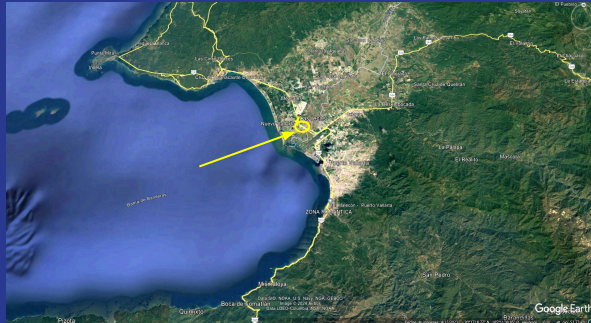


Excellent opportunity in Nuevo Vallarta, Nay. Mexico:
"Las Tecas" for sale, land 557 m2, duplex house for sale >280 m2 + architectural project.



"Located in the thriving and growing area of Nuevo Vallarta, Nayarit, Mexico. 'Las Tecas' offers a perfect combination of accessibility and serenity. Just minutes away from essential services and surrounded by vibrant nature."

- 1 block away from the entrance roundabout of the Los Tigres golf course development in Nuevo Vallarta.
- 3 to 10 minutes away from shopping centers, schools, hospitals, pharmacies, supermarkets, restaurants, and entertainment.
- 5 minutes away from Vidanta World thematic park and Golf.
- 7 minutes away to the marina Nuevo vallarta.
- 8 minutes from the beach.
- 15 minutes away to the airport.
- 20 minutes away to the marina Puerto Vallarta.
- 5 a 15 minutes, to many Golf Courses.



Nestled in one of the most developing and appreciating areas in Mexico, 1st entrance to Nuevo Vallarta.



"Welcome to Las Tecas: A Natural Refuge in Nuevo Vallarta"

FOR SALE, Duplex House - two apartments on the ground floor and upper floor.

Land area $557 \text{ m}^2 = 5,995 \text{ ft}^2$

Construction $>280 \text{ m}^2 = 3,013 \text{ ft}^2$



Aerial views of “Las Tecas”.



With a large plot of $557 \text{ m}^2 = 5,995 \text{ ft}^2$ and a construction of $>280 \text{ m}^2 = 3,013 \text{ ft}^2$ on two levels, this property is designed for comfort and functionality, offering spacious and cozy spaces for 8 to 10+ people.

Construction $>280 \text{ m}^2 = >3,013 \text{ ft}^2$, composed of two levels (2 floors) with an apartment on each floor of approximately 100 meters. Each apartment has a master bedroom with a full bathroom and a living room that can be used as a second bedroom with a full bathroom. Both apartments have two bathrooms each, a kitchen and a dining area, all with air conditioning (4). And Grill area.

Additionally, on the ground floor, on the outside, there is another small bedroom or study with a full bathroom, plus two small complementary storage rooms. The whole property is Ideal for up to 8 to 10+ people.



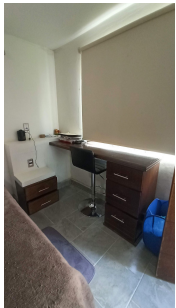
Exterior views.



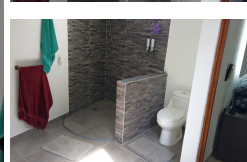
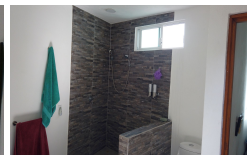
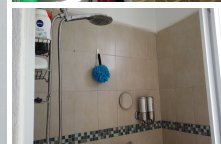
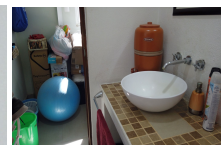
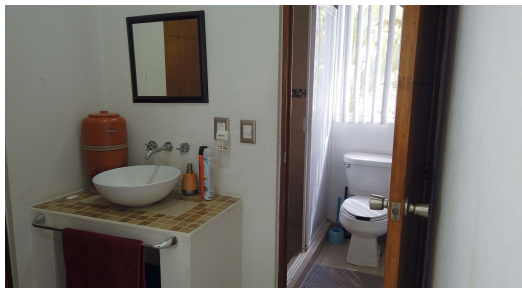
Exterior views.



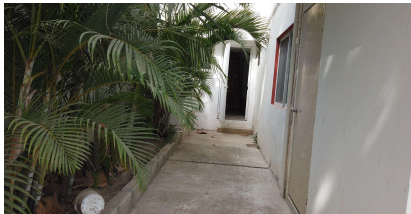
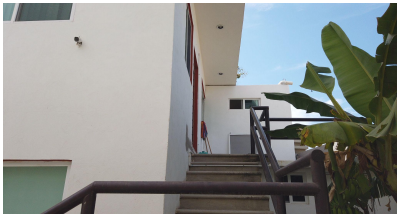
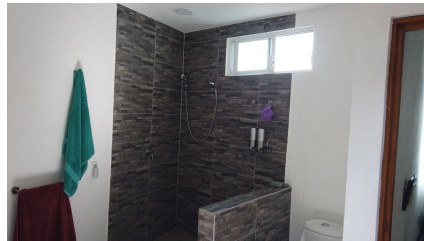
Ground floor apartment.



Upper floor apartment.



Recent construction/remodeling and services.



Recent construction/remodeling, more than 190 m² = 2,045 ft², integration of cistern (10,000 liters ' 2,642 Gal.) with underground machine room, two and a half bathrooms, small bedroom/cellar, remodeling of terrace with sink, bar, half bathroom, large cellar; It also has a water pressure system with hydropneumatic, automatic irrigation, two gas tanks, three energy meters; one for each apartment and terrace area separately, to reduce costs and balance electrical consumption.

The first stage of construction dates back about 9 years, and the recent construction/remodeling, with an investment of about US\$ 76,000, dates back 2 years.

“Las Tecas” a micro preserve of 4 properties.

“**Las Tecas**” a micro preserve of 4 properties, with independent entrance from Av. Mexico, with great privacy, without being a subdivision; so life there is in maximum harmony and independence, there are no administration fees or major maintenance expenses, in addition to an unbeatable environment with excellent neighbors, with a life in peace.



Investment in Las Tecas property, vs. their value equivalents with other properties in the area:

Investment in property: \$ 7'978,600 MXN

Investment in property: \$ 398,930 USD

Estimated ROI potential in 24 to 30 months: >74.72%

Capital gains in the area: Nuevo Vallarta is known for its constant growth and development, which ensures high demand and a continuous increase in property prices. Investing in real estate in this area has been identified as one of the best options for investors, ensuring an attractive return on investment.

| Concepto / Comparativa Ejemplo | Valor Unitario m2 (MXN) | Valor Unitario m2 (USD) | Las Tecas m2 Total (MXN) | Las Tecas m2 Total (USD) | Mercado Total (MXN) Valor promedio | Mercado Total (USD) Valor promedio |
|--|----------------------------|----------------------------|-----------------------------|-----------------------------|--|--|
| Terreno (por m²) en la zona (557 m2) | \$14,000 | \$700 | \$9,800 | \$490 | \$7,798,000 | \$389,900 |
| Construcción (por m²) actual (280 m2) | \$15,000 | \$750 | \$9,000 | \$450 | \$4,200,000 | \$210,000 |
| Terreno (por m²) Las Tecas (557 m2) | \$9,800 | \$490 | \$5,458,600 | \$272,930 | \$11,998,000 | \$599,900 |
| Construcción (por m²) Las Tecas (280 m2) | \$9,000 | \$450 | \$2,520,000 | \$126,000 | | |
| Las Tecas Total Valor y precio de oferta con Terreno (557 m2) y Construcción =(280 m2) | \$9,500,000 | \$475,000 | \$7,978,600 | \$398,930 | \$11,998,000 | \$599,900 |
| Oferta Las Tecas vs. equivalente en la zona. Porcentajes del valor. Las Tecas debajo del mercado en %: | 16.01% | 16.01% | 33.50% | 33.50% | 66.50% | 66.50% |

"Las Tecas": A Natural Refuge in Nuevo Vallarta.

Investing in "Las Tecas" is to ensure a future of comfort, enjoyment and profitability.

Although the house is currently ready and habitable; The planned expansion is an opportunity for those seeking not only a home, but a home that grows with their needs and aspirations, or a dream expansion, nestled discreetly in Nuevo Vallarta, while ensuring an exceptional return on investment in one of the areas with the greatest projection of Nuevo Vallarta.

The acquisition of the adjacent land is feasible, and another $501 \text{ m}^2 = 5,392 \text{ ft}^2$ of land can be added to the property, for a total of $1,058 \text{ m}^2 = 11,388 \text{ ft}^2$; either for an ambitious project, perhaps integrating 8 to 12 departments with an average value of \$5 or 6 million pesos = 300 to 390 thousand dollars each; or a dream extension, nestled discreetly in Nuevo Vallarta.

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Great place to live, and great investment opportunity for capital gains and business in the short term, plan included.

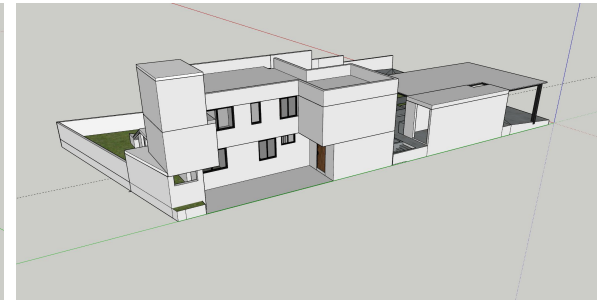
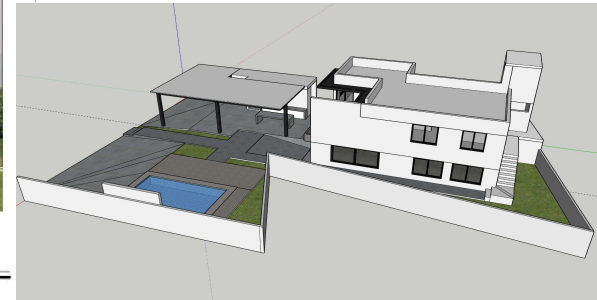
"Future plan included to expand the two apartments, adding two more bedrooms and expanding the common areas, increasing the property's potential to comfortably accommodate up to 16 people."

Expansion project idea.

It is planned (base project included) to add two additional bedrooms to the current house (one on each floor, with its respective bathroom), expand the kitchen on the ground floor and living and dining areas, thanks to an adjoining space on the ground floor that was terrace and offers an important expansion area, as well as a large additional terrace on the second floor, and a "Roof garden" on the third, with an increase in the spaces of the house >150 extra square meters, without using any of the garden or the current terrace; With a reasonable investment or to the client's taste, it will be able to comfortably accommodate 14-16 people and obtain much greater value, comfort and recreation areas.



PERSPECTIVA

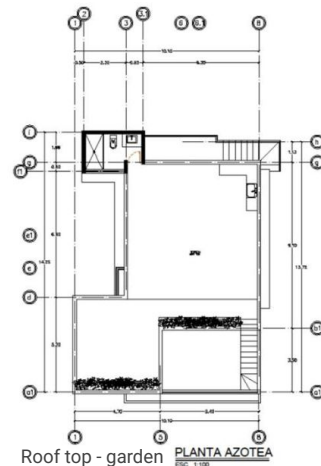
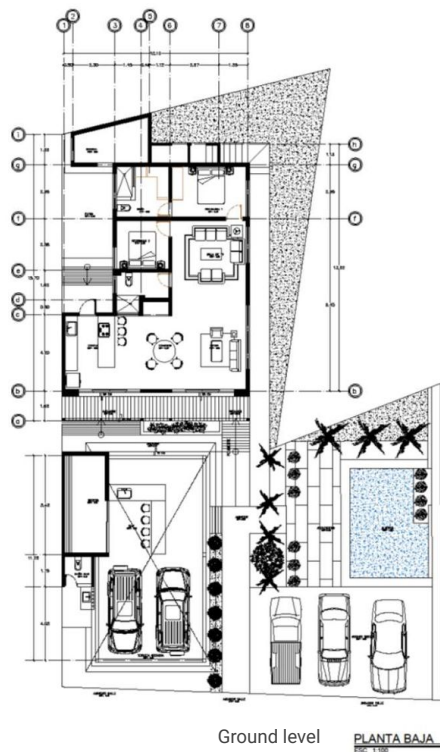


"Future plan included to expand the two apartments, adding two more bedrooms and expanding the common areas, increasing the property's potential to comfortably accommodate up to 16 people."

Expansion project idea.

The expansion plan planned for "Las Tecas" on the existing 557 m² = 5,995.49 ft² land, promises to transform this already comfortable property into an even more spacious and comfortable refuge for family and friends, and stands out as a smart long-term investment.

By incorporating two additional bedrooms with bathrooms, significantly expanding the kitchen and adding a new terrace on the second floor, the level of comfort and functionality of the property is raised, allowing up to 16 people to be accommodated.



Analysis of profitability and capital gains over two years on direct investment. (Projected with three schemes).

1.- Without rent, and with resale in 24 months.

2.- With resale 24 months and long-term rentals.

3.- With resale in 24 months and vacation rentals for short periods.

To analyze the investment in the "Las Tecas" property in Nuevo Vallarta, Nayarit, we are going to break down and calculate the financial benefits of this investment opportunity, from its acquisition and integrating the construction expansion project in reference, as well as a type of exchange rate of 20 pesos per dollar.

Property purchase: \$ 7,978,60 MXN = \$ 398,930 USD

Additional Investment in Construction

Expansion and improvement project: \$ 1'500,000 MXN = \$ 75,000 USD

Total Investment Cost with this projection:

Initial investment (purchase and projected expansion): \$9'478,600 MXN = \$ 473,930 USD

Projected Property Value

Value after 2 years: Minimum (worst case scenario) \$14,000,000 MXN = \$700,000 USD

Expected capital gain: The value of the property could increase between 28% and >35% (Ref. 32.3%) in a period of 2 years, favored by the development of the area and the improvements to be made.

Return on Investment (ROI), with a resale projection in 24 months and considering profitability by leasing to third parties with an annual contract scheme and/or short-term contracts (AirBnB, Vrbo, Wimdu, Booking, Expedia, etc.).



Investment in Las Tepas property, vs. their value equivalents with other properties in the area:

- 1.- Without rent, and with resale in 12 to 24 months.
- 2.- With resale 12 to 24 months and long-term rentals.
- 3.- With resale in 12 to 24 months and vacation rentals for short periods.

| Table - Part 1 | Concept | MXN | USD |
|----------------|--|--------------|-----------|
| | Initial investment (Purchase) | \$7'978,600 | \$398,930 |
| | Additional Investment (Construction) | \$1,500,000 | \$75,000 |
| | Total Investment for acquisition and complementary construction. | \$9,478,600 | \$473,930 |
| | Projected Value (1-2 years) - sale | \$14,000,000 | \$700,000 |
| | Direct profit per sale in 1 to 2 years, in \$: | \$4,521,400 | \$226,070 |
| | Direct profit per sale in 1 to 2 years, in %: | 32.30% | 32.30% |

Investment in Las Tecas property, vs. their value equivalents with other properties in the area:

- 1.- Without rent, and with resale in 12 to 24 months.
- 2.- With resale 12 to 24 months and long-term rentals.
- 3.- With resale in 12 to 24 months and vacation rentals for short periods.

| Table - Part 2 | Concept | MXN | USD |
|----------------|--|--------------|-----------|
| | Projection for income of 2 apartments, long term, \$12,000 each per month x 24 months. | \$576,000 | \$28,800 |
| | Projection for rentals of 2 apartments, short-term vacation, \$1,500 pesos each per day for 20 days of each month (10 days per month NOT rented in this example, or the equivalent of NOT renting for 4 months of the year, that is also a third of the time). | \$1,440,000 | \$72,000 |
| | Total profit with sale in 24 months + income (long term). | \$5'097,400 | \$254,870 |
| | Total profit with sale in 24 months + rentals (short-term vacations). | \$5,961,400 | \$298,070 |
| | Direct profit from sale and rentals (long term), 2 years, in %: | 53.78% | 53.78% |
| | Direct profit from sale and rentals (short term), 2 years, in %: | 62.89% | 62.89% |
| | Recuperacion total con venta y rentas a 24 meses: | \$19,961,400 | \$998,070 |
| | ROI a 24 meses: | 52.52% | 52.52% |

Sources of value references in the area, as well as references of capital gains and potential, in the following links:

Reference sources of value of other comparable properties, close to Las Tecas:

<https://inmuebles.nocnok.com/propiedad/departamento-en-venta/nayarit/bahia-de-banderas/nuevo-vallarta-id-mx22-na7144>

<https://inmuebles.nocnok.com/propiedad/casa-en-venta/nayarit/bahia-de-banderas/nuevo-vallarta-id-mx23-ps3519>

<https://inmuebles.nocnok.com/propiedad/casa-en-venta/nayarit/bahia-de-banderas/nuevo-vallarta-id-mx23-ps3591>

<https://www.point2homes.com/ES/MX/Home-For-Sale/Nayarit/Jarretaderas/Casa-Chula/152767706.html>

<https://www.point2homes.com/ES/MX/Home-For-Sale/Nayarit/Jarretaderas/500-Avenida-Mexico-A-3-4-Azulejos-Jarretaderas-Riviera-Nayarit/138369234.html>

<https://www.point2homes.com/ES/MX/Home-For-Sale/Nayarit/Jarretaderas/18-Roble/155265890.html>

<https://www.point2homes.com/ES/MX/Home-For-Sale/Nayarit/Jarretaderas/Residencial-Los-Azulejos/157295447.html>

<https://www.inmuebles24.com/propiedades/clasificado/veclcain-casa-en-venta-de-3-recamaras-en-portovela-residencial-142094957.html>

<https://www.inmuebles24.com/propiedades/clasificado/veclcain-casa-en-venta-en-nuevo-vallarta-en-coto-privado-90707250.html>

https://www.vivanuncios.com.mx/a-venta-departamento/cruz-de-huanacastle/zul-pie-de-playa-departamentos-con-acabados-de-lujo/142408549?labs=1,itemOfflineFallback,20240215171500,a88f1f7d-3a37-4e3e-a411-8f21293dd6e5&userid=0&itemid=142124599&labs_source=RECOMENDADOS_FICHA_PROPIEDAD_MOBILE&labs_version=2

Sources of value references in the area, as well as references of capital gains and potential, in the following links:

Reference sources of capital gains and potential in the area:

<https://www.eleconomista.com.mx/econohabitat/Riviera-Nayarit-se-posiciona-como-la-mejor-region-para-invertir-en-bienes-raices-segun-HEI-Data-20221112-0010.html>

<https://inmobiliare.com/riviera-nayarit-destino-prometedor-para-inversionistas-inmobiliarios/>

<https://www.eleconomista.com.mx/econohabitat/Vallarta-y-Mazatlan-con-potencial-en-propiedades-para-rentas-de-estancias-cortas-segun-La-Haus-20221019-0152.html>

<https://www.lahaus.mx/blog/zonas/riviera-nayarit-vs-riviera-maya-cual-es-mejor>

<https://www.forbes.com.mx/estas-son-las-15-ciudades-con-mas-plusvalia-en-mexico/>

<https://contralinea.net/por-alta-demanda-se-mantiene-elevada-la-plusvalia-inmobiliaria-en-puerto-vallarta/>

Profitability and capital gains conclusions:

Considering the projection presented as an example, with viable estimates; The initial investment of \$9,478,600 pesos = \$473,930 USD has the potential to give an excellent return, ROI of 52.52%, with a total recovery of \$19,961,400 pesos = \$ 998,070 USD in a short period of 24 months, with a very feasible scenario, reflected in the high capital gains and demand in the area, considering the value added by the improvements and expansions; in a sales project with its corresponding profitability.

The value of the property (capital gains) tends to increase between 28% to 35% in the next 24 to 36 months.

The total return on investment (capital and profit) in a period of 1 to 2 years in the proposed scenario gives at least an ROI: 62.89% in 24 months.

This projection is done with the scenario of; “rents for 24 months and sale at the end of the period”, with a total income projected at \$19,961,400 pesos = \$ 998,070 USD (Profitability + proceeds from its sale).



Investment, profitability and capital gains conclusions:

Opportunities:

"Initial investment of \$473,930 USD and a potential increase in value of \$ 9998,070 USD in the short term; with potential of close to 1 million, by adding profitability for 24 months.

The total return on investment (capital and profit) in a period of 2 years in the proposed scenario, gives at least an ROI of: 62.89%

Capacity for growth and/or remodeling to the owner's taste, without administrative restrictions on dividing the private property (3 houses), without monthly maintenance costs.

'Las Tecas' represents a unique investment opportunity in one of the most central, sought-after and highest capital gains areas in Mexico."

Added value of the area:

Nuevo Vallarta is known for its constant growth and development, which ensures high demand and a continuous increase in property prices. Investing in real estate in this area has been identified as one of the best options for investors, ensuring an attractive return on investment and one of the highest capital gains.

The value of the property (capital gains in the area) tends to increase between 28% to >35% in the next 24 to 36 months.



Projections objective:

The objective of these projections is to publicize the potential in value that it represents, of course that beyond buying this property thinking of doing business with it, the reality is that it is an excellent place where you can live very well, peacefully. and in an environment surrounded by nature with the proximity of all the amenities and services in the area, to live and enjoy.



Conclusion:

Your investment in "Las Tepas" represents an excellent opportunity not only because of the quality and characteristics of the property, but also because of the potential for growth in the value of "Las Tepas" and its surroundings, in an area of high capital gains like Nuevo Vallarta. The financial projection indicates a significant return on investment, making it an attractive option for both long-term investors and those seeking a short-term return and those desiring a home in one of the most beautiful and developing regions in Mexico.

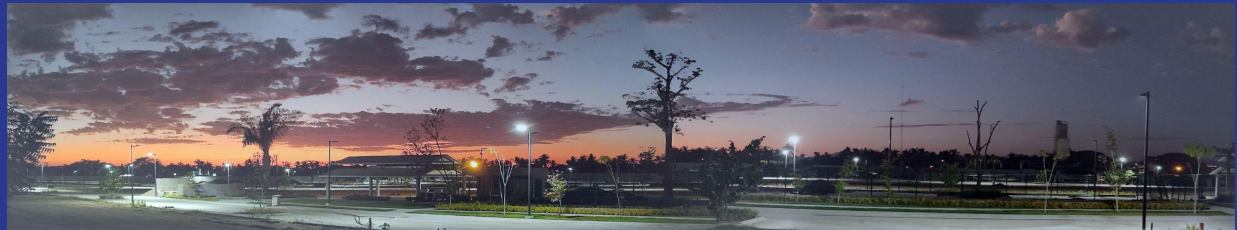
Discover the full potential of 'Las Tepas' and how it can be your next home and investment.

For more information or to schedule a visit, contact us:

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More than a property or real estate, we offer “a dream” with a lot of value!