



OFFER TO PURCHASE

SELLER:

Antonio Santana Montoya
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PROSPECTIVE PURCHASER:

Name: _____
Address: _____
Telephone: _____
E-Mail: _____

Boca Del Mar Property Lot Number(s): _____

Estimated Boca Del Mar Lot(s) Purchase Price: \$ _____

In consideration of the Estimated Price listed above, the Prospective Purchaser offers to purchase from Seller the aforementioned Property described above, subject to the following conditions:

- 1. The exact Purchase Price and date(s) of delivery shall be determined at the time a written Land Sale and Purchase Agreement is drafted and executed. It is understood by Prospective Purchaser that no assurance is made that the Lot number listed above will be made available at any particular price or date. It is understood that this is a non-binding Offer to Purchase and shall not be construed as a contract for sale.**
- 2. This Offer to Purchase may be cancelled by the Prospective Purchaser or the Seller, for any reason and without penalty, at any time, before entering into a final written contract for sale.**
- 3. If the Prospective Purchaser and the Seller subsequently enter into a contract for sale, the terms of this Offer to Purchase shall be superseded by the contract for sale. In the event of any conflicting terms or conditions between this Offer to Purchase and the contract for sale, the contract for sale shall prevail.**
- 4. Seller reserves the right to enter into backup Offers to Purchase for any and all Lots in the Boca Del Mar subdivision. If the Prospective Purchaser fails to enter into a contract for sale, the Seller may enter into a contract for sale with another purchaser without liability or obligation to the Prospective Purchaser.**
- 5. This Offer to Purchase may not be assigned by the Prospective Purchaser without the written permission of the Seller.**

Executed this _____ day of _____, 2010.

PROSPECTIVE PURCHASER:

(Prospective Purchaser's Signature)

(Prospective Purchaser's Printed Name)

Right Time to Invest in Mexico Real Estate

There has been fervent discussion about the impact of US recession on Mexico Real Estate and its future prospects. When talking about Mexican Property market, it may seem that it is closely related to the US real estate. Some may very well paint a gloomy picture for Mexico Real Estate market. **But an in depth study of Mexico Real Estate will reveal a bright future for Mexican Real Estate in the coming year.**

The real estate in Mexico has witnessed steady appreciation in the last 5 years. Both, homes and condos in Mexico, new and resale have contributed to this growth. The real estate market in Mexico is usually popular with American citizens who look for a second home or vacation home in Mexico. The reasons for this popularity have been its close proximity to USA, low cost of living, better value for money and a warm sunny climate. Recent years have seen thousands of American expatriates buying retirement homes in Mexico. Moreover, infrastructure in Mexico has improved to international standards. **This has made Mexico a much sought after destination.**

You may very well ask why Mexican Real Estate industry won't suffer as a consequence of the recent fall of US economy.

Destinations like Cancun, Playa del Carmen, Puerto Vallarta , Baja California region are very popular with real estate investors in Mexico. These areas are continually seeing new and grand real estate projects conceived and completed to meet the demands of the buyers eager to buy real estate in Mexico. With the introduction of Mortgage financing for foreign real estate investors in Mexico, **the increase of foreign investment has strengthened the growth of real estate market in Mexico.** Since, the lending process and criterion for foreign real estate investors has been simplified, it has served in increasing enthusiasm for Mexico real estate.

Mexico real estate market is much more stable than US real estate market. The residential mortgage backed securities, popular in the US property market, are not common in Mexico, so have a much less effect of the subprime crisis afflicting US economy.

Another factor is that the buying market who are looking for the second vacation home is not really experiencing too much of the current recessionary effects in America.

One very interesting development seen in Mexican real estate market is the increase in real estate investors from Canada. Canada has experienced a very strong dollar in recent times. Strong economy and increased property markets, especially in the main areas of Toronto and Vancouver , have led to a large number of Canadian home owners able to spend money on a second or Vacation Homes in Mexico.

Mexican real estate market seems to be a promising and steady destination for investors throughout the coming years. Recessionary influences of the US have not shown any medium to long term negative impact so far on Mexico Property Market. Foreign investors from Canada and Europe are flocking to Mexico compensating for any dwindling of investment from USA. So go ahead and buy your dream vacation home in Mexico and secure your investment for the future.



Forget the Stock Market - Invest in Mexico Real Estate

If you've had enough of the volatile stock market, you need to put your money into Mexican Beachfront Real Estate. **This property is recession proof and inflation proof,** because of the location and the popularity of Mexico as a vacation destination. You can easily buy a home on the Mexico coast and make a better

investment by renting it out to tourists than you could guarantee making in the stock market. That's the difference between these two investments.

When you invest in Mexican Real Estate, you're making a stable investment. Investing in the stock market, at any rate, is more akin to gambling it away in Vegas without the fun and excitement.

God only made so much Mexican coastal property. You need to take advantage of its availability and snatch it up before it's all gone.

Why would you want to invest in an impersonal, invisible market that is more risk than reward when you can invest in the natural beauty of the Mexican beachfront and be guaranteed to get a return on your beautiful investment? **It just makes sense to invest in Mexican real estate.**

The U.S. economy might not be too hot right now, but vacation properties are always a sound investment. Especially in countries like Mexico, where beautiful beachfront tourist towns abound, and there is something for just about everyone. If you're sick of waiting for the economy to rebound, and need a place to invest your money that you can count on, invest in Mexican coastal properties today.

Best Time to Buy Investment Property in Mexico: Now!

Opportunities in the investment real estate market, in Mexico, are probably better now than they have been in years and this is for a variety of reasons, such as time of year, American mortgages in Mexico, the global economic slowdown, the drug war, and the recent H1N1 influenza outbreak. All of those, taken together, have the potential to back new, smaller investors right out of the market...

First, let's look at the time of year. It is Spring and the Snowbirds have headed home. Many were depending on investments to afford summers at home and winters in Mexico... Some need to liquidate their homes in Mexico in a hurry if they are going to maintain their standard of living back home. Their emergency is an opportunity for investors with cash because the Snowbirds are having to drop the asking price on their homes... The so-called "drug war" and the H1N1 influenza "pandemic" have both worked to add to real estate woes in Mexico. Both are phenomenal that, in large part, were created by the media and never did exist to the degree that people were led to believe. However, combined with global fears of recession, the drug war and H1N1 have frightened away a significant number of potential investors, leaving Mexican property owners in competition for the investors who are smart enough to stay in the game and buy now...

So - when is the right time to buy investment real estate in Mexico? There is absolutely no doubt about it. Now is the time and Mexico is the place because none of these crises are going to last forever and, soon, the market will rebound. Those who wait until things get better will have the privilege of paying twice or three times as much for property in Mexico. For those who invest now, life will be better than ever.



Mexico - Still the World's Best Retirement Haven

For the second year running, Mexico wins our annual Global Retirement Index.

With rapidly rising fuel, health care, food, and travel costs, it's nice to know there are still places where you can live well without burning through your retirement nest-egg. And Mexico is one of those special places. In Mexico, you can still enjoy a lifestyle that's probably all but unaffordable for most people in the U.S. and Canada.

International Living's top 5 retirement havens: 1. Mexico; 2. Ecuador; 3. Panama; 4. Uruguay; and 5. Italy.

Mexico offers the perfect mix of centuries-old traditions and contemporary lifestyles. It's easy to get a residence visa. And the services, amenities, and discounts offered to retirees here are just as bountiful as in

Panama, with its famous pensionado program—as are the overall cost savings. Plus, Mexico is closer to home.

Moving to Mexico means you can still have all the comforts you are used to north of the border: cable TV, high-speed Internet, and modern home appliances. And if you prefer, when you move to Mexico you can even bring all your favorite things with you without paying import taxes.

Goods and services cost less, so you can afford the kinds of luxuries only the wealthy enjoy up north: a maid, a cook, and a gardener, for example. Whether your vision of the ideal retirement involves shopping, fishing, sunbathing, diving, biking, mountain climbing, parasailing, collecting crafts, visiting archeological sites, partying, going to concerts, attending the theater, or fine dining, in Mexico you can engage in all these activities, and many more.

This country is so diverse that everybody can find exactly what they want: beautiful, warm oceans, crystal-clear tropical lakes, fertile farmlands, temperate-but-majestic mountains, starkly gorgeous deserts, small towns or sophisticated cities.

And because of its geographic diversity, you can also choose your favorite climate: from warm and dry to warm and sultry to spring-like temperatures all year in the Colonial Highlands.

And if you're looking for the home of your dreams, you can find it in Mexico—for much less than it would cost you most anywhere in the US or Canada. The real estate market offers endless possibilities for your retirement.



Reasons to Invest in Costa Maya Real Estate

While the real estate boom seems to be coming to an end all over the United States, there is still money to be made by investing in areas poised for growth overseas. As prices become overly inflated here, more and more people are turning to foreign real estate for both enjoyment and investment. The Oxford Club, a private international group of knowledgeable investors deemed Costa Maya real estate "Mexico's last affordable beach front," calling the Costa Maya its "coastal jewel."

Finite Coastline: Many people have described a feeling of claustrophobia as cities and towns in America grow more populated. Streets become clogged, lines grow longer, and tensions run high. Whether we like it or not, the population will continue to grow and the amount of coastline will remain finite. The value of coastal property will continue to rise as the amount of coastline "shrinks" in comparison with the population. Perhaps more importantly though, is that a patch of coastal property is a piece of tranquility in an increasingly manic world. Looking out over the Caribbean Sea from your plot of Costa Maya real estate, it's difficult to become caught up the insignificant worries that cause so much anxiety in the city.

Poised for Growth: The American markets are more or less saturated when it comes to earning a significant return on any one piece of property. However, in the Costa Maya today all of the right pieces are lining up for a big Costa Maya real estate boom. The Mexican government has invested in an area revitalization project - the same type of project that was set into motion before the Cancun and Acapulco markets exploded. A cruise ship port has recently been built in the Costa Maya and is one of the fastest growing ports in Mexico.

Investment Opportunities: Because the area is in the beginning stages of growth, there are several ways to earn a high return with Costa Maya real estate:

1. Buy and flip undeveloped properties
2. Purchase raw land and build a home to sell
3. Build properties that produce rental income

Recreation & Pleasure: Those nearing the retirement years today tend to have far greater expectations for the years following their working careers than did their parents. The Costa Maya offers a wealth of eco-friendly recreational activities and a relaxing Caribbean atmosphere. Instead of nightclubs and bars, owning Costa Maya real estate gives you the opportunity to enjoy more peaceful activities like snorkeling in the crystal clear oceans of your own coastline, beachfront horseback riding, visiting cenotes, and much more.

The number of Americans choosing to invest in foreign real estate is growing rapidly. According to the International Herald Tribune, the number of Americans living abroad today is more than 4 times that of 30 years ago. As the millions of baby boomers continue to retire, it's estimated that we'll see a sharp increase in Americans living abroad. Whether you plan to buy and sell Costa Maya real estate or relax and enjoy the Caribbean lifestyle, the area presents a special oasis of opportunity in today's overpriced, overcrowded world.

Mahahual Mexico; a Smart Mexico Real Estate Investment

If you haven't heard of Mahahual, that's not necessarily a bad thing if you're thinking about investing in Mexico. Mexico real estate is a goldmine for investors who get in on new opportunities early and Mahahual is one of those golden locations. Mahahual today is a quaint coastal Caribbean fishing town, similar to Cancun and Playa del Carmen in their early days.

Real estate in Mahahual is about to become extremely valuable and for those who learn about this opportunity before the rest, there is a great deal of money to be made. The potential of Mahahual Mexico real estate is now in its infancy but is already turning over big profits. In just the past several years, prices here have already doubled due to a large-scale effort by the Mexican government to develop the area into a thriving tourist location.

Where is Mahahual? Mexico is shaped like a backward letter J, and at the foot of the "J" is a pristine chunk of real estate known as the Yucatan peninsula. The Yucatan peninsula is where the white sandy beaches of Mexico real estate meet the crystal clear waters of the Caribbean ocean. Cancun, Playa del Carmen, and Cozumel are all part of Mexico's Yucatan peninsula. Travel south from Cancun along the Caribbean coastline and you'll find miles of virgin coastline called the Costa Maya, at the end of which lies the city of Mahahual.

Factors Driving the Growth of Mahahual Real Estate: Apart from the area's natural Caribbean beauty, the catalyst that sparked growth in this area is a government backed initiative to attract investors and spark growth in the Costa Maya, including Mahahual. Mahahual was an obvious target for growth. For years, the town of Mahahual has attracted shoppers and visitors from Belize which lies just to the south. When the plans to beef up the Mexico real estate value in the Costa Maya, entrepreneurs began development in Mahahual.

Tourism: Alive and Thriving in Mahahual: Since the government's initiative to grow the Costa Maya, a multimillion dollar project has been completed to renovate the Mahahual airport and three new cruise ship docks have been built. Once the cruise ships started to port, growth in Mahahual exploded and continues to expand at a rapid rate. Carnival, Royal Caribbean, Princess, Celebrity Cruises, Disney Cruise Line and Holland America all bring boat loads of tourists to Mahahual on a regular basis.

Cruise ships have been driving the tourism based economy and boosting Mexico real estate values in Cancun for years. Today Mahahual, the heart of the Costa Maya, is the budding new focus of tourism and real estate throughout the area is steadily on the rise and following in Cancun's footsteps.

Understanding Real Estate In Mexico:

Predicting the future potential of Mexico real estate is fairly predictable once you understand the growth patterns. All of the great vacation hotspots, and consequently those with the highest Mexico real estate values, have been literally grown from nothing starting with a strategic investment by the Mexican government.

The Mexican government has a proven strategy for bringing opportunity and growth to a region as they've shown time and again with cities like Cancun, Playa del Carmen, and Acapulco. Following the government's lead about where to invest in real estate has so far proven to be a smart investment.