

PUERTO RICO

Real Estate “Quick Flip” Solution

Creating pre-approved inventory transfers
through pre-approved Federal Voucher
Program.



THE HEART & SOUL

OF THE CARIBBEAN

Discover a Blend of Old and New in Puerto Rico – A Small Island with Countless Unique Experiences



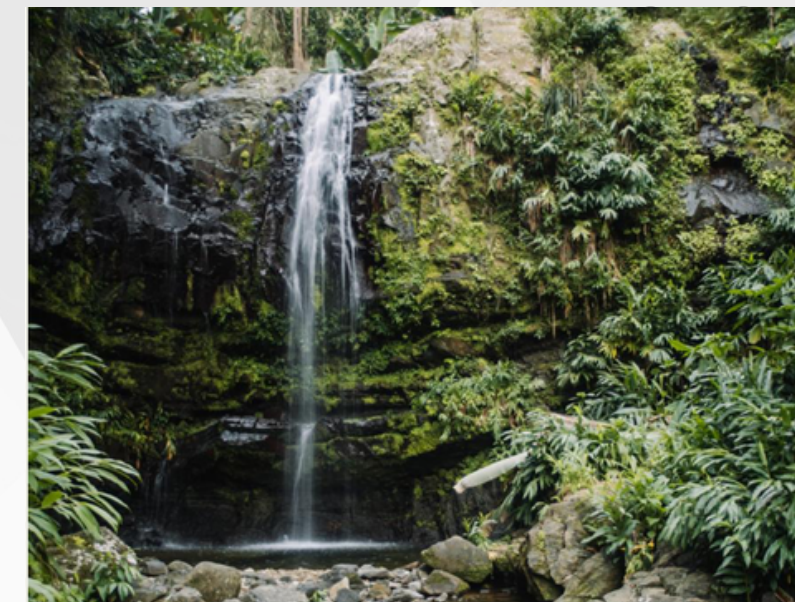
WHY ARE SO MANY PEOPLE MOVING TO PUERTO RICO?



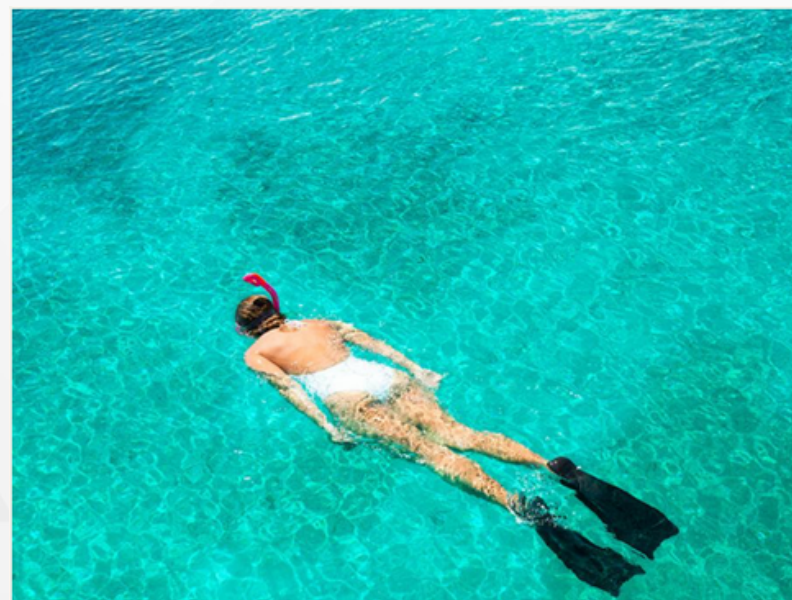
Dramatic sea cliffs make the Royal Isabela Golf Course one of the most scenic in Puerto Rico.



The best surfing on the Island is around the northwest coast, from Isabela to Rincón.



From the Central Mountains to El Yunque National Forest, Puerto Rico has many waterfalls to explore.



Puerto Rico's clear, turquoise waters offer breathtaking snorkeling adventures.



Puerto Rico is home to three of the world's five bioluminescent bays.



Nightlife

In Puerto Rico, there's always a party nearby-even if it's right on the beach or in the street!

As the sun sets over the tropical paradise of Puerto Rico, a vibrant nightlife awakens, offering an array of experiences to suit every taste. From the pulsating rhythms of salsa to cozy beachfront bars, the island beckons with enchanting nocturnal adventures. The metropolis of San Juan boasts a plethora of trendy nightlife districts, such as Condado, Calle Loiza, and La Placita de Santurce, where traditional farmer's markets transform into lively street parties with booming live music, exquisite cuisine, and late-night bars. For those seeking a concert and cocktails, Distrito T-Mobile is a must-visit. Meanwhile, the laid-back West Coast towns of Ponce, Mayaguez, and Rincon offer a more relaxed atmosphere, with welcoming surfer bars and sunset happy hours that will leave you spellbound.



Live Boricua

In Puerto Rico, we call ourselves **Boricua**. It's a unique name honoring our Island heritage, but it's so much more.

Boricua is a spirit, flavor, and rhythm that you'll feel in every part of our Island. It's a state of mind and a way of life, embodied by our proud, passionate people. When you bask in the warmth of our beaches, when you taste the love in our food, when you embrace the call of our adventures, you'll find that spirit in yourself, too.

Local Incentives Build On Business Stability

- Puerto Rico offers the same operational security, stability, and protections as the United States.
- U.S. federal law applies in Puerto Rico, including intellectual property and patent protection.
- The U.S. dollar is the official currency, and capital can be freely moved on and off the island.
- All U.S. banking regulations apply to businesses in Puerto Rico, including the protections afforded by the [Federal Deposit Insurance Corporation](#) (FDIC).
- Manufactured goods can be labeled as “Made in USA,” a valuable sign of credibility that inspires trust among customers around the world.
- Puerto Rico offers local benefits supported by the national business infrastructure of the United States.



Act 60 Offers Opportunities

The Puerto Rico Incentives Code (Act 60) helps build a vibrant community by promoting economic growth through investment, innovation, and job creation. It offers the following main tax benefits:

4%

Fixed Income Tax Rate on Eligible Income

100%

Tax exemption on Capital gains

75%

Exemption on Property Tax

50%

Exemption on Municipal License Tax

15

Years standard tax exemption grant period

The Problem

At this exact moment, Puerto Rico is suffering a housing shortage. Low home inventory and huge demand for well-priced homes have created an opportunity to fulfill home transfers to thousands of families, island-wide.

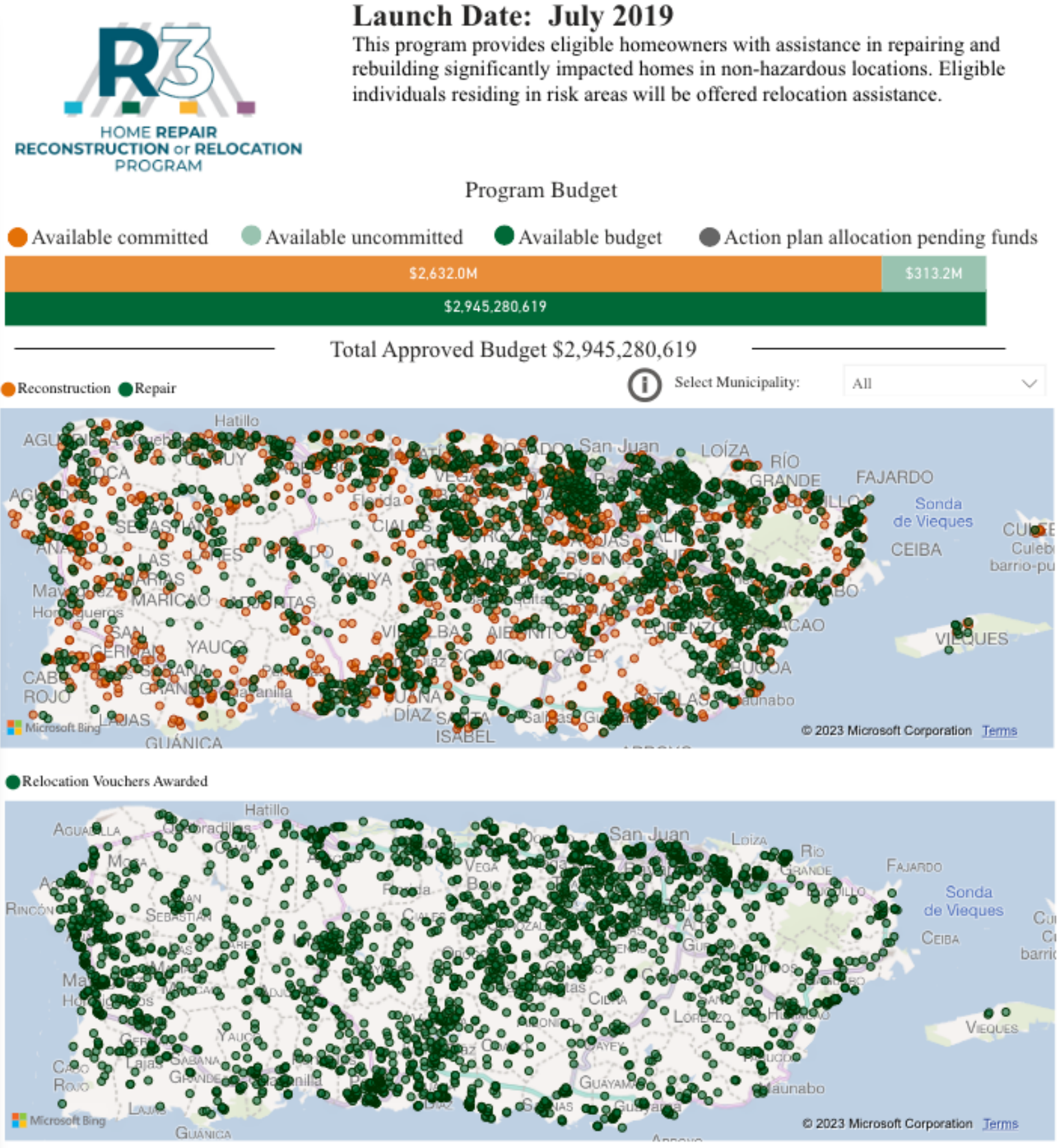
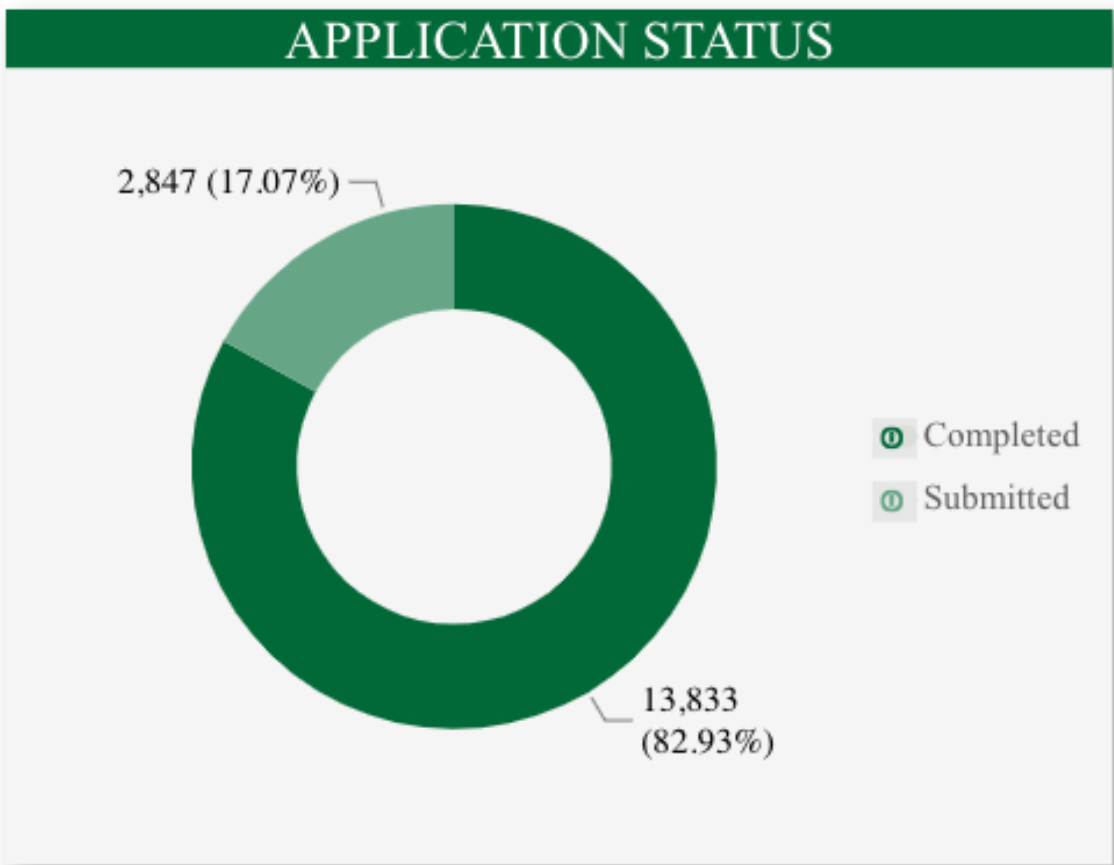
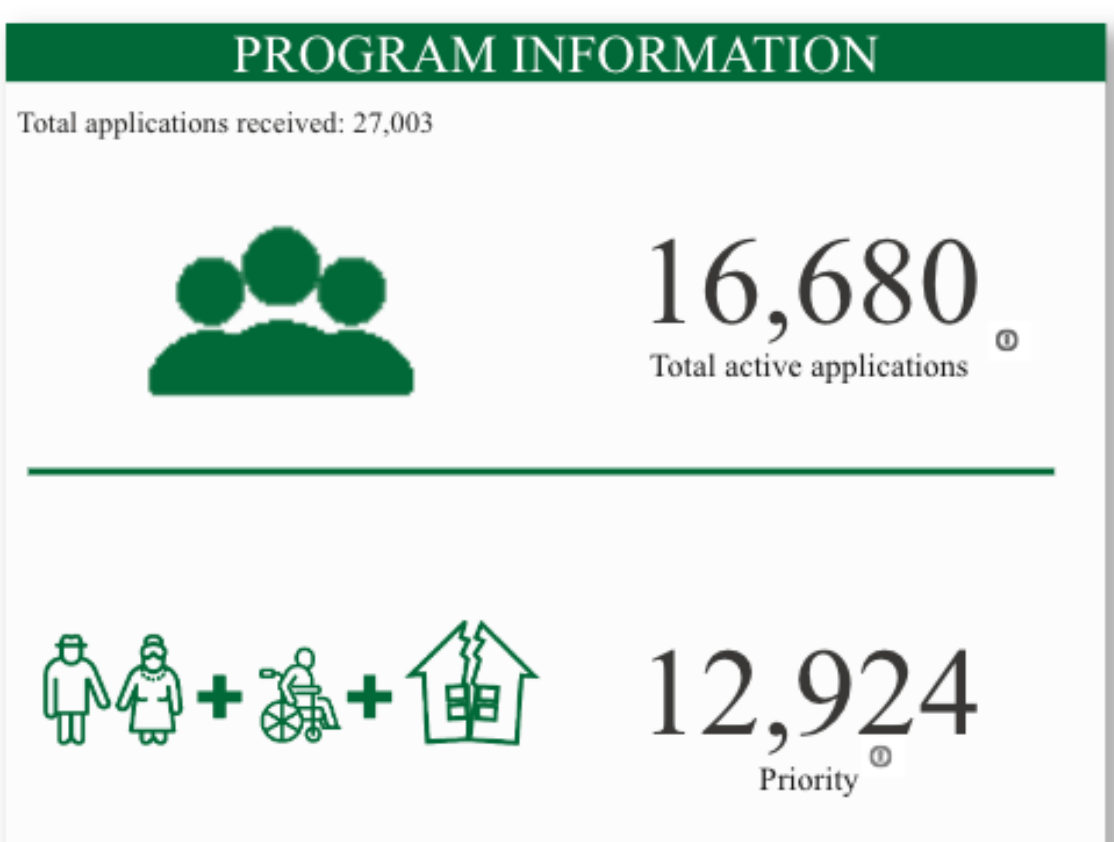
The federal government is trying to alleviate the problem by allocating over 3.5 billion in its landmark voucher program to incentivize rehabs and title transfers to families in need of housing throughout the island.

The Opportunity

Buy rehab deals and Sell inventory to families that have already received vouchers (“like cash” federal purchase assistance) and are “ready to close”

Areas in need of affordable housing in Puerto Rico.

Where Vouchers are already given.





DEPARTAMENTO DE LA
VIVIENDA



¿Cuál es el precio de venta que un solicitante del Programa puede asumir según el vale de reubicación?

El Programa emite el vale de reubicación según la composición familiar del solicitante. Un solicitante que requiera una unidad de vivienda de dos (2) dormitorios, se le ofrece un vale de reubicación por \$160,000.00. Un solicitante que requiera tres (3) dormitorios, se le ofrece un vale por \$185,000.00 y por último un solicitante que requiera cuatro (4) dormitorios, se le ofrece un vale por \$200,000.00

The Department of Vivienda in Puerto Rico
is giving "same as cash" vouchers
to families that qualify to purchase homes
between \$160,000 and \$200,000

PROGRAM INFORMATION



13,199

Received Applications ⓘ



59

Financial Institutions ⓘ

[Click to See List](#)

APPLICATION STATUS



12,015

Eligibility Review Completed ⓘ

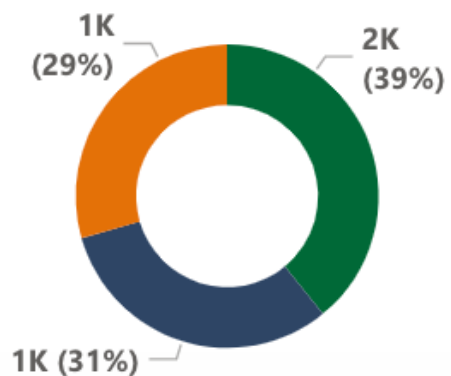


4,679

Total Closed Cases ⓘ

LMI & CRW CLOSED CASES

Other ⓘ CRW ⓘ LMI ⓘ



GRANTED FUNDS



\$151.36M

Launch Date: July 2020

The program provides financial assistance through CDBG-DR funds for eligible individuals and families to cover costs related to the purchase of a home.



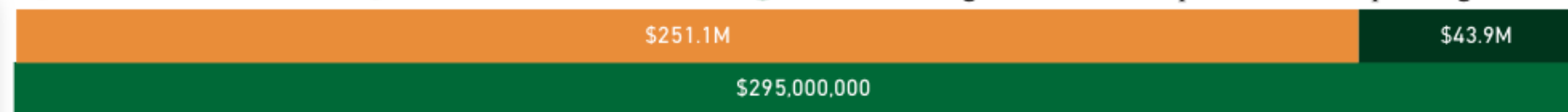
HOMEBUYER ASSISTANCE PROGRAM



PRHFA

Program Budget

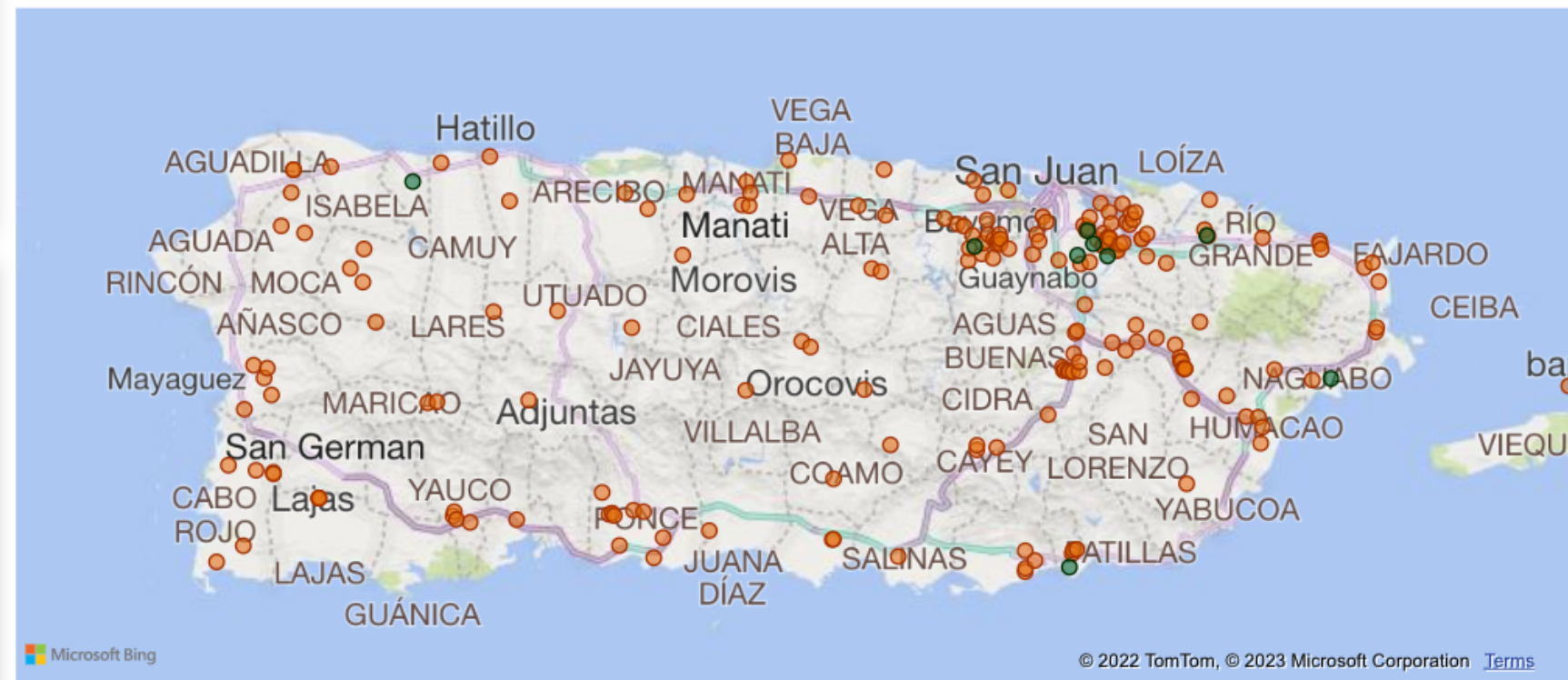
Available committed Available uncommitted Available budget Action plan allocation pending funds



Total Approved Budget \$295,000,000

Select Municipality:

All



Approved Financial Award Closed and Disbursed

Areas where families are given assistance up to \$60,000 to buy a house.



DEPARTAMENTO DE LA
VIVIENDA



El Programa otorgará subvenciones como se indica a continuación:

Hasta un máximo de

\$45,000

por cada hogar elegible de
ingresos bajos y moderados y
de necesidad urgente.

Hasta un máximo de

\$55,000

por cada hogar elegible de
ingresos bajos y moderados y
de necesidad urgente con
miembros del Personal
Esencial de Recuperación.

Un incentivo adicional de hasta:

\$5,000*

para los hogares elegibles que
decidan comprar una vivienda
dentro de un centro urbano
designado y certificado por
vivienda.

**The Department of Vivienda in Puerto Rico is giving assistance
between \$45,000 and \$60,000 to families to purchase homes.**

Example of homes needed in Puerto Rico: Recently Rehabbed



The average purchase price of a home is going to be between \$55,000 and \$95,000.

The average sales price is going to be between \$130,000 and \$185,000.

Inventory is acquired from:

- **Court Auctions**
- **Bank Bulk Purchase**
- **Direct From Owner's Quick Cash Sale**
(distress sale)
- **Marketing**

Additional link about the housing shortage in Puerto Rico

[https://www.noticel.com/economia/top-stories/20221209/puerto-rico necesita-politica-publica-para-construccion-de-vivienda-social/](https://www.noticel.com/economia/top-stories/20221209/puerto-rico-necesita-politica-publica-para-construccion-de-vivienda-social/)

<https://periodismoinvestigativo.com/2022/12/una-pesadilla-para-los-puertorriquenos-conseguir-hogar-mientras-otros-acaparan-propiedades/>

https://www.elvocero.com/economia/otros/contin-a-la-falta-de-vivienda-asequible-en-puerto-rico/article_50a51d32-769b-11ed-af5a-eb0216486e00.html

<https://www.elnuevodia.com/negocios/bienes-raices/notas/escasez-de-vivienda-frustra-a-personas-listas-para-comprar-hogar/>

Call to Action:

- For a limited time, The Fund is accepting qualified investment funding through a new lending program.
- You, the Investor, will participate in the The Fund's distressed asset purchase program, by becoming a Participating Lender of The Fund.
- As the Originating Lender, The Fund's G.P. will take a Note and Mortgage on the properties purchased, and will assign the notes and mortgages to you, the Participating Lender.
- You, the Participating Lender, will sign a Loan Pool Servicing Agreement, naming The Fund as the lead / originating lender, responsible for servicing the portfolio, and responsible for assigning the collateral (notes and mortgages) to you, the Participating Lender
- Your commitment to The Fund is for a period of one year. Your guaranteed, collateralized, return is TWELVE PERCENT (12%) per annum, with success bonuses ranging from 3 to 5 percent upon maturity and repayment of your invested amounts.