

A GUIDE TO
CO-OWNERSHIP IN THE

DOMINICAN REPUBLIC



Casa Linda
CO-OWNERSHIP

Own a Piece of Paradise. Share the Cost. Enjoy the Freedom.

CO-OWNERSHIP: A More Affordable, Better Way to Vacation

Key Takeaways From This Guide:

- **This is Real Ownership, NOT Timeshare:** This is titled co-ownership — you own part of the properties, not just usage time.
- **Affordable Entry Point:** Become a co-owner for just US\$27,800, with access to five properties. There is a payment plan to pay for your shares over an 11-month period.
- **Guaranteed Usage:** Enjoy 4 weeks of usage per year, in a 2-bedroom, 2½-bath layout townhome.
- **Low Ongoing Costs:** Fixed monthly fee of US\$99 + tax; pay for services and electricity only when you stay (waived for the first year of ownership).
- **Flexible Use:** Co-owning five homes increases availability and flexibility for booking your weeks.
- **Exit Anytime:** Shares can be sold at any time, offering liquidity and peace of mind.
- **Rental Income Opportunity:** Rent out your unused time for potential passive income.
- **Path to Full Ownership:** Option to transition to full villa ownership with a simple and structured buyback program. Casa Linda will buy back your shares at full price plus 6% per year if you buy a new Casa Linda property within 3 years.
- **Proven Developer:** Over 500 homes sold and built by Residencial Casa Linda — a major developer with 30+ years of experience on the north coast of the Dominican Republic.



It's a smart approach to property ownership, particularly when you don't want the responsibility of 100% of costs of ownership, the hassle of upkeep, or the challenges of management.



WHAT IS CO-OWNERSHIP? A More Affordable, Better Way to Vacation



Co-ownership is a innovative approach to luxury vacation home ownership. Multiple individuals or families share ownership, splitting costs and responsibilities, while enjoying exclusive access. This innovative model offers an affordable, flexible way to own a tropical property, without the financial burden of sole ownership.

Co-ownership opens doors to luxury vacation home ownership for those with limited capital or seeking diversification. It offers a unique blend of investment and lifestyle benefits, providing a stake in a valuable, appreciating asset.

It is Not Timeshare

You do not buy “time”. You are a titled, partial owner of the property, with set usage weeks allotted to you as per the number of shares in the property you purchase (US \$27,800 buys two shares).

Earn Rental Income:

The Dominican Republic attracts millions of tourists annually. Maximize your investment

by placing, some or all, of your owned weeks in a managed rental program, generating immediate returns and passive income.

Enjoy the benefits of ownership, without the burden of property management.

One of the best parts of co-ownership is less responsibility. While your townhome appreciates in value, you don't have to worry about:

- maintenance costs and upkeep
- managing housekeeping, pool/yard care
- marketing it for vacation rentals and/or managing the rentals yourself
- ensuring all bills, utilities, service bills are paid

Enjoy Great Onsite Benefits

- 10-years free access to Casa Linda's waterpark
- 10% discount at Casa Linda's bars & restaurants
- Access to Casa Linda's VIP Lounge



CO-OWNERSHIP: How Does it Work?

A successful co-ownership arrangement relies on a solid foundation, carefully established from the outset. This includes proper legal setup, thorough consideration of all potential scenarios, and clear agreements to ensure a harmonious and equitable partnership.

Casa Linda Co-ownership in a Nutshell:

1. Casa Linda has formed a separate company to facilitate and manage the co-ownership program. This company has acquired assets (townhomes) which will be jointly co-owned.
2. Casa Linda divides the ownership of these assets into shares, which are sold to individual investors, families, or groups.
3. Investors receive a percentage of ownership in the townhomes and corresponding rights to usage and income.

- Each investor owns a part of the residence(s) and is allotted a specific number of weeks per year for personal use. This number is determined by the amount of shares you purchase, but the minimum is 4-weeks per year.
- The maintenance and upkeep are managed by a professional company, ensuring that the property remains in excellent condition for all owners.
- When not being used by the owners, these properties can be rented out, providing a potential income stream.

IS CO-OWNERSHIP RIGHT FOR YOU?

Would Buying a Co-ownership Vacation Property Work For You?

While there is no “typical” co-ownership buyer in the Dominican Republic, there are some characteristics that tend to be shared. ***Do you see yourself in any of the descriptions below?***

1. Sun-seekeing, Travel Lover

Age: 40's

You love escaping winter for several weeks per year. You value family experiences and would love a family retreat space. You like the idea of owning a vacation home, but don't want the burden of maintenance and upkeep. You'd like the benefits of ownership, but would also like the amenities and services of a resort.

Goal: An affordable vacation home to create lasting family memories, with a focus on long-term value and investment, and flexibility in usage throughout the year.

2. Retired Investor

Age: 60-70

You are an avid traveller with lots of destinations under your belt. You're interested in diversifying your investment portfolio beyond traditional stocks/bonds. You don't want a property you have to maintain. You'd love to find an area to return to where you've made friends and have social activities.

Goal: Seeking a paradise getaway for winter escapes, while also valuing community and social interaction, and generating rental income through a smart investment opportunity.



3. Family Oriented Investor

Age: 45-60

You are very financially focussed but also value family experiences over material possessions. You are interested in long term investments, Including real estate.

Goal: Seeking a reasonably priced, spacious property within a family-friendly community that offers kid-friendly activities, ideal for creating lasting memories through vacations.

4. The Young Professional

Age: 30's

You're a tech-savvy investor seeking unique travel experiences, a vibrant social scene, and luxury amenities. You value boutique experiences, wealth-building through property ownership, and a lifestyle that's anything but ordinary.

Goal: Looking for an affordable second home that generates rental income, offers flexible rentals, and provides desirable amenities like co-working spaces, balancing investment and vacation goals.

5. International Adventurer

Age: 30-45

You're a travel enthusiast seeking a home base for work and play. You prioritize sustainability, cultural immersion, and sharing your adventures with others online.

Goal: Seeking a smart investment that fuels your travel passion, connects you with like-minded owners, and serves as a Caribbean hub for exploring the region.

While these personas can sum up a lot of reasons people buy vacation homes, every buyer's vision is unique. Finding the perfect fit is key to making your dream a reality.



What Are You Buying?

An interest in 5-Properties!

Casa Linda's Co-ownership program is unique.

Instead of splitting the share of an individual property, co-owners will share in ownership of five properties, all located in Casa Linda Communities, the premier development on the North Coast of the Dominican Republic.

Not only does this diversify investment risk, it also means that the use of your time in your investment is much more flexible:

- Enjoy four weeks of guaranteed usage annually, choosing when to vacation based on personal preferences, family schedules, or spontaneous getaways.
- Customizable Stays: Use up to two weeks for a single extended stay or multiple shorter visits throughout the year.
- Diverse Property Options: Select from a range of five luxury townhome properties with resort-like amenities: waterpark, sports facilities, restaurants, 24-hour Welcome Centre, shuttle bus, and more.
- Hassle free booking: Bookings are made through the owner association's user-friendly member site. No need to contact the property management.
- With owners of five properties to share all the expenses, you only pay approx. US\$ 99+ tax per month (waived for the first year).

Buy An interest in Five Townhome Properties!



Unique, Tropical Townhomes

Stylish, Spacious Tropical Townhomes – Each with a Private Plunge Pool!

These thoughtfully designed townhomes offer generous layouts tailored for easy, relaxed tropical living. Enjoy the best of both worlds: personal privacy paired with the vibrant community and resort-style amenities of Casa Linda.

Each townhome includes two large bedrooms with private ensuite bathrooms, a smartly designed indoor living area, a covered carport, and your own private pool. The covered outdoor patio is ideal for al fresco dining, lounging by the pool, or soaking up the tropical sun.

All five townhomes will include furnishings, appliances, and professional decorating in the co-ownership purchase price..

-  2-Bedrooms
-  2.5 Baths
-  1,333 ft², (123.90 m²)
-  2,971 Gallon Plunge Pool

What Does Co-ownership at Casa Linda Cost?

**Each portion of ownership is US \$27,800.
You can certainly buy additional fractions if you wish**

\$27,800 US includes:

- Two shares in the ownership of a company which owns five properties generate additional income, offsetting your expenses.
- Experience customizable vacations with your 4-weeks of annual usage, redeemable across our portfolio of five stunning properties. Enjoy the freedom to: mix and match properties to suit your mood and preferences, split your weeks into shorter stays or combine them for a longer vacation (up to two, 2-week stays per year), or create a personalized schedule that works best for you.
- As a Casa Linda owner, you'll enjoy priority booking and remarkably low expenses, with monthly fees at approximately US \$99 + tax (waived for the first year of ownership). Your only costs during your stay are for services (housekeeping, pool/garden care/electricity)
- Our innovative shared-ownership model, where costs are distributed among five properties, makes luxury vacation home ownership surprisingly affordable.
- Enjoy flexibility with your ownership: choose to use all, some, or none of your allocated four weeks, and opt to place unused time into a rental program to

Payment Options:

1. Pay \$27,800 US Upfront
- or
2. Staged Payments:
\$15,800 US Downpayment +
\$1,200 US Per Month
(for the Next 10-months)

\$27,800 US



Why Choose Casa Linda?

Experience, Reputation, and Longevity

Casa Linda Communities has been developing quality projects in the Dominican Republic for almost 35-years. Under the leadership of Norwegian entrepreneur Eric Sandmael, Casa Linda Communities has evolved from a small-scale development into the Dominican Republic's most respected and vibrant expat community on the North Coast. Eric has never lost his zeal to provide quality homes to foreign buyers, all the while never forgetting that each one has different needs, aspirations, financial situations, and are individuals that matter.

Casa Linda's management services, understanding of the needs of foreign buyers, and long experience make owning a full or co-ownership home a hassle free experience. With almost 500 completed villas, and almost 70 condos, you can be a part of an extraordinary community of active expats who really know how to enjoy life.

Interesting Facts:

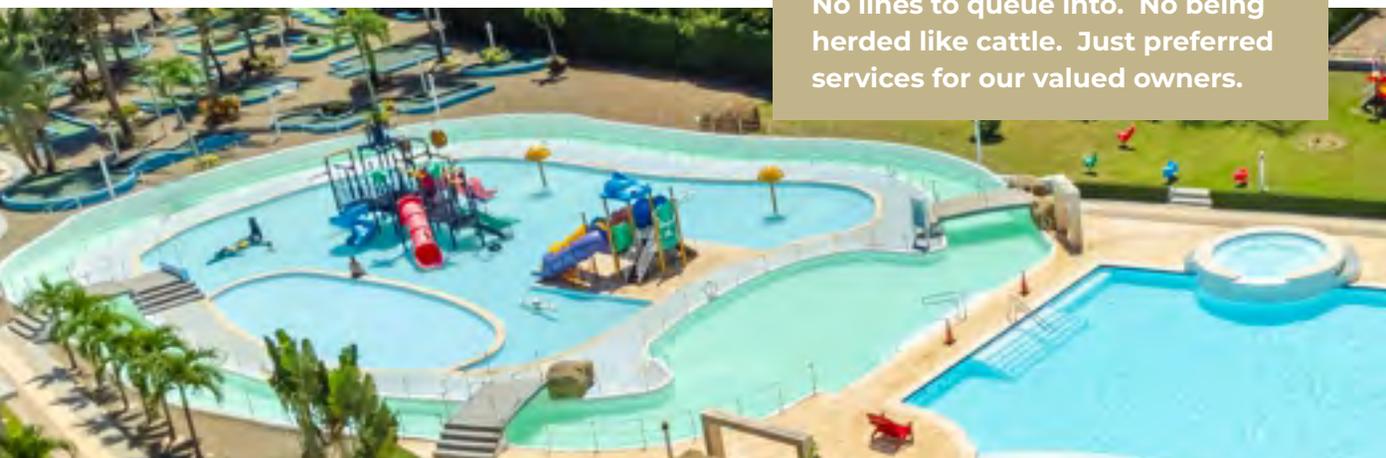
- Casa Linda is the only community on the North Coast to have a **shuttle bus**. Our owners love that they don't need to own a car.
- We are the only development who has a **dedicated Owner's Liaison** staff person. Karina's only job is to look after our owners.
- We are also the only development with a **Community Engagement Coordinator**. Nic is here to facilitate events, shopping trips, cruises, exercise classes, and much more.

Casa Linda Communities Has it All

- **Mucho Mas Clubhouse & Eatery** serving international fare that even delivers to your door!
- **Waterworks Aquapark:** kid's waterpark & playground, adult pool with swim-up bar, Grill Chill poolside restaurant, lazy river & more.
- **Complimentary shuttle bus** – 7/days per week. This bus takes guests into Sosua and Cabarete and returns them to Casa Linda. There is a set route with varying times throughout the day. No need to rent a vehicle.
- **Event planner** - there's always something going on that you can join and enjoy.
- **24-hour gated security**
- **24-hour Welcome Center** to assist with questions, transportation, excursions & more.
- **Sports Areas:** tennis, pickleball, bocce ball and mini-golf
- **Housekeeping & pool/garden service** Weekly standard housekeeping, along with pool and garden maintenance, is included in the monthly fees.
- **Laundry service** (please request)
- **In villa chef** (please request)
- **In villa massage, manicure, pedicure** (please request)

All the amenities of a luxury resort, mixed with the privacy of having your own space.

No lines to queue into. No being herded like cattle. Just preferred services for our valued owners.



The DOMINICAN REPUBLIC? YES!

The Dominican Republic is a breathtaking destination known for its natural beauty, rich history, and vibrant culture. From lush rainforests and towering mountains to over 1,000 kilometers of stunning beaches, the country offers an incredible variety of landscapes. As the site of the first permanent Spanish settlement in the Americas, its history runs deep, with fascinating museums, art, music, and lively festivals.

It's also famous for Dominican specialties like cigars, rum, chocolate, coffee, merengue music, and rare stones like amber and larimar. The country is the second-largest in the Caribbean and the region's top tourist destination. It boasts extremes like the Caribbean's highest peak (Pico Duarte) and lowest point (Lago Enriquillo), and is home to thousands of unique plant and animal species.

Modern cities like Santo Domingo and Santiago blend seamlessly with quiet villages, all filled with warm, welcoming people. With its rich culture, natural wonders, and tropical climate, the Dominican Republic offers something unforgettable for every traveler.

The sunniest months



JULY	19 days
SEPTEMBER	18 days
JUNE	17 days

The warmest months



JULY	92°F or 33°C
AUGUST	92°F or 33°C
SEPTEMBER	91°F or 32°C

Warmest Ocean Temperature



AUGUST	84°F or 29°C
SEPTEMBER	84°F or 29°C
OCTOBER	84°F or 29°C

Coldest Months:



DECEMBER	82°F or 28°C
JANUARY	82°F or 28°C
FEBRUARY	82°F or 28°C

Rainiest Months:



NOVEMBER	241 mm/12 days
DECEMBER	246 mm/11 days
APRIL/MAY	167 mm/12 days

The best thing about the Dominican Republic is its laid-back, joyful lifestyle with over 300 days of sunshine a year, warm tropical temperatures averaging 24–33°C (75–91°F), and endless beaches & fun.



The Magical North Coast of the DR

This area of the Dominican Republic is arguably the prettiest part of the island. Lush mountains to the south slope towards the sea offering incredible views. Coral reefs offshore give us protected weather: a near perfect climate with no hurricanes. We have incredible beaches, each one a little different. Truly, a paradise to simply enjoy life. Whatever you want to do, it's here. You'll never be bored.

Mix in great shopping, an incredible array of restaurants, and great medical care, and you have the perfect vacation spot.

Local Towns:

Cabarete

Cabarete is a lively, bohemian beach town known for its water sports, vibrant dining, and coral reef-protected bay. By day, it's a kiteboarding hotspot; by night, beachside restaurants light up for starlit dining right on the sand.

Sosua

Expat-friendly Sosua is home to some of the island's best beaches, like Sosua Beach and Playa Alicia, with powdery sand and clear blue water. Enjoy beachside dining, shopping, and in-town conveniences like big-box grocery stores, a modern hospital, and a wide range of restaurants.

Puerto Plata

Named for its silvery harbor and surrounded by mountains, the city offers the Caribbean's only aerial tramway to Pico Isabel de Torres, featuring a botanical garden. Don't miss Fortaleza San Felipe, a historic 1500s Spanish fortress now serving as a museum.



Airports & Travel:

Dominican Republic

On Map	City Served	Province	IATA	Airport Name
#1	Puerto Plata, Sosua, Cabarete	Puerto Plata	POP	Gregorio Luperon International Airport
#2	Samana, Las Terrenes	Samana	AZS	Samana El Catey International Airport
#3	Santiago de los Caballeros	Santiago	STI	Cibao International Airport
#4	Punta Cana, Higüey	La Altagracia	PUJ	Punta Cana International Airport
#5	Barahona	Barahona	BRX	Maria Montez International Airport
#6	La Romana	La Romana	LRM	La Romana International Airport
#7	Santo Domingo	Distrito Nacional	JBQ	La Isabela International Airport
#8	Santo Domingo	Distrito Nacional	SDQ	Las Americas JFPG International Airport



FLIGHT TIMES:

DR to Canada: 3.5 hours from the Toronto area, some direct charter flights from Western Canada: 6-hours direct.

DR to US: 1.5 hours to Miami; 3 hours to New York.

DR to Europe: London 8.5 hours, Rome 9 hours, Moscow 11.5 hours, Madrid 7.5 hour

ENTRY REQUIREMENTS:

Canadian, American, and EU citizens require a valid passport that is valid until the date of expected departure.

MAPS

Dominican Republic



Caribbean





Activities & Things to Do

Activities on the north coast are limited only by your imagination. From lazy beach or pool days, historical city tours, to wild outdoor adventures, we offer over 30 tours and excursions.

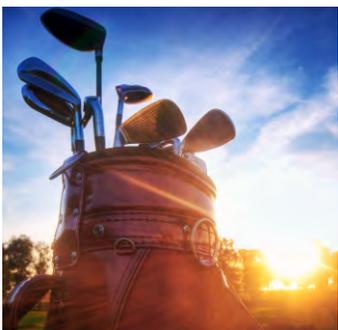
Do something different everyday: explore a pristine beach, zipline through a jungle forest, slide down nature's water-slide, catch an ocean fish or snorkel in an underwater wonderland.



- **Monkey Jungle Ziplining:** an adventure for young and old with a 4,400 ft challenge course, 7 stations, 3 suspension bridges, and a decender into a cave! All proceeds to charity.
- **Twenty-Seven Waterfalls of Damajagua:** scale and hike a series of spectacular waterfalls. It's a natural water slide on the way down!
- **Canyoning & Safari:** Go on an outback Safari Adventure in a giant monster truck through the countryside & rivers.
- **River Rafting:** Maximum adventure! Hop on a raft and sail down the Yaque del Norte River (the longest in the Caribbean). Go through canyons and rapids – feel the adrenaline rush!
- **Fun City Go Karts:** - three great tracks in one location! Fun!
- **Buggy and Bike Adventures:** Get dirty! Dune buggies and four wheelers plow through the sugar cane.



- **Jungle Boat Safari:** Take a fun boat ride down the Yasica River to the Grill Boat restaurant where you will enjoy a special Dominican fish lunch.
- **Surf, Windsurf, & Kite Board Lessons:** Hands on introductory lessons.
- **Dudu (Blue) Lagoon:** - This "cenote" is an interesting ecosystem of a 700 metre tunnel that connects two freshwater lakes. Take a dip in either one or zipline in!
- **Xtreme Circus:** Try flying through the air on a trapeze or using aerial silks. From novice to expert, Xtreme Circus will get you flying!
- **Paradise Island:** A scenic speedboat ride takes you through mangroves and sparkling waters to Paradise Island. The snorkeling here offers some of the most beautiful coral reefs in the Caribbean.
- **Scuba/Snorkeling:** An underwater world awaits.
- **Catamaran:** Enjoy a day of sailing, snorkeling, lunch and rum drinks!
- **Ocean World Adventure Park:** From dolphins to sea lions to sharks! Ocean world offers great encounters and a look at marine life in the tropics.
- **Stand Up Paddle Boarding:** Relaxing, core revving fun through the river jungle or on the ocean.
- **Cocoa/Coffee Tours:** Experience Explore the Suriel organic cacao farm where beans are shade-grown under banyan and calabash trees.
- **Cigar Factory Tour** - learn how world famous Dominican cigars are made.
- **Whale Watching:** From January through March Samana is one of the best places to watch humpback whales in the world.
- **Samana/Bacardi Island:** See the Caribbean Sea and Atlantic Ocean in the same day. Coconut plantations, rice fields and soft white sand will astound you.
- **Baseball Game!** The DR is famous for its baseball and major league players. Take a bus ride to Santiago and watch the Aguilas



play. If you love baseball, you'll want to see this.

- **Dancing!** Learn to dance merengue and salsa in the true Latin way.
- **Deep Sea Fishing:** Come back with a whopper of a fish story!
- **Golf Packages:** there are two courses in the area to play.
- **Kayak Adventure:** float down a lazy river to where it meets the ocean. Enjoy lunch at a great outdoor restaurant then paddle back.
- **Horseback Riding:** A great ride that includes a trip into the surf in the ocean or up the mountains.
- **Gri-Gri Lagoon and Playa Caletón:** - take a boat ride through the mangroves, see a bird cave and end up at Playa Caletón- a lovely local beach.

How About a Little History?

- **Puerto Plata City Tour:** Amber Museum, gondola ride, Fort San Felipe and the old town square.
- **Colonial Zone Tour in Santo Domingo.** Explore the first city in the New World, a UNESCO World Heritage Site.
- **Santiago City Tour.** This inland city is also rich in history. A centre for agriculture and tobacco, Santiago is a working Caribbean city.



Local Beaches



- **Sosua Beach** - snorkel, go on the banana boat, glass bottom boat, or just soak up the sun with a Pina Colada from one of the local restaurants (who will serve you in your sun chair). This is one of the prettiest beaches in the DR.

- **Cabarete Beach:** - try your hand at watersports like wind surfing, have a beach side dinner, or shop in one of the quaint stores. An entire day and evening can be spent hanging out in Cabarete.

- **Playa Grande:** - take a tour of one of the largest and most beautiful beaches in the area. Local restaurants will bring your table to the beach for fresh fish and lobster.

- **Playa Costambar:** This charming beach features a great opportunity for snorkelling. A fishing area, Costambar offers some of the best, fresh seafood you'll find in the area. Have lunch on the beach and watch the fishermen come out of the water with their catch!

- **Playa Dorada** - located in Puerto Plata this is known as the "resort beach" but is open to anyone. It's beautiful and a great day trip. You'll find restaurants and lots to keep you as busy, or not busy, as you prefer.





Casa Linda
CO-OWNERSHIP

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🌐 buyincasalinda.com/co-ownership

We're standing by to welcome you to the Casa Linda family!

Join a community of active, smart investors who know that winter is overrated, and the only good ice is in your drink!

Kick winter to the curb and invest in you, your family, and the life you want.

Own a piece of paradise.
Share the costs. Enjoy the Freedom