pedasi area. They are a mix of people from around the world, including Americans, Canadians, Israelis, Germans, French, English, Venezuelans, Italians, Columbians, and others. Las Tablas is the nearest city where you can find anything else you might need and it's only a 45-minute drive away.

The main source of income in Pedasi for locals is fishing. Considered the "Tuna Coast" of Panama, the waters are filled with an abundance of fish, dolphin sightings, and for being one of the best places to witness the annual migration of the humpback whale. Sport fishing has become a pastime here, as you are almost always guaranteed a great day's fishing. It's a 4.5-5 hour drive from Panama City or a quick 45 min flight. The airport is right here in Pedasi!



The Opportunity



Playa Venao, where Surfers worldwide have discovered this surfing beach.. In 2011 and 2012, Playa Venao hosted the World Surfing Championships putting this great surfing destination firmly on the map. Until about 20 years ago, the only roads to the beach were dirt roads. Locals will tell you stories of spending upwards of 10 hours getting there in search of surf and snacking on handmade ceviche made by local fishermen. The area has always been home to ranchers and fishermen, but there had been no actual “town” at this beach until about 10 years ago, when a group of investors fell in love with the area and opened beachfront hotels and restaurants. Since then, the country has made significant investments in infrastructure including fiber optic internet connectivity and paved interstates and highways connecting it to major towns. The real estate market here has emerged as one of the hottest in all of Panama recently. Homes in Playa Venao are getting purchased right as they come to market, leaving very little available finished inventory and land. This town is known for their festivals and International DJs throwing down tracks from sunset to sunrise!

The town has expanded its commercial services with a local grocery store, dentist, urgent care, and gas station. It’s becoming a hub for expats where work-life balance means everything, as Wifi is healthy! This growing demand and the rapid growth at Playa Venao is spilling over into neighboring cities: El Ciruelo, Cañas, Tonosí and Pedasi!

Playa Venao is home to the first Selina, a global co-working/living company that just became a publicly-traded company, and is a favorite stop for digital nomads around the world.

These advancements give Playa Venao incredible momentum to continue its growth and provides investors a unique opportunity to realize income and capital appreciation through investment in PV and cities surrounding it, such as Pedasi.



SERPRANA OBJECTIVE

To turn a current beachfront “Hotel” in Pedasí, and the adjacent plot of land, on Los Destiladeros Beach, into a retreat center for spiritual and environmentally conscious leaders for hosting destination events with a common goal of increasing human consciousness, raising the vibration of humanity, and education around consciousness, growth, and permaculture and regenerative practices.

Existing Buildings On-site: 14 Casitas (with room to build more), Restaurant & Bar, Pool, Sunset/Beach Decks, plus Villa with 3 structures with pool on adjacent land



THE SITE CURRENTLY - 3.2 Hectares (8 Acres)

- ❖ Gated Property
- ❖ Reception area
- ❖ *Hotel Plot: 16 Casitas - 12 have been renovated already*
- ❖ Some casitas have kitchens. All have fridges.
- ❖ Fully operational Restaurant and Bar
- ❖ Steps from Playa Destiladeros
- ❖ Outdoor Pool
- ❖ Sunset/Beach Decks
- ❖ Building for Store/Apothecary (needs to be renovated inside)
- ❖ Automatic ignition electric generators, wells and water storage tanks and underground wiring
- ❖ Laundry, maids room, covered parking, storage room and cool friderated room
- ❖ *Adjacent Plot (.7 Hex /1.7 Acres): with villa (3 structures) + pool*

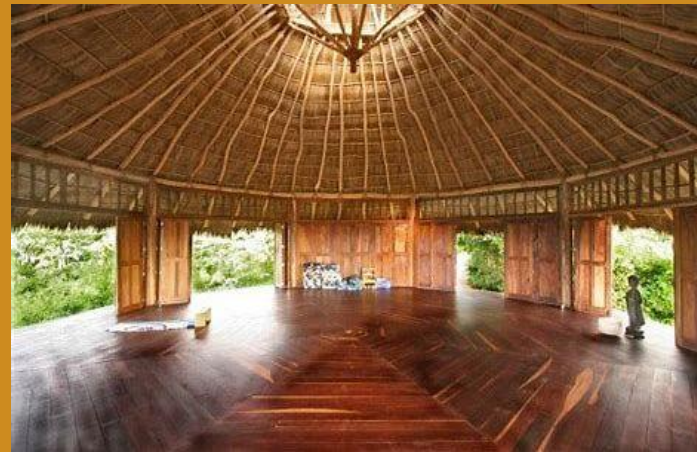
ADDING

- ❖ Yoga Dome and Deck
- ❖ Outdoor Jungle Gym for Exercise
- ❖ Vegetables, Fruit Trees, and Herb Garden
- ❖ Sweat Lodge, Cold Plunge & Sauna



REVENUE STREAMS

- ❖ Retreats
 - Spiritual Growth, Permaculture, Yoga
- ❖ Workshops, Classes & Education
 - Spiritual growth & raising consciousness
 - Fitness - Calisthenics, Yoga, Stretching
 - Permaculture
 - Herbalism
 - Sound Bowl Healing, Moon Ceremonies
 - Certifications
- ❖ Healing One-Offs
 - Reiki, Massages, etc
- ❖ Apothecary & Consignment Shop
 - Local Goods, Tinctures & Teas, Crystals, Spiritual Ceremony items, Branded Merchandise
- ❖ Airbnb (18+) Casitas + Villa that sleeps 14 ppl
- ❖ Restaurant
- ❖ Rental of **Yoga/Ceremony Dome**
- ❖ Rental of entire retreat center grounds
- ❖ Monthly Memberships
 - Apothecary Medicinals, wellness & fitness classes
- ❖ **Sweat Lodge, Cold Plunge & Sauna**



Yoga “Dome” Inspiration



FINANCIAL NEED :

SERPRANA COST (Purchase Property)	\$4,500,000
CONSTRUCTION HARD COSTS	\$500,000
TOTAL CAPITAL NEED	\$5,000,000

The Opportunity

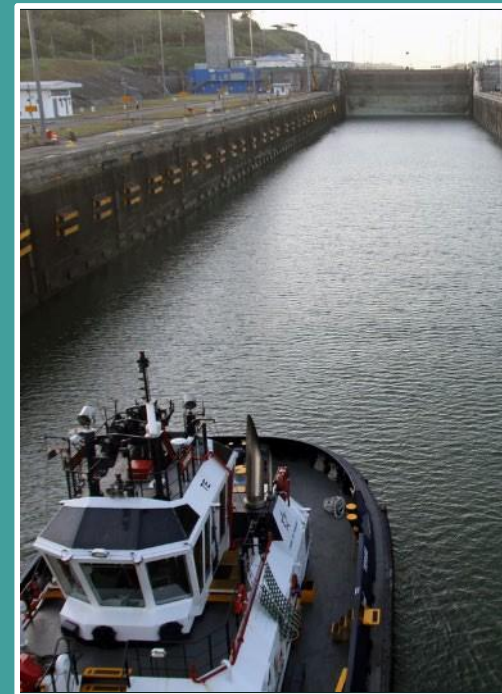
BENEFITS OF INVESTING IN PANAMA

As the home of the Panama Canal, the world's second largest free trade zone, and sophisticated logistics and finance operations, Panama attracts high levels of foreign direct investment (FDI) from around the world.

Panama remains in the first position in attracting FDI in Central America, closing 2019 with \$4.835 billion, according to Panama's National Institute of Statistics and Census (INEC). Panama, over the last decade, has been one of the Western Hemisphere's fastest growing economies, benefiting from investment-grade credit, a strategic location, and a stable, democratically elected government.

Panama depends heavily on foreign investment and has worked to make the investment process attractive and simple. With few exceptions, the Government of Panama makes no distinction between domestic and foreign companies for investment purposes. Panama benefits from stable and consistent economic policies, a large English speaking population, a dollarized economy, and a government that consistently supports trade and open markets.

Panama was recently awarded the number one spot in *International Living's* 2022 Annual Global Retirement Index.



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