

ISLA Frequently Asked Questions (FAQ):

- 1. What are the price points for ISLA?**
 - Pricing starts at just \$182,000+.
- 2. Can you describe the climate in Nicaragua?**
 - Nicaragua has two seasons, dry and rainy season. Our property is right on the ocean and enjoys a refreshing ocean breeze.
- 3. What amenities do you provide?**
 - Onsite amenities include horseback riding, surfing, golfing, tennis, soccer, volleyball, disc golf, gym, masseuse, restaurant, bicycles, golf carts and bird watching. We also have a bee colony that we maintain, as well as turtle sanctuary, which are fun to observe.
- 4. Are there other things to do in the area?**
 - Explore nearby attractions such as Masaya Volcano Night Tour, the historic colonial town of Granada, Islets of Granana, the National Zoo in Ticuantepe, the Flor de Cana Rum Factory, Lake Managua, Apoyo Lagoon Natural Reserve, Mombacho Volcano, Lake Nicaragua and more!
- 5. Is there shopping nearby?**
 - Managua, 41 miles away, offers big box stores and shopping malls including Centro Comercial Galerías and Plaza La Fe.
- 6. Is food available on property?**
 - Sea Salt Restaurant offers a full service menu, and a small restaurant at the Golf Clubhouse. There is a convenience store right outside the property gates and you can travel into Managua to get access to Walmart, La Colonial, and Price Mart. Within the Gran Pacifica property, an organic farmer delivers fresh vegetables weekly. Bi-weekly, a delivery service brings produce and other items to the property.
- 7. How many units have been sold thus far? Do you have any full time residents?**
 - ISLA is part of our Gran Pacifica Resort, with about 300 residences. Approximately 100 residents live here the majority of the year. ISLA itself is a brand new project that is just launching.
- 8. Where/how does one furnish a unit?**
 - We offer a furniture package, or residents can furnish their units. Furniture, appliances and accessories can be sourced locally. The furniture program is required for rental units with our management program.
- 9. What other fees/requirements are there, if one were to purchase?**
 - Closing costs, taxes and an optional furniture package are additional.
- 10. How long (approximately) would building take?**
 - Once we reach a minimum of 50 purchase commitments, building infrastructure and homes in the first phase will take approximately 18-24 months.
- 11. Where can we swim?**

- Evaluation is ongoing for a pool at ISLA as pool equipment can emit higher EMF radiation and we want to ensure our ISLA homes are healthy. The ocean is a great choice for swimming too!
- 12. How close is medical care?**
- Small clinics in nearby towns for minor issues; JCI accredited hospital in Managua, 29 miles away, for serious medical concerns.
- 13. Is the community safe?**
- A gated entrance permits only authorized individuals. Security patrols the property regularly.
- 14. Will there be a governing body for the ISLA?**
- Yes there will be a Homeowners Association for the community.
- 15. How will you ensure the ISLA community won't be affected by EMF of future developments?**
- We control the development, ensuring periodic measurement and monitoring of EMF levels.
- 16. What are the current EMF levels in the ISLA community?**
- Certified Building Biology Environmental Consultant and Electromagnetic Radiation Specialist, Cathy Cooke, conducted tests showing average peak measurements between 0.5-4 uw/m², which is well within the 'No' to 'Slight' concern range. These levels are extremely low compared to populated areas.
- 17. Will phones be allowed in the ISLA community?**
- Yes, phones are allowed with some conditions. Residents and guests are encouraged to disable phones when possible, and restrictions are in place for their use.
- 18. Will I be able to get internet service in ISLA?**
- Yes, internet service via fiber optic cables will be provided to each home, with ethernet connections in every room. Residents will provide their own router.
- 19. How close is the cell tower to ISLA?**
- No cell tower on the ISLA property; the nearest one on Gran Pacifica's property is at least 1.35km away. The reading that a Certified Building Biologist took while on the ISLA property were .02 Microwatts to 2, which is in the 'No' concern range.
- 20. Being near the teak forest, are there concerns about scorpions/snakes/spiders/etc.?**
- As development progresses, wildlife is pushed out, but occasionally you do run into small insects.
- 21. How is mold managed in the ISLA homes?**
- Our architectural features ensure maximum airflow, and construction materials discourage mold. Like any home, regular maintenance is important.
- 22. Will Starlink service be a source of EMFs in ISLA?**
- Currently, Starlink does NOT operate above Nicaragua and is unlikely to do so for the foreseeable future.
- 23. Will the houses be shielded from outside sources of EMF radiation?**

- Yes, physical shielding will be provided on the exterior of all homes.