

The Convergence: A Ground-Floor Investment Opportunity in the Dominican Republic's North Coast

How National Growth, Regional Modernization, and Local Revitalization are Creating a Unique Window for Real Estate Investment in Sosúa.



The Dominican Republic is the Caribbean's Economic Powerhouse

Unprecedented Tourism Growth

The Dominican Republic shattered records with **11.6 million visitors** in 2025. The nation is the **largest tourist destination in the Caribbean**, with a goal to welcome 10 million visitors annually by 2023 (a goal already surpassed).

Massive Influx of Capital

President Luis Abinader announced the country will receive nearly **US$5 billion** in general investments in 2025.

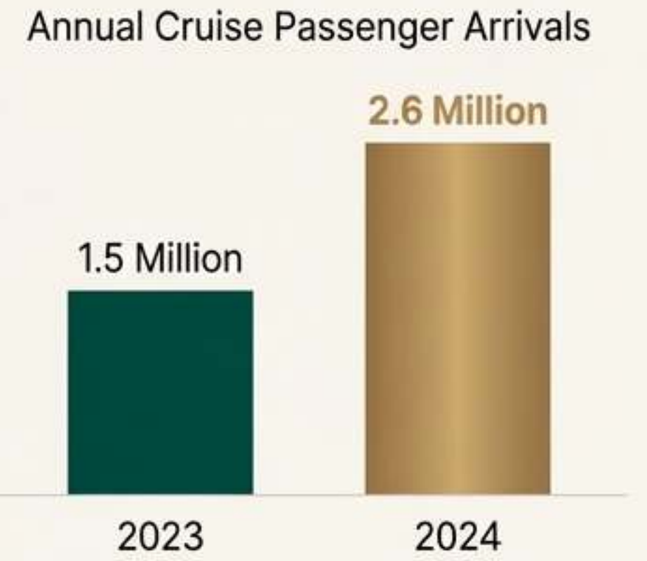
Booming Hotel Sector

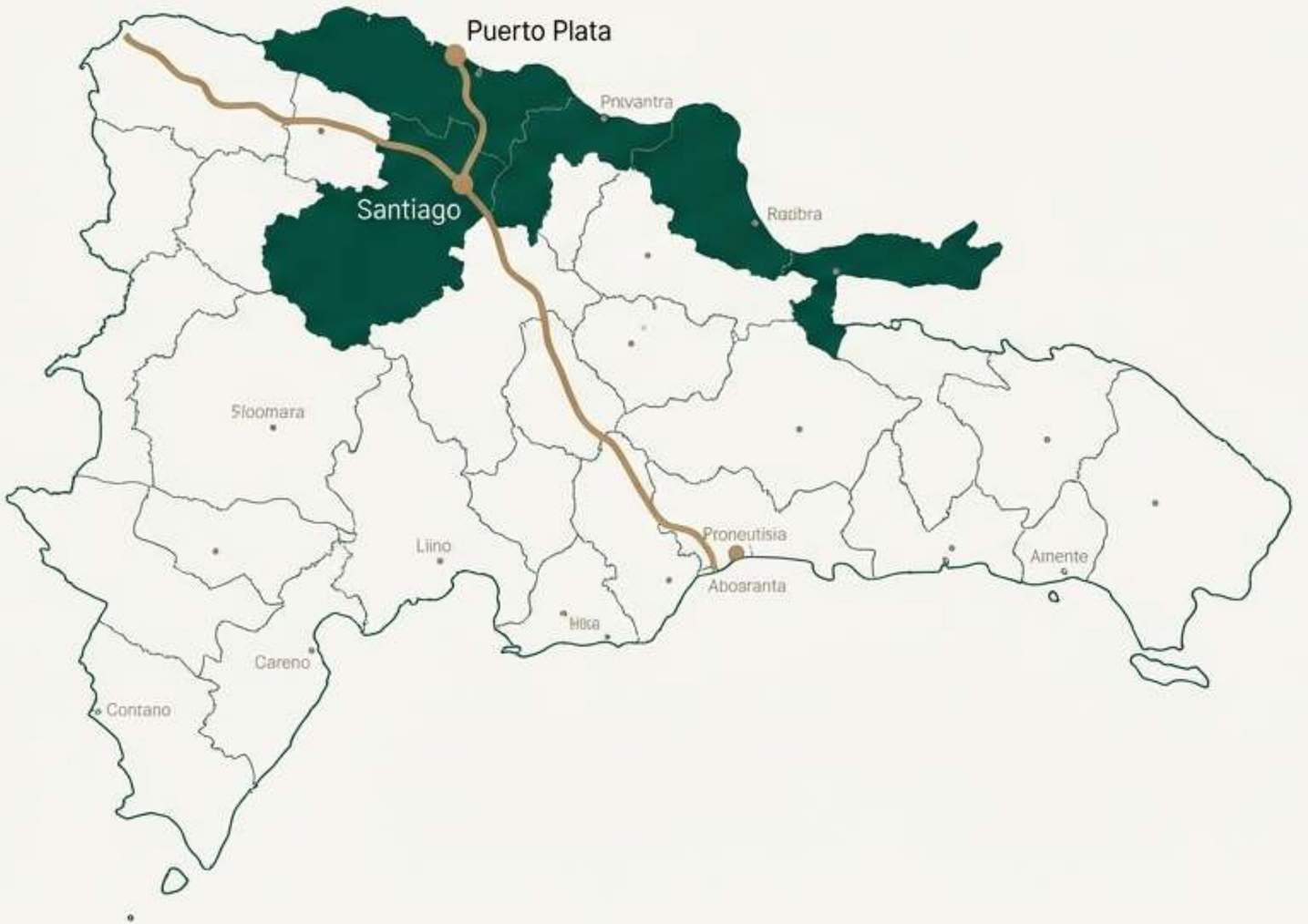
4,000 to 5,000 new hotel rooms opening by the end of 2025. An additional **14,000 to 15,000 rooms** are currently under construction.



A Record-Breaking Influx of Cruise Passengers is Fueling On-the-Ground Demand

Cruise tourism is a key pillar of the national strategy, with passenger arrivals skyrocketing. The North Coast is the primary beneficiary, with Puerto Plata receiving over 80% of these passengers. In January 2026 alone, Puerto Plata is scheduled to receive 72 cruise ships across its two major ports, Taino Bay (42) and Amber Cove (30). This massive, consistent consistent flow of tourists directly impacts the local economy, benefiting tour guides, transporters, merchants, and real estate owners.





Strategic Investment is Transforming the North Coast into a Premier Global Destination

The Dominican government is channeling national momentum into the North Coast through a series of transformative infrastructure projects designed to enhance accessibility, attract luxury tourism, and unlock the region's full potential.

1. **The Ambar Road**: A modern highway connecting Santiago (the country's 2nd largest city) to Puerto Plata, cutting travel time to just **30 minutes**.

2. **Punta Bergantin Development**: A large-scale project featuring **4,000 hotel rooms, 1,500 residential units,** an 18-hole golf course, and a film studio in collaboration with **Vin Diesel's One Race Films**.

3. **Expanded Air Access**: Copa Airlines will begin **direct flights from Panama to Puerto Plata** starting January 13, 2026, opening up new international gateways.



Sosúa: The Epicenter of a Targeted Revitalization

With its stunning beaches and vibrant international community, Sosúa is now the subject of a comprehensive government-led plan to elevate it into a world-class, family-friendly destination. This is a deliberate and well-funded transformation.

> ***The initiative is a transcendental step for the relaunch of the important tourist destination... to recover its development as a healthy, family tourist destination where visitors can walk its streets with complete freedom.***
>
> **— President Luis Abinader**

A New Chapter: Decisive Action is Reshaping Sosúa's Future

The government and local business leaders are aligned in a multi-pronged strategy to ensure Sosúa's future as a safe, clean, and organized destination.



Public Safety & Reorganization

- **Operation Atlántico**: A targeted initiative to improve public safety, regulate nightlife, and shut down illicit businesses.
- Increased presence of **tourist police (CESTUR)** providing visible patrols.



Massive Public Investment

- An initial **RD$600 million** (over US$10M) investment to reorganize Sosúa beach.
- Includes a **new vendors' plaza**, modernized public spaces, new bathrooms, parking, and lighting.



Community Infrastructure

- Construction of a **new trauma hospital**, a new **fire station**, and a **civil defense headquarters**.

Global Brands and Local Leaders Signal Strong Market Confidence

The revitalization efforts are attracting major international brands and have earned the enthusiastic support of the local business community.

Global Brand Validation



The arrival of **Hard Rock Café Sosua** is a symbol of global recognition and investment confidence in the North Coast's future.

Local Business Endorsement

In a joint statement, the **Sosúa Sustainable Development Association** (ADSS) and the **Hotel and Restaurant Association** (ASHORESOCA) publicly endorsed the government's actions, calling them the beginning of a transformation to position Sosúa as a "first-class family tourism destination."

ADSS
- Asociación para el Desarrollo Sostenible de Sosúa

HOTEL
ASHORESOCA
Asociación de Hoteles y Restaurantes de Sosúa y Cabarete

This Transformation Creates a Tangible Opportunity for High-Yield Real Estate Investment

The convergence of macro-economic tailwinds and local revitalization has created a thriving market for short-term rental properties that cater to the new wave of family, group, and international tourists.

The ideal investment vehicle is a high-capacity, amenity-rich property that can accommodate large groups, making it both highly desirable and exceptionally affordable on a per-person basis.



Case Study: The HappiCasaRD & Holistic House

A feature-rich villa designed for large groups, special events, and the growing family tourism market.



Key Property Features

High Capacity: 8 Bedrooms, 8 Bathrooms. Accommodates up to 21 guests.

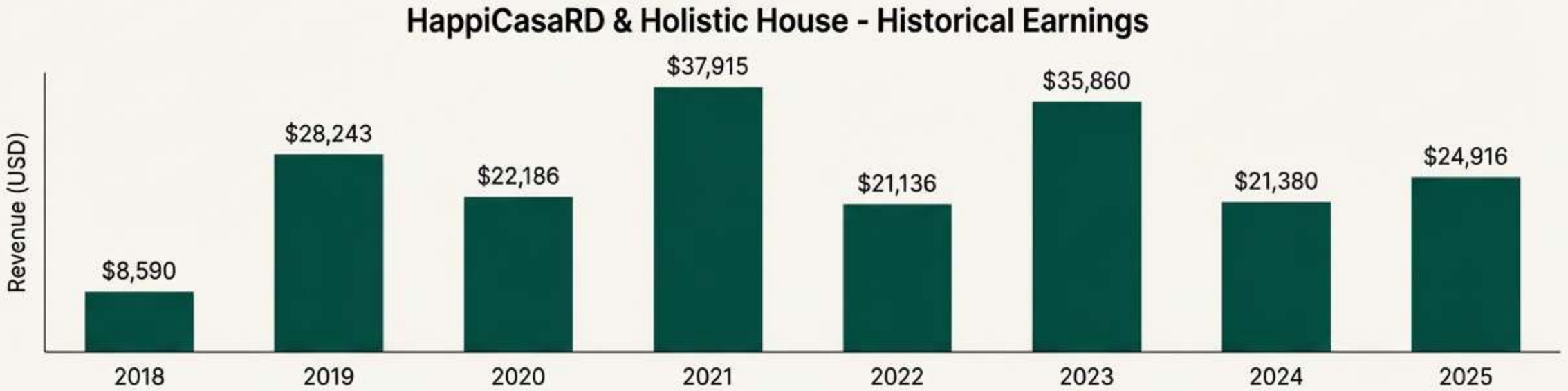
Spacious Layout: 4,275 sq ft (397 m²) with a large living room and terrace.

Premium Amenities: 2 swimming pools, hot tub, outdoor bar & grill area, pool table, and a new 22kw Generac backup generator.

Convenience: On-site parking for up to 6 cars, located in a quiet, private neighborhood just minutes from beaches, shopping, and restaurants.

Proven Rental Performance on a Part-Time Basis

The villa has a consistent track record of generating income, even while being utilized as a part-time residence. This baseline performance demonstrates existing market demand and profitability.



Total Revenue (2018-2025)

$200,226

Average Annual Revenue

$25,028

Operational Basis

Average Occupancy: 6 nights per month

Average Daily Rate (ADR): $350

Average Monthly Income: $2,100

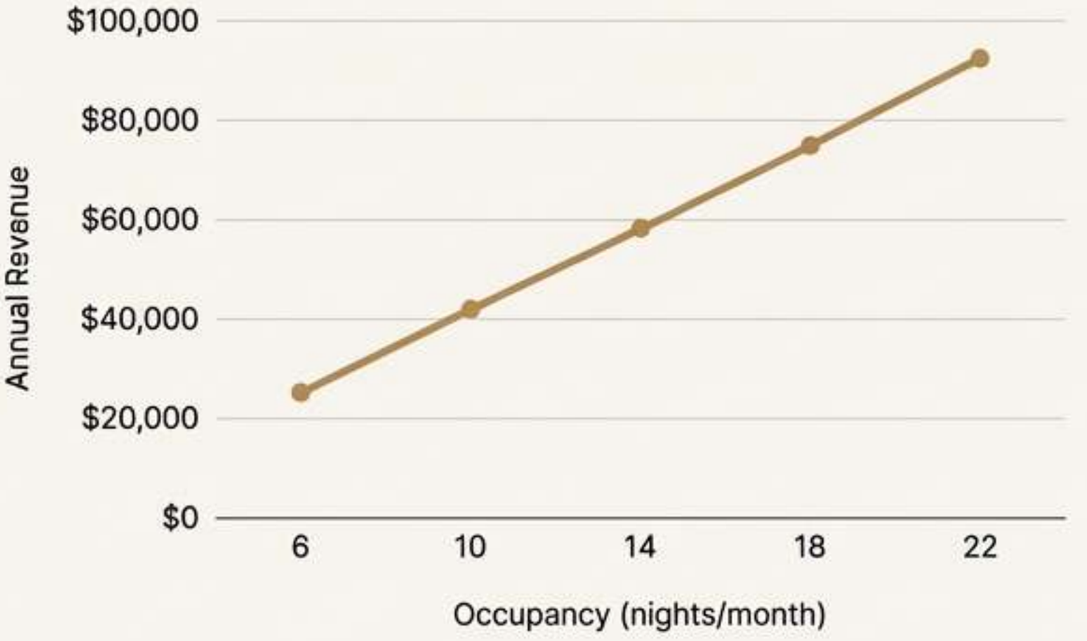
Significant Upside Potential by Increasing Occupancy

By shifting to a full-time rental strategy and capitalizing on the growing demand in Sosúa, occupancy can be realistically scaled, leading to a substantial increase in annual revenue.

Earnings Potential at $350 Average Daily Rate

Occupancy (nights/month)	Monthly Income	Annual Revenue	% Increase vs. Baseline
6 (Baseline)	$2,100	$25,200	-
10	$3,500	$42,000	+67%
14 (~50%)	$4,900	$58,800	+133%
18	$6,300	$75,600	+200%
22 (~73%)	$7,700	$92,400	+267%

Projected Revenue Growth



Favorable Economics: High Revenue Potential with Low, Stable Operating Costs

Breakdown of Monthly Expenses



Estimated Monthly Operating Expenses

Electricity: $150 (Flat Rate)
Internet: $50
Housekeeping & Supplies: ~$304 (Varies with occupancy)
Garden & Pool Maintenance: $250
Propane, Trash, Misc.: ~$135
Repairs & Maintenance Reserve: $100

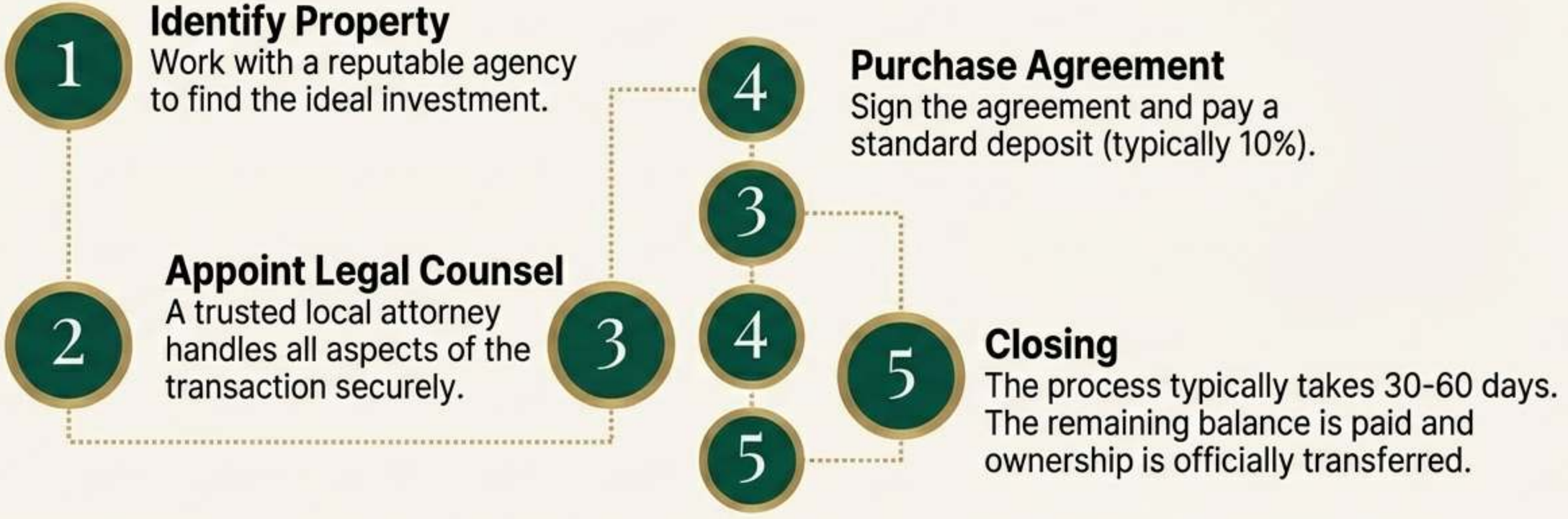
The villa's operating model is efficient and cost-effective, maximizing profitability.

Key Cost Advantages

- **Water** for pools, jacuzzi, and general use **is free**, sourced from the ground.
- **A new 22kw Generac generator** ensures operational continuity with efficient propane usage.

A Secure and Straightforward Path to Foreign Ownership

The Dominican Republic has one of the most foreigner-friendly legal frameworks for property investment in the Caribbean. The process is transparent and secure.



Investor Incentives

The DR offers attractive incentives, including property tax exemptions for new buyers and perks for investments in tourism-related developments (Law 171-07).

The Convergence is Happening Now

Four powerful forces are aligning to create a rare investment window in Sosúa.

1. **A National Powerhouse:** The DR's booming economy and record-breaking tourism provide powerful, sustained tailwinds.
2. **A Region Ascending:** Billions in strategic infrastructure are unlocking the North Coast's value and accessibility.
3. **A Town Transformed:** A targeted, well-funded revitalization is turning Sosúa into a premier, family-friendly destination.
4. **A Tangible Return:** This specific asset offers a proven baseline, significant upside potential, and a low-cost operating model.

Sosúa's transformation presents a ground-floor opportunity to invest ahead of the curve and realize significant appreciation and rental income growth.