



Welcome to Southern Chile Properties

Dear Friends,

I just read a few days ago that, "The average home price and the number of home sales in Greater Santiago both rose sharply in 2012, and there seems to be no sign of a slow-down."

The article goes on to state that, "[... the average house price in Santiago rose by 8.6 percent in 2012, and home sales grew by 23 percent.](#)"

As both the middle class and the economy are growing so is the Chilean access to credit. People are now beginning to reach even further financially than ever before. In the last two years I've seen any number of new vehicles on the road here inside the country attesting to that fact.

Just a couple of weeks ago a very nice client sent me some information that he & his wife had been reading about how well Chile is doing, that I'd like to share with you here today as well. Thanks Glen!

"The Christian Science Monitor last week had a world-wide study on corruption and rated 175 countries. Most of the worst offenders (the higher numbers being highest in corruption) were African nations. Our neighbor Argentina didn't do so well. Of the 32 "Latin American countries" including Haiti, Cuba, etc, 2/3rds were in the worst half of the study, above 85. (I think Argentina was 71st or just slightly better). But by far the best of the 32 countries was Chile coming in 21st worldwide! The USA was number 20. How's that!?"

Then yesterday the news journal El Mercurio had a piece on foreign investment in Chile. It's now at 24 billion dollars or 9% of the Gross National Production, up by 7 billion over just last year! Chile is certainly on the boards, and getting a lot of international attention.

Lastly, The Economist magazine from Britain had an end of the year edition that predicts the coming year ahead, and among other things, had a "where-to-be-born" index of 80 countries. They projected forward that in 18 years; today's babies would want to be in a "good place". Well, again, Chile scored 23rd, even ahead of places like Japan, France and Britain. Chile was the highest ranked country in all of South America, followed by Costa Rica at 30th and Brazil at 37th."

So there you have it we're certainly a country in the news!

And speaking of news we will have plenty more in our next edition. But in the meantime there are 5 more properties to get added into our website so that's all we have time for today. Hope you enjoy our new listings, and updates...until we meet again.

Cheers,
Jeanette

Ps. this email has an opt-out function for anyone not interested in receiving it ...please just follow the link at the bottom of the page to unsubscribe.

About the Author



Jeanette is a real estate broker and owner of Southern Chile Properties in partnership with her husband Martin Schnall. Jeanette has a degree in Asian Studies from the University of Massachusetts Amherst and speaks Mandarin Chinese. She loved her time in Asia, having studied as an exchange student in Taichung, Taiwan; as well as having worked setting up a greenfields manufacturing plant in Mainland China. After spending over ten event filled years as an International Project Coordinator and working in

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Featured Property



Curanipe (6.2 acres)
Spa & Resort Cabins on the Ocean

Rental Opportunities



Corral (2.5 acres)
3 Bedroom, 2 Bath Ranch & Guest Cottage

Southern Chile Properties

more than six foreign countries she left Tambrands (a division of Proctor and Gamble) to pursue other opportunities.

Presently Jeanette and her husband own 40 acres of land with a beautiful view in the Lakes Region of Patagonia, and live there as permanent residents. When not working on real estate they spend their time reading economics, following world events or planning work on their dream house in beautiful Southern Chile.

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www.southernchileproperties.com

Featured Property



With just three key words I can tell you that this property is going to be a hit. What are those three words? Well "**financing now available**" of course.

A delightful ocean side spa to call your own. In a warmer and sunny part of the big south-central, this is a multi-cabin complex with a pool, sauna, hot tub, Jacuzzi and private sheltered outdoor massage hut. Your income potential is up to you.

This business works well for someone who wants to both work and play. Especially suited for a doctor practicing some type of holistic or alternative therapy whose clients need a restful long term stay. Or alternately, the space works well for small group conferencing or an investment/vacationing place for a close knit gathering of friends.

Curanipe (6.2 acres)

Spa & Resort Cabins on the Ocean

215,000,000 CLP

[more on the "Curanipe Resort"](#)

New Listings:



Villarrica (10.4 acres)
2 New Cabins, River Frontage
158,000 USD
[more on the "A River Runs Through It"](#)



Villarrica (1.25 acres)
4 Bedroom, 3 Bath House
80,000,000 CLP (approx. 170,000 USD)
[more on the "The Small Rural Neighborhood"](#)



Villarrica (27.2 acres)
2 Bedroom, 1 Bath Farmhouse
185,000 USD (Now Accepting \$160,000)
[more on the "Farmhouse, Outbuildings & River Frontage"](#)



Panguipulli (37.5 acres)
Barn, Apartment
175,000,000 CLP (approx. 370,000 USD)
[more on the "Lovely Parcel with Views in a Gated Expat Community"](#)



Pucon (0.15 acres)
Lodging & Tourism Business
189,000,000 CLP (approx. 400,000 USD)
[more on the "Business with a Great Location"](#)

Reduced Prices:



Panguipulli (26.55 Acres / 10.7 Ha)
 3 Bedroom House, 3 Baths
 180,000,000 Pesos (approx. 381,000 USD)
[more on the "Lodge House with Lake Views"](#)



Lago Ranco (24.7 Acres / 10 Ha)
 Main House and Cottages
 \$480,000 USD
 Accepting Offers
[more on the "Beautiful Gardens & Stunning Vista"](#)



Laitec Island (325 Acres / 131.5 Ha)
 Land
 \$750,000 USD
[more on the "Beachfront & Blue Whale Feeding Grounds"](#)



Cisnes, Patagonia (5,063 Acres / 2050 Ha)
 3 Cabins, Hydro, Barn, Staff House
 \$7,900,000 USD (\$4,000,000 for smaller parcel)
[more on the "Last Frontier"](#)

Rental Opportunities:



For someone looking for a rental close to Valdivia and to test drive this sweet oceanside house, please contact me for more information.

Corral (2.5 acres)
 3 Bedroom, 2 Bath Ranch & Guest Cottage
 79,500,000 CLP (approx. 168,000 USD)
[more on the "House with Guest Cottage by the Sea"](#)



For those of you looking for a short to long-term rental, here is a comfortable place in Pucon... please contact me for more information.

Pucon (1.23 Acres / 0.5 Ha)
 4 Bedroom, 3 Bath House
 \$265,000 USD (financing available)
[more on the "Comfortable House in a Serene Setting"](#)

Chile Beats Development Goal as Growth Defies World Slump



By Randall Woods
 November 14, 2012

Chile is on track to achieve developed-nation status ahead of target as growth in the world's top copper producer exceeds analyst forecasts, Finance Minister Felipe Larraín said.

The nation will become the first in South America to reach the landmark a year before President Sebastian Pinera's

goal of 2018 if growth sustains this year's pace of above 5 percent, the minister said in an interview yesterday. Per-capita gross domestic product must reach \$22,000 a year on purchasing power parity, up from today's level of almost \$19,000, to meet the target, he said.

Chile's economy was one of the 10 fastest-growing in the world for the first half of this year. The economy in 2012 will expand "slightly" more than 5 percent, said Larrain. Falling unemployment, rising wages and growing investment are driving expansion, even as the Euro regions struggles to resume growth and the so-called fiscal cliff threatens to tip the U.S. into recession, he said.

"We're are not bullet-proof; we are not immune from what happens to the world economy," Larrain, 54, said from his offices in Santiago. "We are seeing an effect in the price of copper and in exports. The fact is that the strength of the Chilean economy has other sources and engines of growth that are pushing us."

Chile's GDP climbed 6 percent last year and will increase 5 percent in 2012, more than doubling average growth for the world, according to analysts surveyed by Bloomberg. Latin America's economy will grow 2.9 percent this year, according to the poll.

(As published in Bloomberg News)

[Click here for the full article](#)

How to Invest in Chile



Invest in South America's Most Prosperous Economy
By Justin Kuepper

Chile is one of South America's most promising investment destinations, with its stable and prosperous upper middle class economy. While the country is well known as the world's largest exporter of copper, it's also the fifth largest exporter of wine and a large regional producer of chemical wood pulp, fish and grapes, among other things.

Benefits of Investing in Chile

Chile is highly regarded within the financial community as one of the strongest investment destinations in Latin America. With its significant exposure to commodities, such as copper, the country has attracted a lot of foreign capital that has helped grow its economy. And, emerging minerals like lithium have helped keep the country's resources in demand.

Some benefits of investing in Chile include:

- Strong Performer - Chile was the first South American country to join the OEDC in May of 2010, with the highest nominal GDP per capita and highest competitiveness rating in Latin America, according to the Global Competitiveness Report for 2009-2010.
- Vast Natural Resources - Chile is the world's largest exporter of traditional copper, as well as lithium that's used to power next-generation batteries. By some estimates, the country has about a quarter of the world's lithium reserves.
- Friendly Government - Chile's government is one of the richest governments in Latin America thanks to favorable economic policies designed to promote growth and sustainability over the long-term.

[Click here for the full article](#)

Super-rich pay lower taxes in Latin America



By Andres Oppenheimer
January 4, 2013

French movie star Gerard Depardieu made the wrong choice by seeking Belgian and Russian citizenship to avoid paying higher taxes in France. He should have moved to Mexico.

Recent studies by the United Nations and the Organization of Economic Cooperation and Development show that the super-rich in Mexico and several other Latin American countries pay much less in taxes than their European counterparts or those in the United States. In general, Latin America is one of the world's regions where the ultra-wealthy pay the least taxes, the studies say.

Depardieu has said that he is renouncing his French citizenship over French President Francois Holland's plan to raise taxes on incomes above 1 million euros - about \$1.3 million - to 75 percent. While France's top court ruled against the 75 percent tax rate on Dec. 29, the French government has said it will come up with a similar bill shortly.

Last week, Russian President Vladimir Putin officially granted him Russian citizenship, after the internationally-known French actor had set up residence in Belgium to obtain Belgian citizenship.

But Depardieu would pay much less in most Latin American countries. According to Andres Solimano, a Chilean economist and co-author of a recent study by the United Nations Economic Commission for Latin America and the Caribbean, the average personal income tax rate for the super-rich in Latin America stands at about 37.5 percent.

Comparatively, in the United States, following the Dec. 31 congressional passage of the fiscal cliff tax hikes, the super-rich will pay 39.9 percent. In northern European countries, they pay about 60 percent.

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