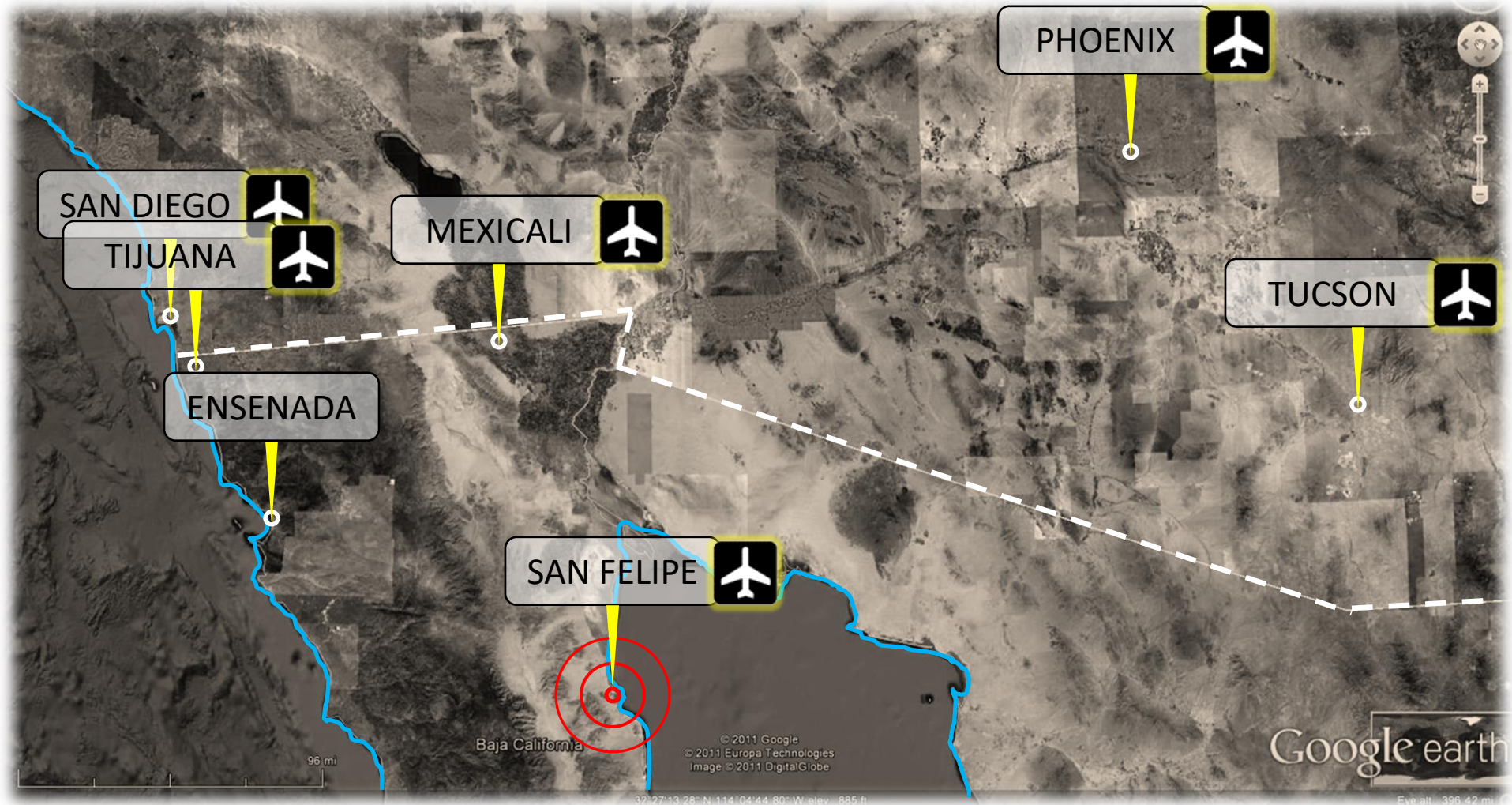




playa caracol.

RESORT LIVING RESIDENCES

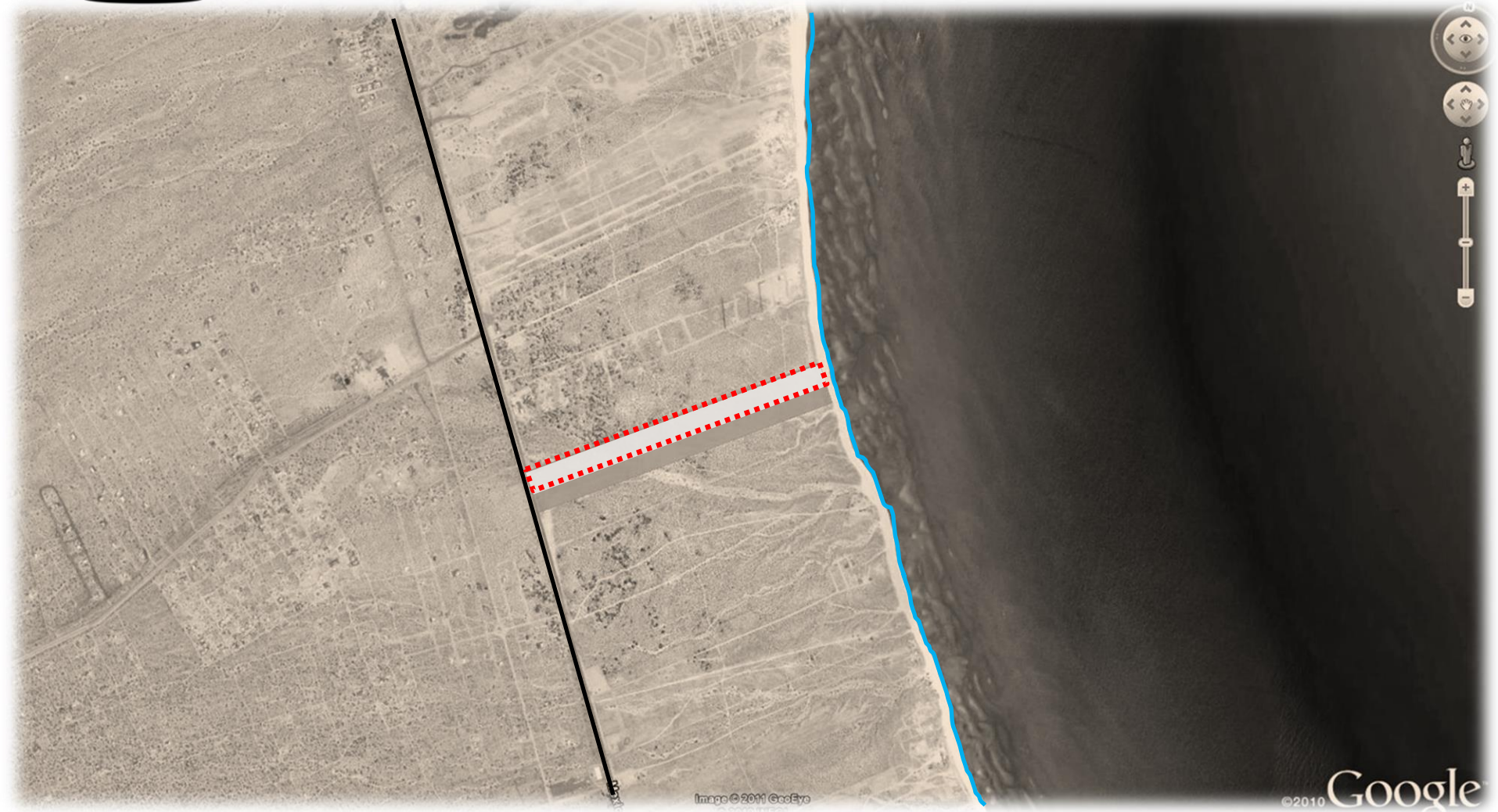
SAN FELIPE - BAJA CALIFORNIA



PLAYA CARACOL IS LOCATED AT APPROXIMATELY KM 180 OF THE MEXICALI-SAN FELIPE FEDERAL HIGHWAY IN THE NORTHERN SIDE OF THE MARINE PORT OF SAN FELIPE IN BAJA CALIFORNIA.





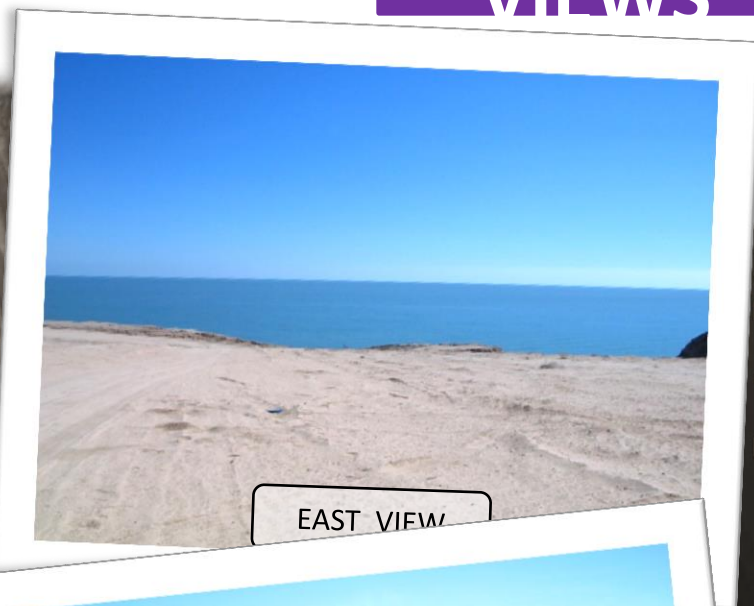


HAS A SURFACE AREA OF 140,000 SQUARE METERS AND ANDDITIONAL RESERVED SURFACE AREA TO THE SOUTH OF 140,000 SQUARE METERS, BOTH GIVE US A TOTAL OF 200 METERS OF BEACH FRONT.



playa  
parque

# VIEWS



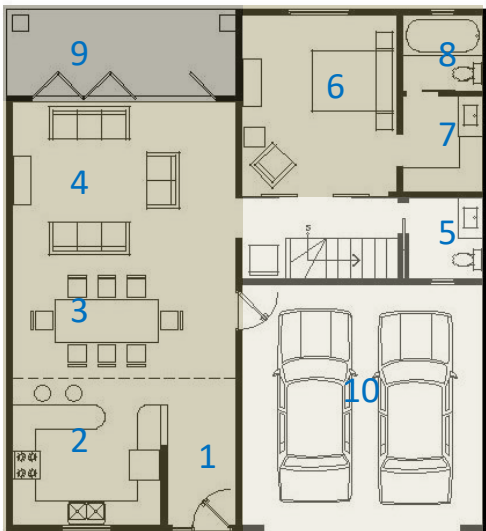
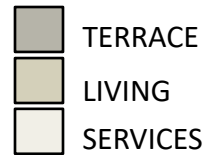
NORTH

Image © 2011 GeoEye  
© 2010 INEGI

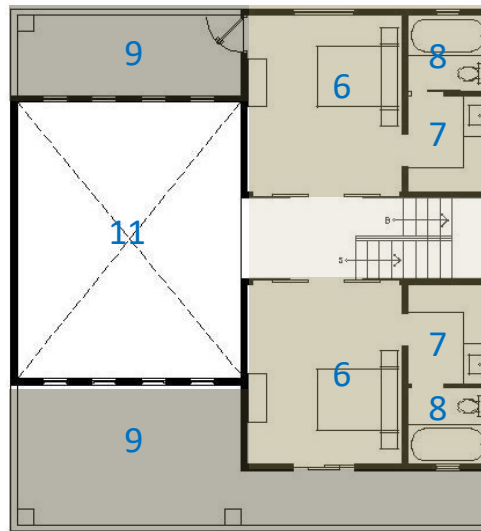


AN INTERCONNECTION ELECTRICAL SYSTEM ALLOWS TO USE SOLAR ENERGY TO REDUCE ELECTRICITY COST. MINIMUM WATER CONSUMPTION, ECOLOGICAL CONSTRUCTION SYSTEM AND EFFICIENT APPLIANCES.

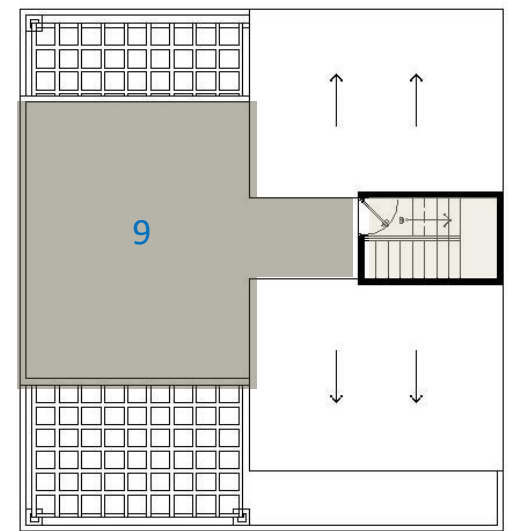




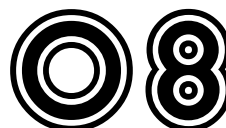
1. LOBBY
2. KITCHEN
3. DINNING
4. LIVING



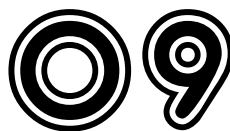
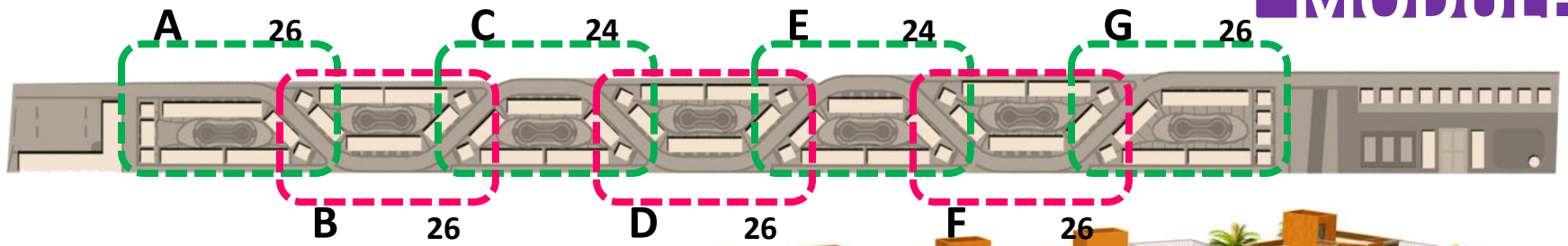
5. RESTROOM
6. BEDROOM
7. CLOSET
8. BATHROOM



9. TERRACE
10. GARAGE
11. HIGH CEILING



# MODULES













playa caracol.

RESORT LIVING RESIDENCES

SAN FELIPE - BAJA CALIFORNIA

- SECCION
- PROYECTO FRACCIONAMIENTO

# Playa Caracol

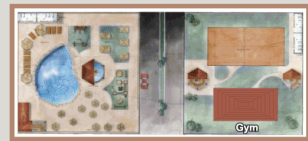
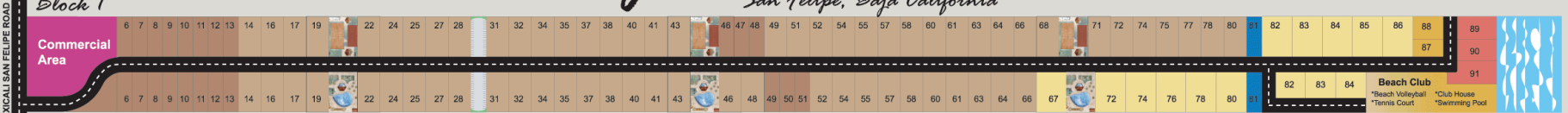
San Felipe, Baja California



Block 1

Commercial Area

Block 2



Exclusive Residential Development  
on the beautiful *Sea of Cortez*

Legend:

- 6,500 sq ft\*
- 7,300 sq ft\*
- 9,700 sq ft\*
- 13,000 sq ft\*
- 11,000 sq ft\*  
(Ocean front lots)
- Commercial Area
- Guest Parking

- Gated Community
- 24 hour security
- Underground water and utilities
- Beach Access
- Recreation Areas
- Custom Built Homes
- Financing available
- Foreign Ownership OK
- Has Full Government Approval

Title Insured by  
**Stewart Title Baja**

\*approximate sizes





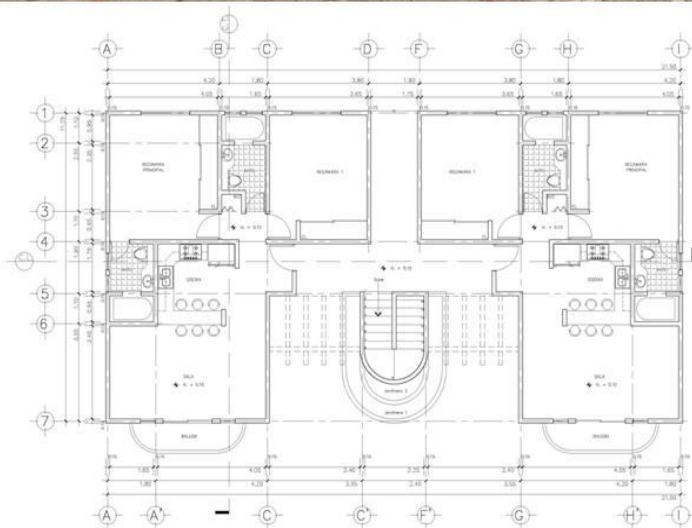
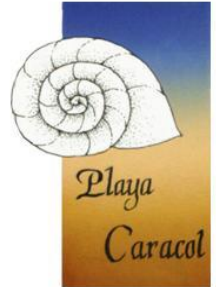
## CONDOMINIUM MODEL CARACOL

2 UNITS UPPER LEVEL

2 UNITS FLOOR LEVEL

AREA = 956.65 SF / BY UNIT

- LIVING / DINNING ROOM
- TERRACE
- KITCHEN WITH BAR
- MASTER BEDROOM WITH BATH
- CLOSET TARGET'S
- BEDROOM 2
- COMMON BATH



FLOOR PLAN CONDOMINIUM MODEL CARACOL





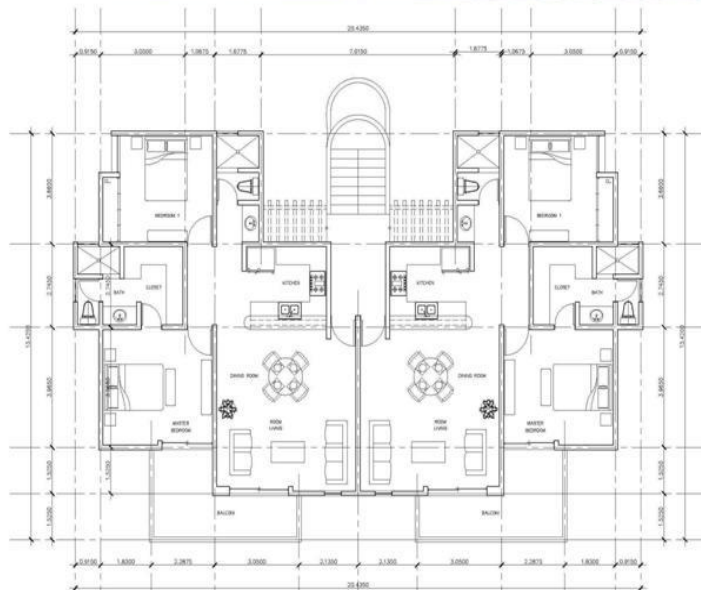
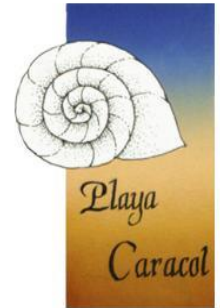
## CONDOMINIUM MODEL CONCHAS

2 UNITS UPPER LEVEL

2 UNITS FLOOR LEVEL

AREA = 956.65 SF / BY UNIT

- LIVING / DINNING ROOM
- TERRACE
- KITCHEN WITH BAR
- MASTER BEDROOM WITH BATH
- TARGET'S CLOSET
- BEDROOM 2
- COMMON BATH



FLOOR PLAN CONDOMINIUM MODEL CONCHAS





playa caracol.

RESORT LIVING RESIDENCES

SAN FELIPE - BAJA CALIFORNIA

# CONDOMINIUM TOWERS

# Condominium Tower



## PLAYA CARACOL

San Felipe, Baja California



Módulo Oeste A

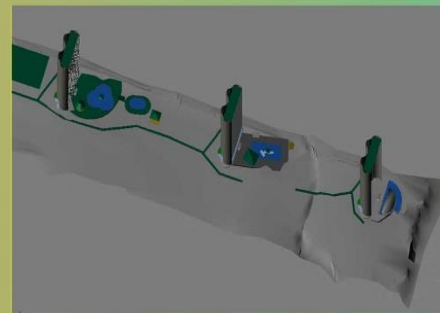
Módulo Central B

Módulo Playa C

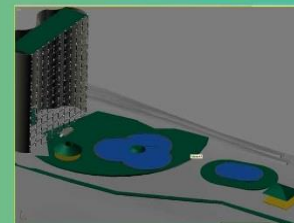


Carretera  
San Felipe

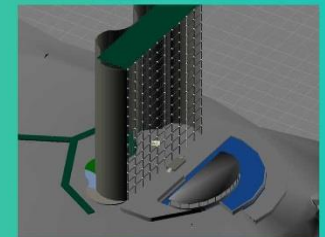
Fracc.  
El Dorado



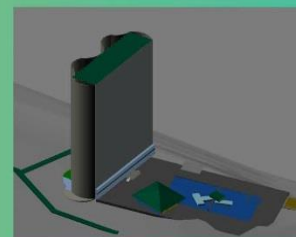
Render de planta de conjunto



Render módulo oeste A

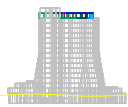


Render módulo playa C

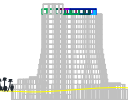


Render módulo central B

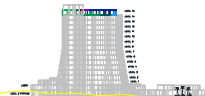
Fracc. Playa Caracol



WEST TOWER



CENTRAL TOWER



BEACH TOWER & CASINO

SEA OF CORTEZ

# PLAYA CARACOL TOWERS

## PROFORMA CASH FLOW RENTALS INCOME

AMOUNTS IN U S CURRENCY

YEAR	OCUPANCY	WEEKS	UNIT "A"	UNIT "B"	UNIT "C"	UNIT "D"	UNIT "E"	UNIT "F"	UNIT "G"	UNIT "H"	TOTAL	RENTAL FEE	TOTAL
			1,200.00	1,000.00	800.00	700.00	600.00	700.00	700.00	900.00	UNITS	AVERAGE	
<b>2009</b>													
JANUARY	60%	4.30	45	45	45	45	45	45	45	45	360	825.00	766,260.00
FEBRUARY	50%	4.00	45	45	45	45	45	45	45	45	360	825.00	594,000.00
MARCH	50%	4.30	45	45	45	45	45	45	45	45	360	825.00	638,550.00
APRIL	40%	4.20	45	45	45	45	45	45	45	45	360	825.00	498,960.00
MAY	40%	4.30	45	45	45	45	45	45	45	45	360	825.00	510,840.00
JUNE	40%	4.20	45	45	45	45	45	45	45	45	360	825.00	498,960.00
JULY	40%	4.30	45	45	45	45	45	45	45	45	360	825.00	510,840.00
AUGUST	40%	4.30	45	45	45	45	45	45	45	45	360	825.00	510,840.00
SEPTEMBER	40%	4.20	45	45	45	45	45	45	45	45	360	825.00	498,960.00
OCTOBER	40%	4.30	45	45	45	45	45	45	45	45	360	825.00	510,840.00
NOVEMBER	65%	4.20	45	45	45	45	45	45	45	45	360	825.00	810,810.00
DECEMBER	70%	4.30	45	45	45	45	45	45	45	45	360	825.00	893,970.00
AVERAGE	48%										TOTAL 2009		7,243,830.00











# DESCRIPCION DEL PROYECTO

- COMO RESULTADO DE LA SUBDIVISION, SE DISPONEN DE 110,000.00m<sup>2</sup> LOTIFICADOS EN DIFERENTES DIMENSIONES 20,000.00m<sup>2</sup> DE VIALIDADES.
- EL DESARROLLO CUENTA CON LA DOTACION DE AGUA, ELECTRICIDAD Y EL SERVICIO DE TELEFONIA, LOS CUALES
- SON SUMINISTRADOS POR LA COMISION ESTATAL DE AGUA DE MEXICALI, COMISION FEDERAL DE ELECTRICIDAD Y TELEFONOS DEL NOROESTE S.A. RESPECTIVAMENTE.
- EL FRACIONAMIENTO TIENE EN TRAMITE EL SEGURO DE TITULO DE PROPIEDAD YA QUE ESTE SE HARA EN FORMA INDIVIDUAL (POR LOTE) Y EL AREA DE RESERVA ESTA ASEGURADA CON STEWART TITLE GUARANTY DE MEXICO S. A. DE C. V.