

WINGATE BY WYNDHAM
Boulevard Springs Suites
Punta Cana, Dominican Republic



Project Description: Wingate by Wyndham is a to-be-built condo hotel offering luxury suites in a tropical paradise. It combines modern amenities with the charm of Caribbean culture, catering to both tourists and business travelers. Become one of the owners of a condo hotel suite in Punta Cana under the largest hotel chain in the world, Wyndham Hotels & Resorts.

Stories: 5 stories with residential suites, plus a 6th floor with terraces and private pools

No. of Units: 86 suites made up 81 studio units and 5 one-bedroom units.

Brand Rating: Wyndham Hotels & Resorts is the world's largest and most diverse hotel chain, encompassing more than 9,000 hotels across 95 countries. It encompasses 24 brands including Ramada, Baymont, Hawthorn, Esplendor, La Quinta and Travelodge.

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Condo Hotel Units:

<u>Floor Plan/Type</u>	<u>Size</u>	<u>View</u>	<u>Price Range</u>
Type A, studio	409 sq. ft.	Terrace and main pool	\$205,000
Type B, one bedroom	409 sq. ft.	Terrace and main pool	\$369,000
Type C, ground floor, studio unit with private pool	566 sq. ft.	Private pool and main pool	\$245,000
Type D, two stories, large studio with rooftop private pool	566 sq. ft.	Terrace and private pool	\$389,500

Units Range in Sq. Ft. From: 409 To: 566

Units Range in Price: From: \$205,000 To: \$389,500



The spectacular pool and sundeck are the heart of the complex.

Construction Start Date: The starting date will be approximately June 2025. Construction takes 24 months once Confotur certification is approved.

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Confotur, Tourism Incentive Law: Law 158-01 is Dominican Republic legislation aimed at stimulating investment in the tourism sector. Established in October 2001, the law offers significant tax exemptions and benefits to both large-scale developers and individual investors involved in tourism-related infrastructure and real estate projects.

The key benefits to condo hotel suite buyers provided under the Confotur law include:

1. **Tax Exemptions:** Investors receive 100% exemptions on property, transfer and income taxes on rental income for up to 15 years. This applies to both national and municipal taxes related to the constitution of companies and real estate transfers.
2. **Residency Benefits:** Foreign nationals investing in Confotur-certified properties can qualify for a residency visa, The investment threshold for obtaining these benefits is set at a minimum of \$200,000 in real estate.



The hotel lobby will feature a mix of contemporary and traditional Caribbean design.

Completion Date: Assuming a start date of approximately June 2025, the completion date would be approximately June 2027. However, Confotur certification must be obtained before

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construction begins, so the process could, in theory, be slightly delayed while that certification is being approved.



The property will have multiple conference rooms and group meeting facilities.

Hotel Features/Amenities:

- Elegant lobby and front desk
- Modern padel courts
- Fitness center, fully equipped
- Large swimming pool and sun deck
- Coworking spaces
- Conference and group meeting rooms
- Shopping center adjacent to the property with a hair salon, pharmacy, bakery, restaurants, shops, offices, medical clinics, virtual golf

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Hotel Services:

- 12-hour room service
- 24-hour security
- Multi-lingual hotel concierge
- Doorman
- Valet (available, but not part of the hotel)
- Pool-side services
- Maid service
- Airport shuttle service

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Suite type A, studio unit

Suite Features: The suites will provide a setting of luxury and comfort. Each suite, professionally decorated in an elegant style, will blend contemporary elements with Caribbean touches to create a relaxing space. All suites come fully furnished and equipped, ready for immediate use. They'll also have these features:

- Spacious living area
- Modern furnishings and electronics
- Kitchen with island and high-end appliances
- Private terrace overlooking the resort
- Rooftop private plunge pool (specific to certain suite types)

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Suite type B living area

Location: Located on the eastern coast of the Dominican Republic, Punta Cana is a tropical paradise known for its white sand beaches, turquoise waters, and vibrant local culture. The Wingate is situated just minutes from shops, restaurants, exciting entertainment activities and more.

- Shopping centers: 1 minute away
- Supermarket: 2 minutes away
- Hospital: 5 minutes away
- Airport: 6 minutes away
- Beach: 10 minutes away
- Golf courses: 12 minutes away
- Restaurants: various styles and locations

Additionally, the town of Punta Cana is itself a world-class destination. Located at the easternmost tip of the Dominican Republic, it abuts the Caribbean Sea and the Atlantic Ocean. It's a region best known for its 20-mile stretch of beaches and clear waters.

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The Bávaro area and Punta Cana combine to form what's known as La Costa del Coco, or the Coconut Coast, an area popular for zip-lining, windsurfing, kayaking, reef diving, whale-watching, sailing, and horseback and ATV riding.

Many U.S. cities offer direct flights to Punta Cana, including Miami, New York, Philadelphia, Charlotte, Dallas, Los Angeles and Chicago.

Maintenance: No extra costs for maintenance. All maintenance services are included.

Real Estate Taxes: No real estate taxes, assuming the previously mentioned Confortur certification. Investors receive 100% exemptions on property, transfer and income taxes on rental income for up to 15 years.

Living Restrictions: Owners must place their condo hotel suite into the rental program when they're not using it. Ownership includes 30 days of property usage per year and management under Wyndham supervision when not in use. Owners who wish to use their unit more than 30 days can do so but will have to pay a maintenance fee.



Suite C living area

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Pets: Pets are not permissible.

Rental Return: Wingate by Wyndham offers the opportunity to own a hassle-free vacation home in a highly desirable destination and to earn rent revenue to defray the costs of ownership. Unlike properties in the U.S., all condo hotel suites and the revenue they generate will be included in a rental pool.

The Wingate location offers the perfect combination of tourism, business and brand recognition to generate solid hotel occupancy rates. Wingate will also be added to the global Wyndham reservation system, again helping to ensure rental success.

The developer estimates an annual return of 8% on investment. However, these projections are not guaranteed. Please consult with your financial and legal advisors to determine if this vacation home investment meets your individual needs.

With the Dominican Republic, and specifically the Punta Cana region, gaining notoriety as an exceptional vacation destination and within range of a short flight from the U.S., Wingate also has great potential for investment appreciation when you're ready to sell.



Suite type D, a two-story, studio suite with rooftop private pool and terrace

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Wyndham Brand Advantages:

- Award-winning rewards program with 106 million enrolled members
- Global reservation system and year-round marketing of Wyndham brand
- High impact services and support to maximize hotel performance
- Next generation technology to simplify owners' operations and to enhance the guest experience.
- Investment appreciation backed by owning a suite under the world's largest hotel chain.
- Tax exemption during construction and operation, under the incentives of Confotur law 158-01 and its amendments.



Suite type C: ground floor studio unit with private pool

Developer: Bio Green Investment Developer is a new organization from La Chapelle group of companies. The construction company will be World Trade Holding Corp.- Technoconstructions Group. More details available (in Spanish) upon request.

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Reservation Requirement/Deposit:

- 5% due at reservation (Fully refundable)
- 20% due at signing of the contract (Only now are monies at risk.)
- 10% due at groundbreaking
- 10% due at start of construction of the foundation
- 20% due once construction goes vertical (columns and beams)
- 10% due at completion of (columns, beams, and slabs)
- 15% due at completion of facade and window enclosures
- 10% due at upon delivery

Have any questions? Would you like to arrange a site tour?

**Contact Joel Greene at Joel@CondoHotelCenter.com or
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Please speak with your personal legal and financial advisors to determine whether this property is suitable for your objectives.

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