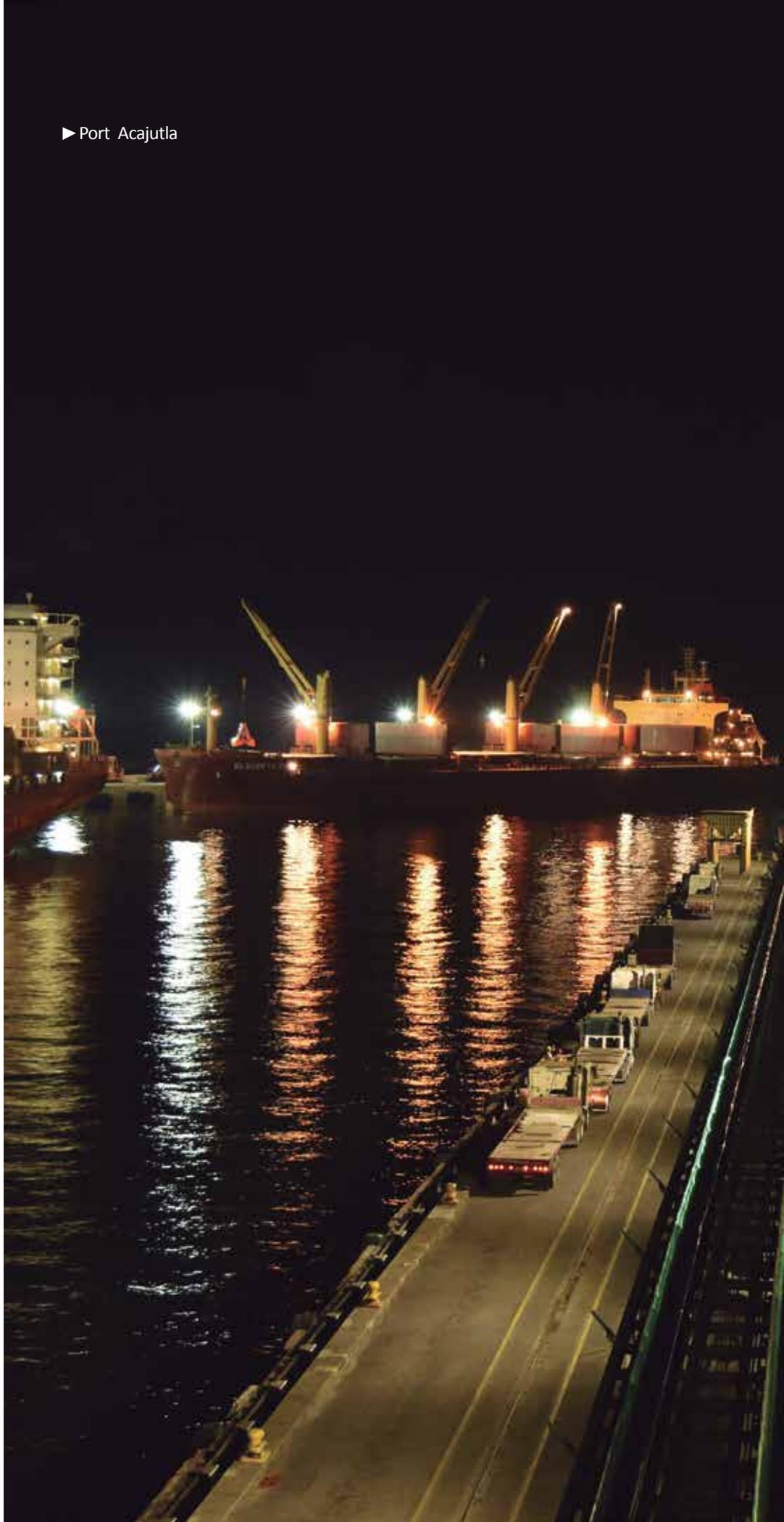




► Port Acajutla





BUNUN ACE



► Coatepeque Lake



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www.proesa.gob.sv



► Las Flores Beach, San Miguel

Disclaimer: private businesses proponents of projects have provided the information inside this document. The purpose of this document is to inform potential investors about the existing opportunities. PROESA refuses any liability or obligation for the information contained on this document.



► San Salvador City



► Izalco Volcano



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GOBIERNO DE
EL SALVADOR

Dear Investor:

I'm pleased to welcome you to the Investment Projects Portfolio, which includes private project profiles that will allow you to identify new investment opportunities in the energy, real estate, manufacturing, services and tourism sectors.



El Salvador is committed to the diversification of its energy matrix, providing incentives for the development of new generation projects based on renewable sources and promoting the execution of long-term contracts. Likewise, in recent years, the construction industry has gained dynamism by a series of housing, commercial and corporate infrastructure projects currently under implementation.

Our country is remarkable because of its highly productive people, worldwide known for its industriousness, efficiency and work ethic, all of which favors manufacturing activities and the provision of services in an efficient and cost competitive manner.

In turn, the natural richness of the country, outstanding air and road connectivity, as well as proximity between multiple touristic attractions are some of the factors that have promoted a sustained growth of tourist inflow. The later, along with the fiscal incentives available for the sector, heightens the development of touristic projects.

Finally, the Government of El Salvador is committed to facilitating a favorable business climate for investments. Because of these efforts, El Salvador ranked within the ten best economies worldwide with the most notable improvements on the ease of doing business index during the past year, according to the 2018 Doing Business report published by the World Bank. In this ranking, El Salvador holds the second position in Central America and the sixth in Latin America in terms of ease of doing business.

We invite you to explore the investment opportunities in the country and the support that the Export and Investment Promotion Agency of El Salvador (PROESA) provides to identify potential business partners. PROESA will also help you with the necessary information and required technical assistance for the evaluation and successful implementation of your investment projects in El Salvador.

**Export and Investment Promotion Agency
of El Salvador (PROESA)**





Why El Salvador?

1 PRODUCTIVE LABOR FORCE

Investors certify that Salvadoran labor force is world-famous for its industriousness, efficiency and work ethic. Approximately 56% of the labor force is under 40 years old, making it a predominantly young and highly productive country.

2 COMPETITIVE COSTS

El Salvador is among the most cost-competitive countries to set up and operate a business. The Financial Times' investment journal fDi Intelligence in its Cities of the Future 2017/18 edition classified San Salvador as one of the most cost effective locations in the continent.

3 MONETARY STABILITY

El Salvador dollarized its economy in 2001, which offers greater certainty to investors because of the elimination of foreign exchange risk and low inflation rates.



► Port Acajutla

4 COMPETITIVE INFRASTRUCTURE

The World Economic Forum places El Salvador's infrastructure among the most competitive in Latin America and Central American region. A modern port, airport and road infrastructure enable efficient logistical operations, while solid and advanced telecommunications and electricity markets guarantee access to high quality and cost-competitive services.

5 ATTRACTIVE TAX INCENTIVES

The country's legal framework provides full exemption from income tax, municipal taxes, taxes on transfers of real-estate property, as well as customs duties and taxes on the import of: Machinery, equipment, raw materials and other articles used in the production of goods and services.

6 PREFERENTIAL ACCESS TO INTERNATIONAL MARKETS

Multiple trade agreements provide preferential access to more than 1.2 billion consumers in 43 countries around the world. El Salvador has trade agreements with Central America, Chile, Colombia, Cuba, Dominican Republic, Ecuador, European Union, Mexico, Panama, South Korea, Taiwan, Trinidad and Tobago, United States and Venezuela. El Salvador is currently negotiating a trade agreement with Bolivia.

7 STRATEGIC LOCATION

El Salvador's geographic location enables a short access time to major cities in North and South America. The country is on the same time zone as U.S. Central Standard Time (CST). It offers a natural two oceans logistics corridor, proximity to the Transpacific maritime route and to the Panama Canal.

Services Provided to Investors

PROESA is El Salvador's Export and Investment Promotion Agency. It is an autonomous government institution responsible for export promotion, investment, country brand and public-private partnerships. PROESA's goal is to generate economic growth and create jobs, by attracting foreign direct investment and promoting the expansion of Salvadoran firms abroad.



Business opportunities:

- Information on investment opportunities, incentives and advantages of investing in FDI growth sectors.
- Statistics and customized industry information.



Strategic information:

- Information on set-up and operational costs, regulations, availability of human capital, business climate and any other information required in the country evaluation process.
- Personalized service to specific enquiries.



Advisory and technical assistance:

- Organization, logistics and coordination of tailored agendas for visits to El Salvador.
- Specialized support before, during and after the investment.
- Assistance to potential investors in the generation of local business contacts.
- Comprehensive support in procedures required to establish or expand business operations in the country.



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InvESTment
Portfolio



energy projects



El Salvador has an energy policy valid for the period 2010–2024, which includes within its strategic lines, the diversification of the energy matrix and the promotion of renewable sources of energy, as well as innovation and technological development, and the regional energy integration. Framed in this policy, the National Energy Council (CNE for its acronym in Spanish), governing body for the national energy policy, has developed a plan for the future expansion of the power generation, which forecasts an average yearly demand growth of 2.5 % for 2016 – 2026.

El Salvador has potential for power generation based on the following renewable sources: hydroelectric, wind power, solar photovoltaic, concentrated solar thermal, biomass, and biogas.

As part of the efforts to support the development of the energy sector, El Salvador has the Renewable Energy Incentives Law. Some of the benefits that this law provides are:

- Full exemption (during the first 10 years) from customs duties on imports of machinery, equipment, materials and supplies intended exclusively for pre-investment and investment activities in the construction of the electrical power generation centrals
- Full exemption from income tax for a five years period, for projects greater than 10 megawatts (MW), and ten years for projects equal or under 10 MW
- Total exemption from taxes on revenues originated from the sale of Certified Emissions Reductions (CER) in the framework of the Clean Development Mechanism (CDM) of the Kyoto Protocol or similar carbon markets
- Geothermal plants may deduct from income tax (for up to 10 years), all expenses or costs associated with the reinjection process of the total geothermal resource.



Note: Images are shown for illustrative purposes only



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SMALL HYDROELECTRIC POWER PLANT SAN SIMON I



Location

Mercedes Umaña,
Usulután



Investment (USD)

\$776,098.70

Description

The project consists on the construction of a small hydroelectric power plant, with an installed capacity of 0.37 MW/h. The project takes advantage of an existing infrastructure from a previous project, which ensures the operation and reduces uncertainties on the project's outcome. It is located in the eastern region of the country at Canton Santa Anita, Mercedes Umaña municipality, Usulután Department (13°34' 23.23' N and 88°32'27.96" W).

Construction and implementation period

1 year

Payback period

5.5 years

Funding scheme (owner/co investor)

45/55

Current status of the project (level of studies)

The company has the following permits:

- Environmental permit from the Ministry of Environment and Natural Resources
- Permit from the Ministry of Labor and Social Security
- Permit from the Ministry of Health
- No objection letter from the water utility authority to use underground resources
- Permit from the Secretariat of Culture to the Presidency (SECULTURA)
- Feasibility to connect the electrical grid of the distribution company AES-EEO
- Construction permit from the Vice Ministry of Housing and Urban Development
- Generator accreditation from the sectorial regulator (SIGET)
- Qualification of the project from SIGET
- State's concession for the exploitation of water resources approved for a 50-year term.

Works and activities that the project comprises

- Civil work that includes dams and waterwheels, intake work, by-pass channel, load chamber, forced pipe, building and output channel.
- Electro mechanic equipment: turbine-closing device, turbines, generators, regulation elements, transformers, cells and electric panels.

Relevant information

- All necessary permits have been granted and the project can initiate immediately
- An agreement to purchase the complete production of energy is available
- The firm is experienced in the production of energy out of renewable sources



Note: Images are shown for illustrative purposes only



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SMALL HYDROELECTRIC POWER PLANT SAN SIMON II



Location

Mercedes Umaña,
Usulután



Investment (USD)

\$1,058,982.13

Description

The project consists in the construction of a small hydroelectric power plant with an installed capacity of 0.37 MW/h. The project takes advantage of the infrastructure of a previous project, which ensures the operation and reduces uncertainties on the project's outcome. It is located in the eastern region of the country at Canton Santa Anita, Mercedes Umaña municipality, Usulután Department (13°34' 23.23' N and 88°32'27.96'' W).

Construction and
implementation period

1 year

Payback
period

5.5 years

Funding scheme
(owner/ co investor)

45/55

► **Current status
of the project
(level of studies)**

The company has the following permits:

- Environmental permit from the Ministry of Environment and Natural Resources
- Permit from the Ministry of Labor and Social Security
- Permit from the Ministry of Health
- No objection letter from the water utility authority to use underground resources
- Permit from the Secretariat of Culture to the Presidency (SECULTURA)
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- Qualification of the project from SIGET
- State's concession for the exploitation of water resources approved for a 50-year term.

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activities that the
project comprises**

- Civil work that includes dams and waterwheels, intake work, by-pass channel, load chamber, forced pipe, building and output channel.
- Electro mechanic equipment: turbine-closing device, turbines, generators, regulation elements, transformers, cells and electric panels.

► **Relevant information**

- All necessary permits have been granted and the project can initiate immediately
- An agreement to purchase the complete production of energy is available
- The firm is experienced in the production of energy out of renewable sources





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PHOTOVOTAIC GENERATION POWER PLANT TANGOLONA



Location

Moncagua,
San Miguel

Description

Photovoltaic plant with an installed capacity
of 528 Kw/h



Investment (USD)

\$646,617.97

Construction and
implementation period

1 year

Payback
period

7.5 years

Funding scheme
(owner/ co investor)

23/77

Current status of the project (level of studies)

- Project's feasibility permit from the Vice Ministry of Housing and Urban Development
- Environmental permit
- An energy purchase agreement is available

Works or activities the project comprises

- Access roads to the project
- Earthwork platforms
- Civil works
- Panel installations

Relevant information

- The company is experienced in the production of energy out of renewable sources and counts with experienced technical allies in similar projects.



InvESTment
Portfolio



real estate projects



The construction sector directly employs around 23 thousand people according to data from the Salvadoran Social Security Institute (ISSS for its acronym in Spanish).

The real estate sector is one of the main engines of Salvadoran economy, mainly in the metropolitan area of San Salvador.

According to the Salvadoran Construction Chamber (CASALCO), approximately 80 projects were being executed during 2017 in the capital city and many more projects are in process of obtaining their permits.

El Salvador has the potential to cover its deficit in different real estate markets. During the past few years, the offer has grown with the development of new commercial spaces, mainly for office space rentals, as well as housing projects. The sector's outlook seeks to meet new market niches, in addition to developing innovative projects.

real estate





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LIVE



Location

Metropolitan Area of San Salvador



Investment (USD)

\$1,000,000.00

Description

LIVE is the first co-living concept in El Salvador, where young people can live at comfortable, modern and safe facilities.

LIVE is a pioneer concept in El Salvador, which is the reason for its high demand, and seeks to continue growing to supply its increasing demand.

More information is available at the following link:

www.live.sv

Construction and implementation period

1 year

Payback period

10 years

Funding scheme (owner/ co-investment)

25/75

Current status of the project (level of studies)

In the evaluating process of land options for acquisition

Works or activities that the project comprises

- Land acquisition
- Renovation of the property and adaptation according to the concept of LIVE

Relevant information

- Currently there is a similar project in full operation located at the historic center of San Salvador, having reached a 100 % room occupation.
- The identified target market is young people between 18 and 35 years who seek a new affordable alternative to live. Many of the potential customers fulfill any of the following characteristics: They live far out from their work places or learning centers, don't feel comfortable at their traditional pupil accommodations and/or wish to become independent from their family household.

real estate





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SAN MARCOS BUENA VISTA



Location

Nahuizalco,
Sonsonate



Investment (USD)

\$1,000,000.00

Description

The project is part of a master plan of a mixed development and consists on a first stage of the development of affordable housing for middle and lower-income households, which responds to the population's growth of the city of Sonsonate, in the western region of the country. It is located at the beginning of the touristic corridor known as "Ruta de las Flores" (Flowers route), a growing area within the country's main tourist destinations. Additionally, it represents a big opportunity to satisfy the housing demand with a better habitat.

Construction and
implementation period

1 year

Payback
period

4 years

Funding scheme
(owner /co investor)

50/50

Current status of the project (level of studies)

The project has all the necessary permits for its implementation and start-up.

Works or activities that the project comprises

- Construction of urbanization infrastructure
- Complementary works of access and landscaping
- Implementation and commercialization

Relevant information

- The company owns the land and the project is part of a wider development master plan.
- The urbanization has initiated with the separation of service connections, and has completed the legal segmentation of each portion for its development and commercialization.



**InvESTment
Portfolio**



manufacturing projects



The manufacturing industry in El Salvador is one of the most important economic engines, providing an estimate of 25.5% of the GDP according to the Central Reserve Bank (BCR). Furthermore, it supplies more than 181 thousand employees, which represents the 27.5% of the total private sector employment.

El Salvador has successful experiences of companies that have established in the country to manufacture high value added products. El Salvador offers investment opportunities in the manufacturing sector to companies that produce medical devices, footwear, auto parts, and electronic components, among many others.

Within the main laws that benefit the sector, the Free Zones Law stands out; it regulates and offers fiscal incentives to export-oriented manufacturing companies – domestic or foreign – located in free trade zones or warehouses for inward processing (DPA, for its acronym in Spanish). This law provides relevant exemptions of income taxes, municipal taxes, value added tax, custom duties and other taxes on the import of machinery, equipment and materials used in the production process of the incentivized activity.

On the other hand, the sector also benefits from the tariff preferences derived from the different free trade agreements that El Salvador has signed with Central America, the United States, the European Union and other countries.

manufacturing





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PRODUCTS FOR MEDICAL USE AND INDUSTRIAL SAFETY



Location

San Salvador



Investment (USD)

\$103,750.00

Description

The project seeks the expansion of the plant to serve large consumers. The current installed capacity provides limited coverage nationwide.

The company seeks to position itself in the Central American market of non-woven textiles for medical use and industrial safety, with competitive and comparative advantages.

It is the first company in Central America that produces textiles for medical purposes.

Construction and implementation period

1 year

Payback period

4 years

Funding scheme (owner/co-investor)

20/80

Current status of the project (level of studies)

The plant is in operation and has the permits to produce medical textiles, issued by the Salvadoran Social Security Institute (ISSS for its acronym in Spanish).

Works or activities that the project comprises

- Adaptation of production plant
- Acquisition of machinery and equipment
- Implementation of new production lines

Relevant information

- The company is in operation producing under two brands, non-woven textiles for medical use and for industrial safety.
- They are currently exporting to three countries in Central America.
- The Central American companies are obligated to import textiles for medical purposes due to the limited supply in the region. With this project, the company will provide better quality products at competitive prices to buyers in Central America, improving their inventory management, thanks to faster delivery times.

manufacturing





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FACTORY OF AERONAUTICAL PRODUCTS CLASS I



Location

San Salvador



Investment (USD)

\$1,567,000.00

Description

The project consists of installing the first Light Sport Aircraft (LSA) CLASS 1 aircraft factory (autogyro and short takeoff and landing STOL aircraft) and CLASS 2 aeronautical parts in Central America and the Caribbean.

It seeks to benefit from the competitive advantages in aeronautics offered by El Salvador in order to produce aircraft and parts at a low cost compared to what the global industry currently offers.

Construction and implementation period

3 years

Payback period

5 years

Funding scheme (owner/co-investor)

25/75

Current status of the project (level of studies)

- The land is available for the construction of the factory and the infrastructure is in preparation for the preliminary project
- The product of Phase 1 is in the execution stage of the first prototype to patent it and certify it

Works or activities that the project comprises

- Aircraft factory adaptation
- Acquisition of machinery and equipment
- Acquisition of permits
- Start of the production process by phases
 - Phase I: Manufacture of a class 1 product (complete aircraft) and production of parts on demand
 - Phase II: Manufacture of another class 1 product (complete aircraft)
 - Phase III: Manufacture of class 2 products (complete aircraft)

Relevant information

- The company has a range of professionals specialized in the sector, with extensive experience in the national and international market
- The aeronautical sector is one of the sectors with strategic interest for the Government of El Salvador



InvEStment
Portfolio



service projects



The service sector in El Salvador represents a significant contribution to the Salvadoran economy being responsible of 63% of the total GDP on 2016, according to data from the Central Reserve Bank (BCR).

In the country, there are about 19,000 companies in the sector, which generate more than 430,000 jobs and in turn make USD 2.5 billion in service exports, reflecting a 6.0% growth.

El Salvador offers a broad base of technicians and professionals ready to join the country's most productive sectors. The labor force in El Salvador is 2.9 million people, about 60% of whom is less than 40 years old. Therefore, it offers a highly productive labor force capable of developing new skills in a short period. It is estimated that about 20% of all college graduates in El Salvador are specialized in engineering and technological fields, generating qualified workers for the provision of high value-added services.

Besides, El Salvador has the International Services Law, which offers fiscal incentives to businesses dedicated to the provision of services to international clients. Among the main benefits from the aforementioned law are the total exception of income and municipal taxes, custom duties and other taxes on the import of machinery, equipment and other goods required for the execution of the incentivized activity.

The service sector has had major development within the last decade in El Salvador with potential of further growth nationally and internationally.

service





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STRENGTHENING OF MUNICIPAL FINANCE SERVICES



Location

All national territory



Investment (USD)

\$150,000.00

Description

Expansion of business services, specially consulting and assessment of municipal management and administration in favor of local economic development utilizing an integral model with the following components:

- Consultation and diagnosis of local government
- Strengthening local institutions through consultant services pertaining the implementation of a Management System for the Recovery of Fiscal Debt
- Management of information and development of interface needed through computer technology

Execution and implementation period

2 years

Payback period

5 years

Funding scheme (owner/co-investors)

20/80

Current status of the project (level of studies)

The business is currently operating

Works and activities included in the project

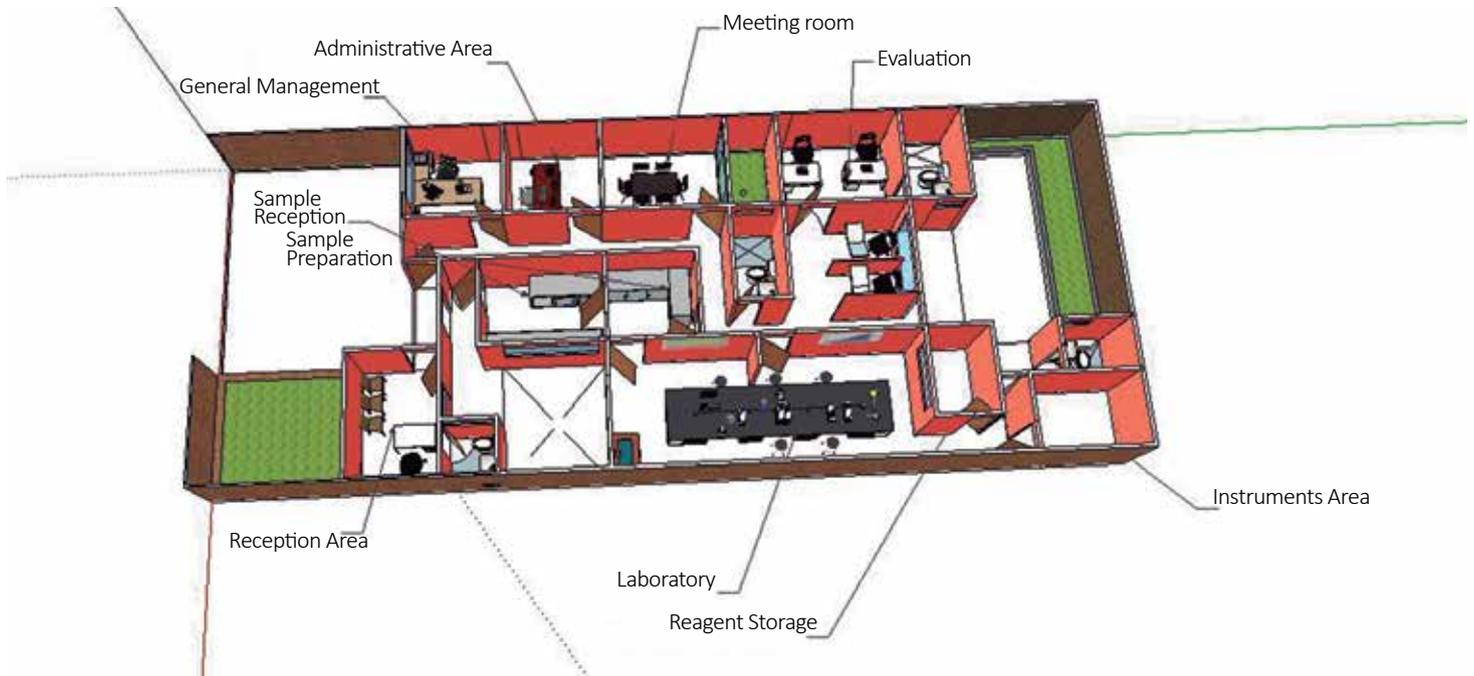
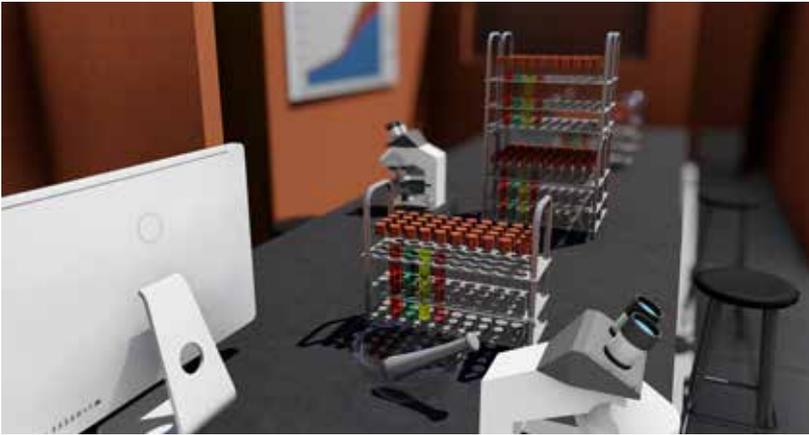
Expansion of operations to handle the market segment with the largest demand through:

- Training and technical assistance to the municipalities
- Implementation of administrative processes for the strengthening of fiscal debt recovery management
- The implementation of computer-based tools directed towards the effective control of the tax base

Relevant information

- Business with 11 years of experience and currently planning further expansion in Central America
- The amount of fiscal debt climbs to USD 500 million, of which USD 200 million are concentrated in 12 municipalities
- Some municipalities invest between 10% and 12% in debt recovery management

service





Contact information: inversiones@proesa.gob.sv

SUSTENTABILITY OF PROCESSES AND WATER LABORATORY



Location

Metropolitan Area of San Salvador



Investment (USD)

\$150,000.00

Description

The project focuses on the creation of a laboratory for the analysis of natural surface water, underground water, process waters and residual waters, which will show the measurements of the bio-chemical and microbiological parameters that the clients require. As well as a substantial analysis of these parameters to provide control proposals, corrective and preventive measures in order to avoid non-compliance with the maximum limits established in the current regulations.

The laboratory plans on contributing to the constant improvement without affecting or compromising the production of industries, with strategic advice based on scientific, technical and engineering reasoning, responding in that manner to the need of protection and rescue of El Salvador's environment.

Execution and implementation period

1 year for start-up and 4 years for the accreditation.

Payback period

5 years

Funding scheme (owner/co-investors)

20/80

Current status of the project (level of studies)

The project is currently in the blueprint phase and defining a location.

Works and activities included in the project

- Management of legal procedures and operation licenses
- Adequacy of the workplace and permits for property remodeling
- Acquisition and installation of machinery and equipment
- Induction and training of the human resource
- Start of laboratory operations and accreditation process

Relevant information

- There is already a professional workforce, industry-recognized, that would be in charge of the project's execution
- The laboratory responds to the current demand that the business has identified. In general, all companies in the industrial sector have to provide treatment to their water spills to comply with the current regulations, as well as adopting a culture of responsibility of usage and disposal of water. It is estimated that industries contribute the 25.5% of El Salvador's GDP.⁽¹⁾

⁽¹⁾Central Reserve Bank of El Salvador (BCR)



InvESTment
Portfolio



tourism projects

In 2017, the income from tourism was of USD 1.5 billion according to the Ministry of Tourism, and the inflow of international tourists was of 2,051,653, representing a 9.5% growth over 2016, the highest in the last 35 years.

Tourism in El Salvador is one of the industries that has had major growth in recent years, due to the increasing demand of products and services, especially from Salvadorans living abroad that come back to visit the country. The regions with the largest number of tourist arrivals to El Salvador are Central America (58%), North America (35%), South America (3%), Europe (2%), the Caribbean (1%) and others (1%).

The growing inflow of tourists in recent years has allowed an increasing demand for hotel rooms, incentivizing the construction of new hotels in the capital city, costal line and mountains.

The natural wealth of the country and the Tourism Law in place, along with its tax incentives, and the support from the Government have made it so this sector thrives year in and year out.

This legislation indicates that tourism projects with a minimum investment of USD 25,000 are eligible to be declared of “national touristic interest” and enjoy the following benefits:

- Full exemption from taxes on the transfer of real-estate property, for the acquisition of real estate intended for the project.
- Full exemption from custom duties on the import of goods, equipment and accessories, machinery, vehicles, aircrafts or maritime vessels and construction materials used for buildings until the completion of the project.
- Full exemption from income tax for a 10 year period
- Partial exemption from municipal taxes (up to 50%) for a period of 5 years, starting in the fiscal year in which the business begins operations

tourism





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FISHERMAN'S RESORT LIFE



Location
Municipality of La Libertad



Investment (USD)
\$774,110.00

Description

The project is located 1km from the city and Port of La Libertad, one of the most developed tourist municipalities that have appealing places to tourists as well as surfers.

The project consists of the construction, start-up and operation of the first phase of an apartment-hotel dedicated to short/medium stays, with a sustainability strategy according to ISO 26,000. The project also includes the development of common areas in its first phase (6 apartments) until the completion of 39 apartments in its last phase.

Tourists will be able to pay for using the facilities for a set period (comparable to a timeshare property), as well as to book hotel stays. The project looks to attract investment from Salvadorans living abroad that regularly visit the country and surf tourists. For this, there will be bond assets and preferred shares available with a repurchase option, they will pay a 10% annual return and future benefits.

<p>Construction and implementation period</p> <p>2 years</p>	<p>Payback period⁽²⁾</p> <p>10 years</p>	<p>Funding scheme (owner/co-investors)</p> <p>87/13</p>
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Current status of the project (level of studies)

- Project ready for construction
- Feasibility of the construction project (construction permits)
- Environmental permit
- Firefighter's corps and Ministry of Labor permits
- Project inscribed on the National Register of Tourism

Works and activities included in the project

- First phase⁽³⁾**
- Construction of the first module of apartments (6 units) and common areas
 - Construction of hydraulic and electric infrastructure
 - Renovation of existing pools

Relevant information

- According to CORSATUR, El Salvador receives more than USD 20 million in income from tourism linked to surf. The country registered the visit of 718,079 tourists in 2016, with ages between 25 and 60 years, from the US and Canada.
- In 2016, the Ministry of Tourism registered 225,682 Salvadorans living abroad with an average daily expenditure of USD 117.40 and an average stay of 6.2 nights.
- The owners of the project have more than 10 years of experience in the tourism sector in El Salvador, boosting successful projects in other regions of the country.
- The project will contribute to the sustainable development, with a positive impact in the local economy

⁽²⁾Each year the investor will get a 10% return for up to a 10 year period.
⁽³⁾The rest of the phases of the project will be executed with the company's funds.

tourism





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RESIDENTIAL CONDOMINIUM “JOYA DEL PACÍFICO”



Location

Municipality of San Luis La Herradura



Investment (USD)

\$2,089,538.00

Description

The construction of a 16-apartment condominium with an emphasis on tourism is projected, each with 2 or 3 rooms and a private common area. The condominium makes up an integral part of a master plan that includes the development of a beach club, an estuary club, commercial area, environmental areas, hotels, a marina, suites and other tourist related buildings.

Construction and implementation period

2 years

Payback period

6 years

Funding scheme (owner/co-investors)

20/80

Current status of the project (level of studies)

- Master plan finished
- Environmental permit
- Construction permit to be revalidated
- Firefighter’s corps and Ministry of Labor permit to be requested after revalidate construction permit

Works and activities included in the project

- The investment will be mainly focused on the construction of the condo:
- Apartment buildings of two and three floors
 - Parking areas
 - Green areas
 - Pool area and tanning bay
 - General services area

Relevant information

- The owners have over 20 years of experience in the touristic sector
- They currently own an operating beach club
- Close to the RAMSAR site “Complejo Jaltepeque”

tourism



Note: Images are shown for illustrative purposes of the recreational areas available for guests of the eco cabins.



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JOYA DEL PACÍFICO

ECO CABINS



Location

Municipality of San Luis La Herradura



Investment (USD)

\$1,500,000.00

Description

It has been planned the construction of ECO-cabins with a focus on tourists that care for and standards in favor of the environment. The ECO-cabins make up an integral part of a master plan that includes the development of a beach club, an estuary club, commercial area, environmental areas, hotels, a marina, suites and other tourist related buildings.

The project takes place in the surroundings of the RAMSAR site "Complejo Jaltepeque", being the second most significant brackish forest in the country and has an extension of 49,454 hectares. This place has acquired an immense importance due to the environmental services that offers like fishing, agriculture and tourism. It harbors a rich diversity of plants and animals due to its dynamics between sweet and saltwater, making it a haven for tourists.

Construction and implementation period

2 years

Payback period

6 years

Funding scheme (owner/co-investors)

20/80

Current status of the project (level of studies)

- The project possess a master plan for tourism development

Works and activities included in the project

- Permit acquisition
- Construction of the Eco-cabins by stages
- Construction of common areas

Relevant information

- The owners have over 20 years of experience in the touristic sector
- They currently own an operating beach club
- Close to the RAMSAR site "Complejo Jaltepeque"

tourism





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LA MONTAÑONA, VILLAS DE NAZARETH Y ABRAHAM HOSTEL



Location

San José Ojos de Agua, El Tablón, Chalatenago



Investment (USD)

\$250,000.00

Description

Currently the Ministry of Tourism promotes the “Montañona” circuit that includes seven municipalities of the country: Chalatenango, Las Vueltas, Ojos de Agua, El Carrizal, La Laguna, Comalapa y Concepción Quezaltepeque, the same that form a ring at its center where the mountain rises. The tourists of the place can appreciate more than 150 species of birds, visit the pine forests, and take a historical tour. The tourism project will be designed taking into account the basic principles of eco-tourism and sustainable development. This looks to promote the preservation of the local flora and fauna as a commitment with the environment and generate related education through the provision of adequate physical spaces.

Construction and implementation period

3 years

Payback period

5 years

Funding scheme (owner/co-investors)

20/80

Current status of the project (level of studies)

- Creation of the blueprint

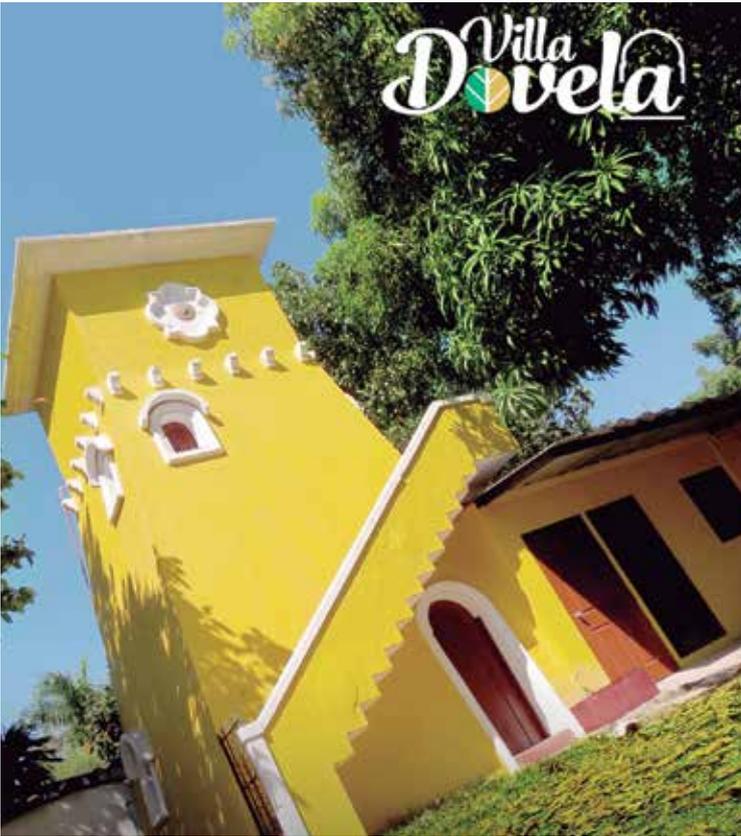
Works and activities included in the project

- Establishment of the first stage (cabins for accommodation)
- Establishment of travel routes
- Implementation of a tourist route to visit local historical places

Relevant information

- The company already possess the land to execute the project and has experience in tourist zone development.
- The demand that tourists create is a great opportunity for a major development of tourism infrastructure in the zone.

tourism





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VILLA DOVELA SAN BENITO HOTEL



Location

San Salvador



Investment (USD)

\$200,000.00

Description

The project seeks to expand current operations, increasing the number of rooms available to customers. In addition to providing the lodging service, the hotel offers training rooms, catering service, social events and tour operator services.

The hotel is located in San Benito, which is a hotel zone of San Salvador city with ample potential, especially to serve international tourists.

Construction and implementation period

2 years

Payback period

4 years

Funding scheme (owner/co-investors)

20/80

Current status of the project (level of studies)

- The hotel is currently in operation
- Blueprint in progress

Works and activities included in the project

- Design of the architectural blueprint
- Construction permits (expansion)
- Construction
- Operation

Relevant information

- The market niche of the hotel attends business executives and tourists
- The company has 7 years of experience in the tourist business, managing two successful hotels in San Salvador's metropolitan area

tourism





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RANCHO ARGUETA HOTEL AND TOROGOZ RENT-A-CAR



Location

San Luis Talpa,
La Paz



Investment (USD)

\$812,000.00

Description

The current owners already have a hotel and a rent-a-car operating near the El Salvador International Airport.

The business seeks to expand operations due to an increase in demand, building an additional hotel and rent-a-car to be able to attend the market segments. It is projected the hotel's compliance with national and international standards of an at least 3 stars quality hotel. The initial construction will have 20 rooms, a restaurant, a recreation area and pool, a business center, a broad park and will provide transport services. Besides, due to the experience in the market, the project looks to boost the existing car rental business.

Construction and implementation period

2 years

Payback period

7 years

Funding scheme (owner/co-investors)

20/80

Current status of the project (level of studies)

- Blueprint is in the creation process
- Three potential lands have been identified

Works and activities included in the project

- Acquisition of land
- Design of the hotel
- Construction permits
- Hotel construction and rent-a-car
- Equipment
- Operation permits and execution

Relevant information

- Company with 7 years of hotel experience
- The current hotel has a market demand more than what it can currently handle
- It seeks to attract clients coming from El Salvador International Airport, which is the main access route for tourists and Salvadoran residents living abroad.



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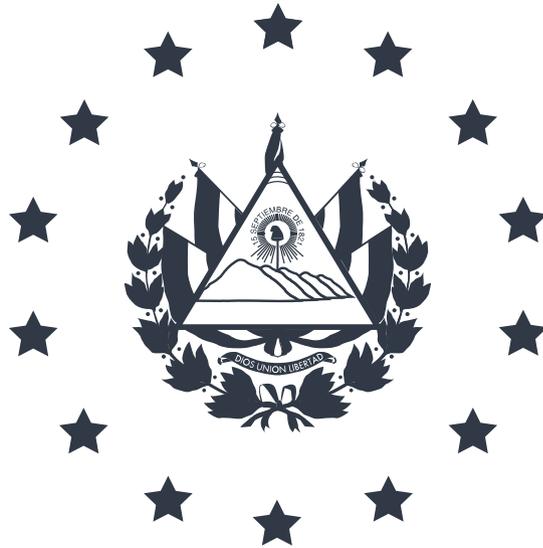
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