

Living in Northeast Florida, many of us already have an appreciation for the value of real estate located near the ocean. However, not only are oceanfront lots quite expensive, they also are becoming more rare. The once uncluttered oceanfront view has become more and more populated by condominiums, private residences and the accompanying infrastructure to accommodate the growth.

So, with Florida's choices of available oceanfront or ocean-adjacent real estate rapidly diminishing, what are some of the options for savvy investors, committed surfers or just folks looking for a retirement home in a laid-back, tropical environment?

Rapidly growing as a popular resort, vacation and even retirement haven, Nicaragua is becoming the newest popular travel destination – for surfers and those looking for a more relaxed, adventurous spot.

Located in Central America, Nicaragua is bordering both the Caribbean Sea and the Pacific Ocean, between Costa Rica and Honduras. The Pacific Coast of Nicaragua has hundreds of miles of beaches identical to the California coastline.

A Century 21 overseas-based company is hosting a seminar to educate potential investors about life in Nicaragua. They also plan to explain in detail what types of properties and investments are available there, the ins and outs of the legal and purchase processes, and share customer testimonials and profits made.

The seminars will be at the Jacksonville Marriott, located at 4670 Salisbury Road, (Interstate 95 and Butler Boulevard), Jacksonville, from 6:30 p.m. to 8:30 p.m. Thursday, June 14.

The joys of Nicaragua rapidly are becoming more

widely known. Earlier this year, *Lonely Planet* named Nicaragua one of its annual best in travel. The word from their experts: "Nicaragua is one of the safest countries in which to travel in Central America; it has the wonderful cities of Leon and Granada, the Isla de Ometepe, rainforests, beaches, the famed Miskito coast and the Corn Islands, and a distinctive national identity. Go!"

The Nicaraguan people are known to be very friendly and hard working. And, cultural offerings are growing.

While infrastructure is still more laid-back as well, so much makes Nicaragua appealing to visitors and permanent residents. The lifestyle, low crime and tax incentives blended with a breathtaking coast make Nicaragua an unforgettable find. The landscapes still are untouched, offering pristine sightseeing or surfing.

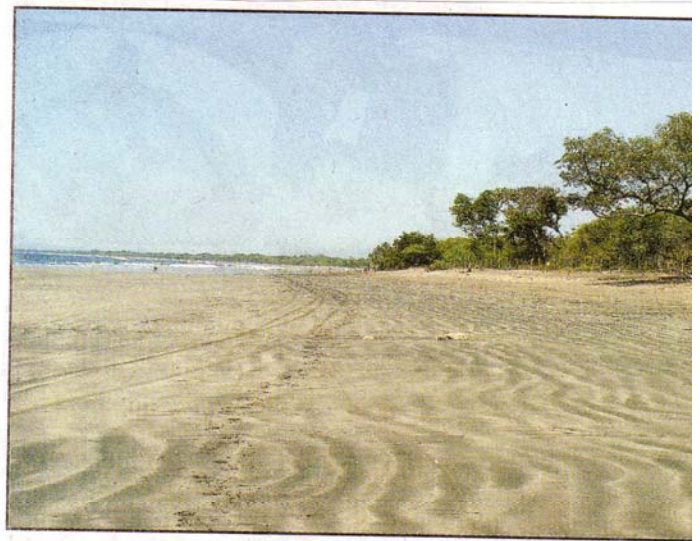
Investments definitely are on the upswing in Nicaragua. The U.S.-based International Textile Group is building a \$100 million Cone Denim assembly factory in Nicaragua.

And, as reported in the Latin Business Chronicle, Carlos Slim, Latin America's third-richest man, is boosting business and social investments in the Central American country.

Recently, Slim was quoted as saying, "In Nicaragua there are a lot of opportunities for investment."

MSN Money recently ran an article touting the best-kept retirement secret: Nicaragua. Citing its pristine beaches, lush rainforests and abundant fishing and surfing opportunities, the area exceeds visitors' expectations, time and again.

The economy also is conducive to foreign transplants, offering incentives for foreign retirees. To be eligible for the country's retiree incentive program, you must be older than



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The lifestyle, low crime and tax incentives blended along with a breathtaking life along the coast make Nicaragua an unforgettable find. Special

45 and have a monthly income of at least \$400. Most of these benefits are in the form of tax incentives. Among other incentives, foreign retirees pay no taxes on out-of-country

earnings and can bring up to \$10,000 worth of household goods duty-free.

For more seminar information or further information on real estate opportunities in Nicaragua, please

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