



Opportunity to purchase land and sea view casitas at
Bella Esperanza

Contact:

Eric Bettelheim
The Ascona Group
Scottsdale, AZ
USA

Telephone: +1 480 451-6222

Facsimile: +1 480 451-6999

<http://www.asconagroup.com>
info@asconagroup.com

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Bella Esperanza

Introduction to San Carlos and the Project

Our beautiful Bella Esperanza project is within driving distance from Arizona (approximately 5.5 hours from Tucson). It is located in the foothills of San Carlos with spectacular vistas and views. Overlooking the Gulf of California, this project presents a unique investment opportunity. The most desirable location in all of Sonora. Fishing in the Sea of Cortez yields diversity of species including Dorado, Grouper, Bonita, and Billfish. Yearly tournaments attract sports fishermen from all over Sonora and the Southwest.

San Carlos provides one of Mexico's few and yachts dock side by side in this easily



Very near to the project is one of a very all of Sonora. San Carlos has also long quality of its diving waters. Clear visibility and rock and coral shelves provide optimal diving conditions and an abundant variety of underwater sea life.

naturally protected marinas. Sports boats accessible international harbor.

limited number of 18-hole golf courses in been known for the

Many condominium and residential projects in nearby Puerto Peñasco successfully sold out in record times, and San Carlos is now catching the attention of investors and buyers. The Mexican government has spurred this growth with a number of new rules that make it easier for Americans to acquire real estate. Many properties sell out in the pre-construction or pre-completion phases.



Americans are given the opportunity of an equivalent of ownership even if they cannot hold formal title to their real estate. In the most common arrangements, banks hold houses in trust for the foreign buyers. A trust, under recent amendments to the law, can now last 50 years and can be renewed at the end of that term. The bottom line is that a "buyer" can expect to retain a property in perpetuity. Reportedly, no one has ever lost a piece of property in a properly constituted Mexican land trust – a house in trust "is not an asset of the bank."

If the bank were to fail, the trust is transferred to another bank. A typical buyer of a house in the United States moves or re-finances before the mortgage is paid off; therefore, the buyer never really owns the property free and clear.

Bella Esperanza

Two years ago, the governors of Arizona and the Mexican state of Sonora created a real estate committee (part of a longstanding Arizona-Mexico Commission) to propose ways of encouraging cross-border real estate transactions. Until recently, no American company offered title insurance in Mexico and banks wouldn't lend money without title insurance. A few Mexican companies, including First American Title Services de Mexico, and Stewart Title Guaranty de México, a subsidiary of a Texas company, now offer insurance for foreign buyers.

Bella Esperanza's extraordinary design of all casita units allows not only unobstructed views of the Sea of Cortez from all units, but also the elaborate and spectacular recreational amenities offered nearby in the town of San Carlos. The lifestyle owners will enjoy will be second to none.



The site is located in a highly desirable location and in close proximity to town. The marina, golf course, shopping, and restaurants are within walking distance.

Located on the Sea of Cortez, the lovely Mexican resort community of San Carlos offers something to everyone. San Carlos is only a 250 mile, 4-hour drive from Nogales, Arizona on Hwy 15, a four-lane divided highway. Or, for our more affluent owners, a fully certified airport suitable for the most luxurious private aircraft.

The community hosts an 18-hole championship golf course, tennis courts, a bowling alley, and numerous boutiques and galleries for shopping and browsing. For the boater, two marinas are available with paved launch ramps, dry storage facilities, complete marine repair and maintenance services, fuel docks and reasonable rates for slip rental.

Restaurants featuring seafood, Sonoran beef, Mexican dishes, and American cuisine are located throughout the town. Or, for those intimate evenings, your own restaurant, located on the 15th floor, will be equipped to serve you your hearts desire...from the best view in all of San Carlos.

The development group consists of highly respected, deeply experienced professionals known for their creative approach. Currently, the group has several other projects in San Carlos under way. This beautiful residential project showcases the group's passionate commitment to sophisticated design, technology, and comfort.



Bella Esperanza

Community Profile

Name: San Carlos (Nuevo Guaymas)

State/Country: Sonora, Mexico

Postal Code: 85506

Telephone Code: (52) 622-22X-XXXX

Location: 15 Km Northwest of Guaymas, Sonora, Mexico on the Gulf of California, also known as the Sea of Cortez.

Latitude/Longitude: 27° 56'N 111° 03'W

Elevation: Sea Level to 1400 feet

Time zone: GMT-7 (American/Chihuahua, which is the equivalent of Mountain Standard Time)

Daylight Savings time is not observed.

Population: Guaymas-98,000 (approx) San Carlos-4500 (approx)

Airport: San Carlos is served by the Guaymas International Airport, about 10 miles away. The airport code is GYM. America West provides daily flights to/from Phoenix.

Climate: Coastal desert with average rainfall of approximately 10 inches per year, mostly in the summer months. Average daily high temperatures range from mid-90s in the summer months to mid-70s in the winter months. The dry Sonoran desert climate is moderated by breezes from the Gulf of California, creating a climate that is agreeable year round.

Topography: This coast area of Mexico is a contrast of mountains and steep cliffs, separated by magnificent stretches of sand beach and tidal estuaries. The prominent terrain feature in the area is Tetakawi Peak, whose distinct twin peak outline is unmistakable and forms the official logo of San Carlos.

Vegetation: Typical Sonoran desert-style vegetation including several species of cactus, some of which seem to grow from solid rock in steep cliffs along the coast.

Wildlife: The numerous islands in the area are all bird sanctuaries, making this an ideal location to observe the numerous species of sea birds, including large flights of Mexican Brown Pelicans. Off shore, the area is noted for whales, porpoises, sea lions, and sea turtles in addition to over 600 species of fish.

Bella Esperanza

Disclaimer

Oral representations cannot be relied upon as correctly stating representations of the Developer. The Developer currently takes refundable reservations from prospective purchasers. This document does not constitute an offer or solicitation of any kind, nor is it intended to be distributed in or constitute an offer to sell property in any state or country in which the developer has not registered to sell property, if required.

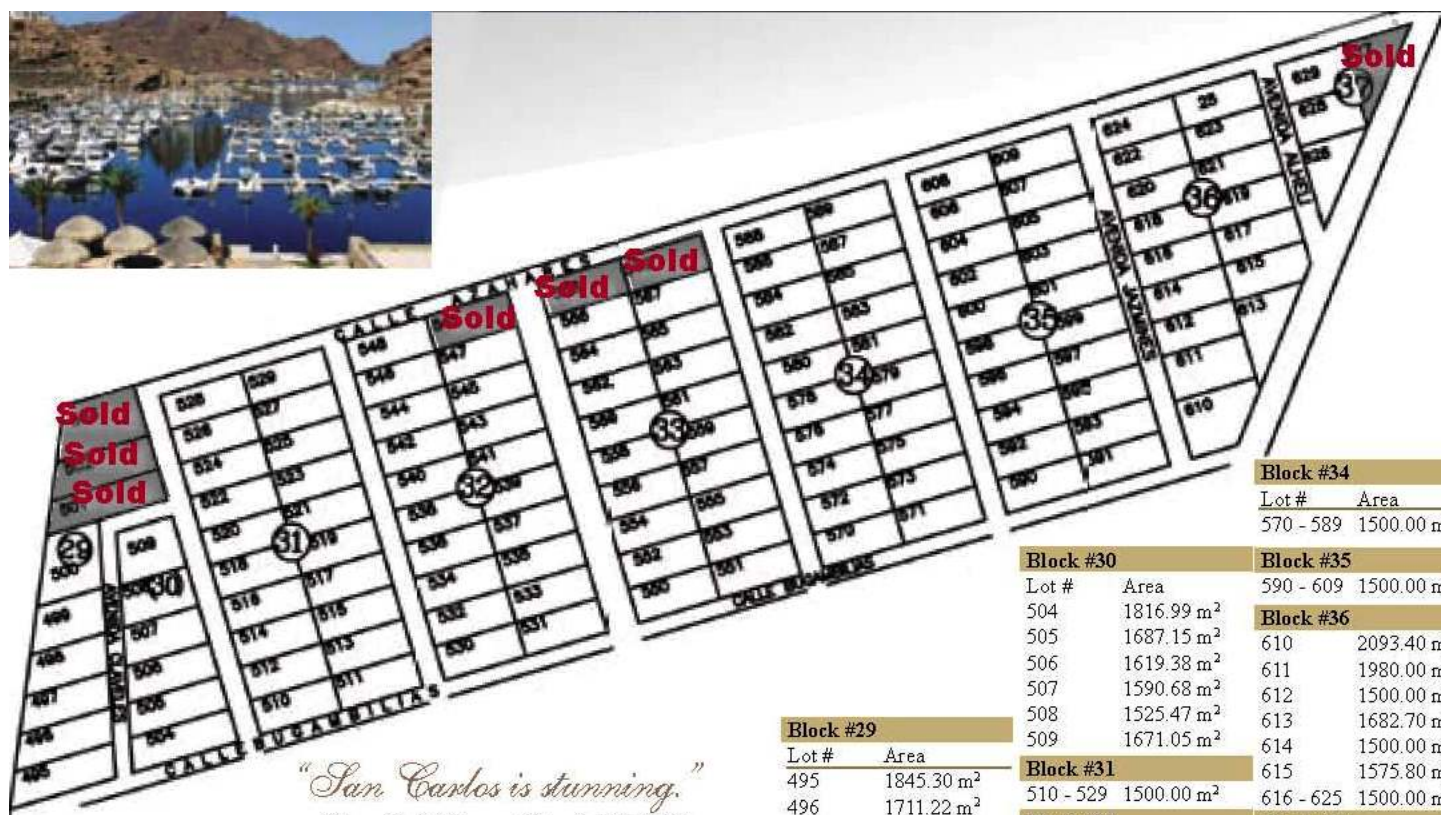
VOID WHERE PROHIBITED BY LAW.

All advertising, promotional materials, site plans and pricing information, as well as any projections associated with the project and the units, if any, are preliminary in nature and subject to change by the Developer without notice.

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Casitas Floor Plans and Pricing *

* All prices do not include the price of the lot (parcel). The current price of a lot (parcel) is US\$ 50,000.



"San Carlos is stunning."
New York Times, March 19, 2006

Block #29	
Lot #	Area
495	1845.30 m ²
496	1711.22 m ²
497	1577.15 m ²
498	1607.24 m ²
499	1630.90 m ²
500	2014.59 m ²

Block #30	
Lot #	Area
504	1816.99 m ²
505	1687.15 m ²
506	1619.38 m ²
507	1590.68 m ²
508	1525.47 m ²
509	1671.05 m ²

Block #31	
Lot #	Area
510 - 529	1500.00 m ²

Block #32	
Lot #	Area
530 - 547	1500.00 m ²

Block #33	
Lot #	Area
550 - 567	1500.00 m ²

Block #34	
Lot #	Area
570 - 589	1500.00 m ²

Block #35	
Lot #	Area
590 - 609	1500.00 m ²

Block #36	
Lot #	Area
610	2093.40 m ²
611	1980.00 m ²
612	1500.00 m ²
613	1682.70 m ²
614	1500.00 m ²
615	1575.80 m ²
616 - 625	1500.00 m ²

Block #37	
Lot #	Area
626	1518.58 m ²
628	1512.50 m ²
629	1511.95 m ²

Bella Esperanza

Standard Features

- 🌿 Concrete driveways
- 🌿 Stucco on masonry exterior
- 🌿 Composite concrete roofs
- 🌿 Central heat and air conditioning
- 🌿 Double glazed aluminum windows and patio doors
- 🌿 Multi-panel wood entry door
- 🌿 Ceramic tile countertops
- 🌿 Hardwood faced cabinets
- 🌿 Ceramic tile floors throughout



*Prices are guaranteed for one year from the date of signing. Labor and material increase cost will be adjusted every six months thereafter commensurate with market price.

LIVING AREA	118.75 m ²
TERRACE	8.80 m ²
CARPORT	44.59 m ²
ENTRY	6.68 m ²

TOTAL AREA 178.82 m²



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LIVING AREA	139.62 m ²
TERRACE	12.19 m ²
CARPORT	43.19 m ²
ENTRY	3.43 m ²
TOTAL AREA	198.43 m²



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LIVING AREA	159.58 m ²
TERRACE	9.63 m ²
CARPORT	45.52 m ²
ENTRY	5.66 m ²
TOTAL AREA	220.39 m²



Standard Features

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-  Composite concrete roofs
-  Central heat and air conditioning
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LIVING AREA	174.17 m ²
TERRACE	10.85 m ²
CARPOR	47.84 m ²

TOTAL AREA 232.86 m²




Casita Acquisition Terms and Conditions

Casitas may be purchased by signing a sales contract with a thirty percent (30%) deposit. This will commit the buyer to select one of the developer's casita plans within 3 years of signing the contract. Once a casita plan has been selected, an additional twenty (20%) deposit is required for the construction to commence. Subsequent to the start of construction five (5) equal progress payments will be due every month. Upon receipt of the final construction payment, the developer will transfer the property into a bank trust created in the owner's name. The owner will be responsible for transfer and recording fees.



Bella Esperanza



Bella Esperanza

Where beautiful dreams are reality

A dream...

To have a foothills home with a view of the sea. A place that is yours to enjoy as it increases every year in value.

The reality...

Investment opportunities of exclusive, improved properties at affordable prices.

Land and Sea View Casitas











Within driving distance of Arizona (approximately 5.5 hours from Tucson) the beautiful Bella Esperanza project overlooking the Gulf of California, presents a unique investment opportunity.

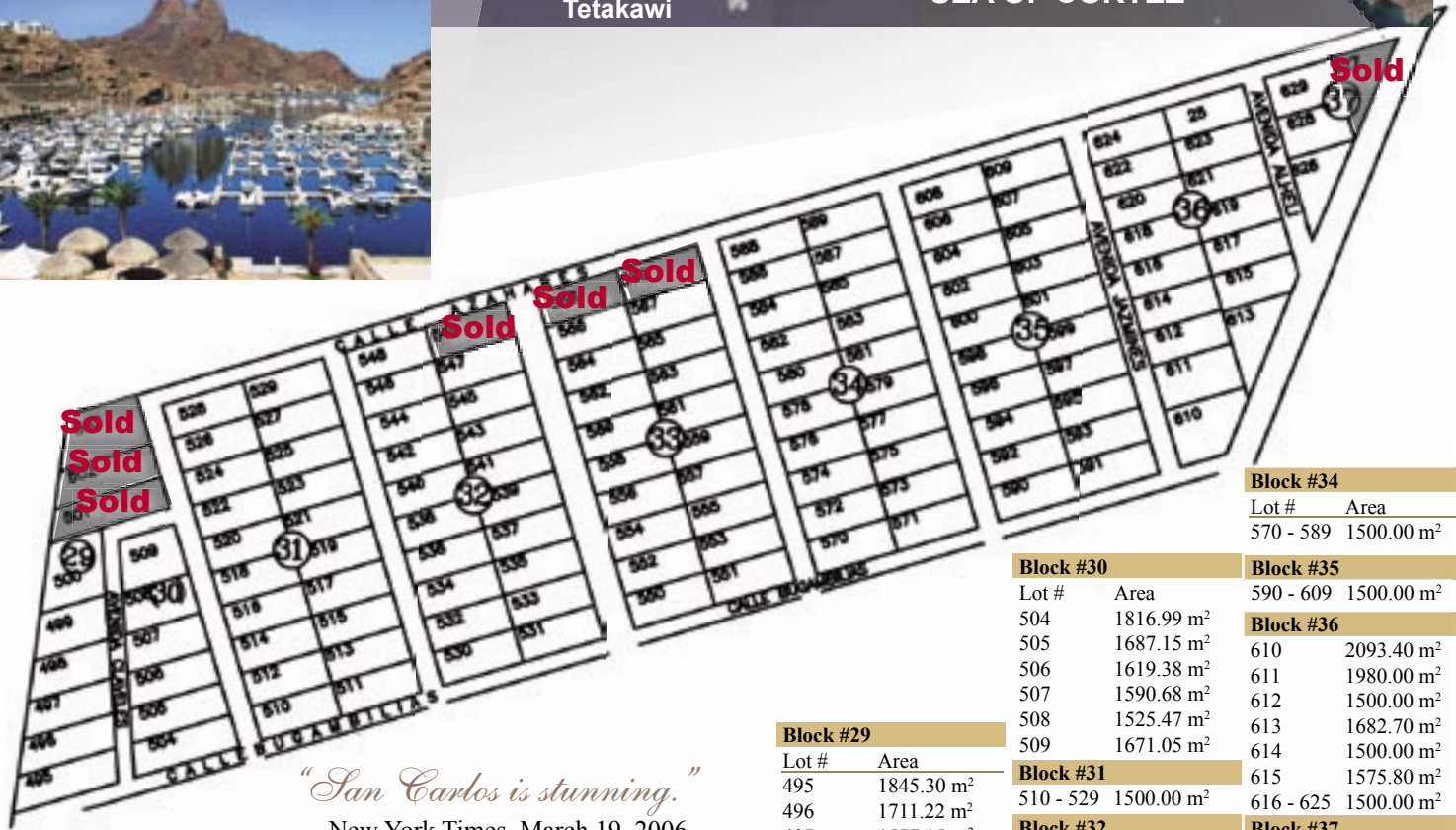


The Seaside Community of San Carlos

Desiring unspoiled, white sandy beaches, exceptional marine life, an abundance of water sport activities, spectacular landscapes and naturally protected marinas? You have now taken the first step to fulfilling your dream. San Carlos offers sun, sand and seashore...a paradise waiting to be experienced.

-  355 days of sunshine and brilliant blue seas
-  Scuba diving along Latin America's highest ranked reefs with over 3,000 species available for viewing
-  Sports fishing in waters offering over 800 varieties of game fish
-  Water sports include kayaking, sailing, wind surfing and snorkeling in the calm, clear and warm waters of the Sea of Cortez
-  18 hole championship golf course a quarter mile away
-  Host of first class hotels and many fine restaurants
-  San Carlos is served by the Guaymas International Airport, 10 miles away
-  Dry Sonoran desert climate is moderated by sea breezes with temperature ranges from the mid-90's in the summer to the mid-70's in the winter





Sold
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Seize This Opportunity



Many condominium and residential projects in nearby Puerto Penasco successfully sold out in record time and San Carlos is now catching the attention of investors and buyers. Puerto Penasco has seen an average appreciation of 50% per year for the past four years. Many properties sell out in the pre-construction or pre-completion phases. The earlier you purchase your lot, the greater the potential for substantial appreciation, sometimes even before the casita has been completed.

Purchasing in Mexico



Foreigners may own property in Mexico within 50 kilometers of the coast by following specific guidelines to secure legal ownership. At the successful completion of your conditional sales contract, a Mexican bank will set up a trust, on your behalf, to hold your property. This 50 year trust is renewable for additional 50 year terms. The bank will charge a maintenance fee of approximately \$500 per year. Real estate transfers in Mexico are processed through a state appointed attorney (notario). The attorney will conduct an official appraisal so the property can be transferred and recorded legally.

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