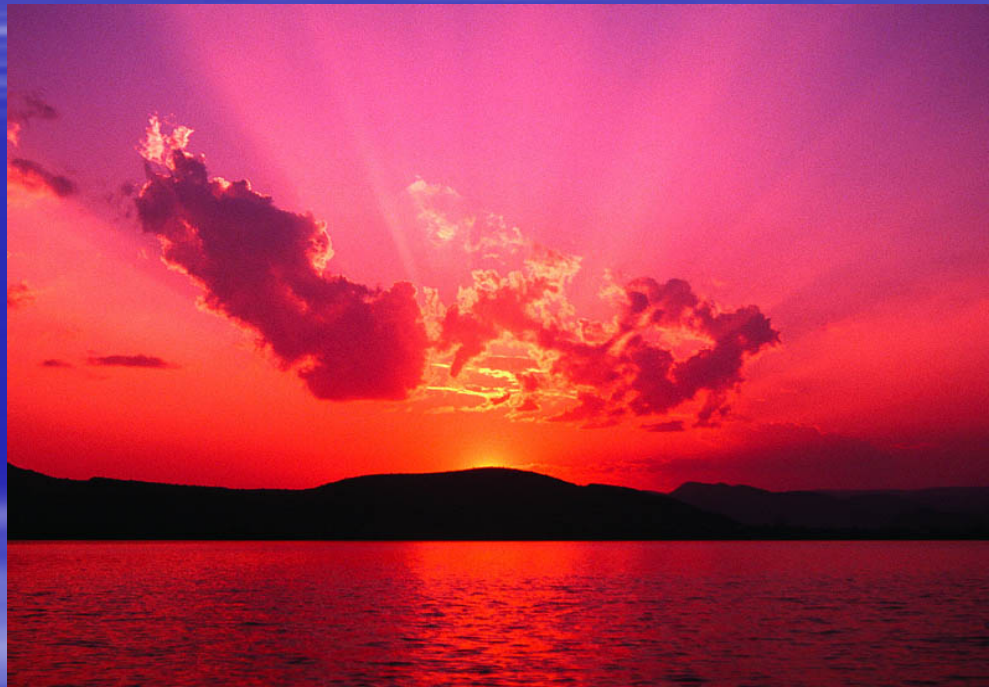


# *The Villas*

*~ on Troncones Beach ~*



Eco-Conscious Beachfront Community

# The Villas Mission

- Ecologically oriented beachfront community incorporating innovative technologies and green building with an emphasis in promoting economic sustainability and providing a unique environment for relaxation, rejuvenation and renewal at the deepest level for the community and humanity.

# Description of The Villas

~ 25 one, two and three bedroom eco-residence Villas on 1 ½ acre of prime beachfront property on the pristine Pacific Ocean in the up-and-coming town of Troncones, Mexico – just 30 minutes north of Ixtapa-Zihuatanejo International airport.



Pre-existing B&B  
will be Building 3

Eco-residences Site of  
Buildings 1 and 2

Parking, Laundry and  
Operations across street  
on ½ acre lot



# The Villas Building Site



Eco-residence Buildings  
1 & 2 site looking North  
from the existing B&B



Residence building site from  
East hillside shown in picture  
to the left, looking West

# The Villas Building Site





# Property View from Beach



# More Beach Shots of Property





# The Villas Eco-Community Model

- David McLaughlin, Travis Robinson and Chris Ketterhagen have spent several years researching opportunities for living and lifestyle in Mexico, Costa Rica and Hawaii based on the concept of community and sustainable development within a realistic and mutually beneficial economic structure.
- Their experience has led to a sustainable model of an owner/investor founded community that is supported economically by generating cash flow based on rental income of the investor property – if each owner so desires.
- Designed and operated to encourage extended occupancy by owners in the community, as well as generate revenue when they are away.
- The design and operation of the community will be premised on strict sustainability principles and combine the best green design with local architectural themes.



# Investment Scenario

- 25 eco-residences priced from the low \$300's to over a million for a beachfront Villa and amenities of the property, including Infinity pool, landscaped gardens, beach club, laundry and facilities.
- \$1,000 refundable deposit secures priority choice of Villa on a first come – first served basis.
- 25% down payment of selected Villa price due at project commissioning, expected to be on or around February 1<sup>st</sup>.
- Remaining investment will be paid in increments over time of project construction, expected to be completed 18 - 22 months from start date.
- Revenues from rental of individual Villas will average \$300 - \$600 per night and can provide additional income to owners.

# Villa Rental Revenue

- Owners can choose to rent their units through the *The Villas* Management Company when their Villa is unoccupied.
- Management company will handle all aspects of renting units for owners.
- Nightly rates are expected to start at \$300 for a one bedroom Villa to \$600 and up for a three bedroom Villa.
- Villa rentals can easily offset HOA fees and generate significant revenue.



# Community Eco-Infrastructure

- 25 sustainably built beachfront eco-villas
- 800 to 1800 sq ft of living space
- One or two floor units and penthouses with a rooftop deck
- Interior furnishings from local and sustainable suppliers whenever possible
- Incorporating aspects of green building, energy efficiency and renewable energy (including solar PV and solar thermal)
- Private beachfront amenities and club house
- Private / Public bar and restaurant and private event available for Villa owners
- Infinity pool with ecologically landscaped grounds and inspired community gathering space for yoga, movement, meditation, etc...

# Key Project Partners

- Enrique Zozaya – Architect & Builder
- David Connelly – Legal & Accounting
- Chris Ketterhagen – Project Manager
- Dewey McMillin – Listing Agent



# Enrique Zozaya

~ Architect & Builder ~

- One of Southern Mexico's most renowned architects and builders, particularly in the Pacific Coast areas of Ixtapa – Zihuatanejo in the State of Guerrero
- Zozaya's focus on "Architecture for Earth Citizens" has won him awards and accolades for both premium hotels and magnificent private residences along the Pacific Coast of Mexico
- Read more about Enrique and see many examples of his work at: [www.ezozaya.com](http://www.ezozaya.com)

# Projects of Zozaya





# Inspired Eco-Design



# David Connell & Asso

~ Attorneys and Accountants ~

- One of the few, if not the only, Mexican law firms with US citizens licensed to practice law in Mexico on STAFF, something that allows the firm to offer unparalleled service to foreign clients in Mexico.
- Understand what it means to be truly bilingual and bicultural in dealings with current and future foreign clients.
- A Mexican law firm with offices in Ixtapa/Zihuatanejo, Mexico City, and Puerto Vallarta.
- The firm is not only comprised of attorneys but also a business support staff that includes accountants, consultants and business administrators, all with bilingual capabilities.
- David Connell is also a long-time resident and business owner in Troncones



# Chris Ketterhagen

~ Project Manager ~

- Chris brings over 15 years of building, construction and real estate development experience to the Villas community development, as well as at least 15 extended trips to Central America and Mexico.
- Chris has lived and studied in Mexico and speaks fluent Spanish.
- He is finishing a showcase, upscale “Brownstone” development in Boulder, CO in February of 2008, and will then be the on-site project and construction manager for The Villas on Troncones Beach.

# Projects of Ketterhagen



# Dewey McMillin

~ Listing Agent ~

- First foreigner to settle in the village of Troncones over 20 years ago.
- Currently opening the first real estate office in Troncones with Prudential Realty of Mexico.
- Defacto “Mayor” of the coastal area and credited with many of the improvements in water, roads and infrastructure in Troncones.
- Opening a showroom for The Villas within the new Prudential office, which is located adjacent to the property on the coastal road.



# Troncones Community

- Blossoming community with eclectic blend of Mexican culture and progressive residents interested in yoga, healing arts, surfing, outdoor adventure and fine food.
- Adjacent neighbor to the South is Present Moment Retreat Center, with daily yoga classes, Tai Chi, massage and a fine dining restaurant. Next phase of retreat center will include a full service spa and raw food restaurant.

# Adjacent Property

~ Present Moment Retreat Center ~



# Why Mexico ?

- Foreigners can now own land in Mexico with Stewart Title Insurance, and US banks are creating financing options.
- Incredibly beautiful and dynamic landscape, from Copper Canyon - as grand as our Grand Canyon - to Orizaba Peak, a snow capped volcano and the third highest peak in North America to sun drenched tropical beaches and warm crystal blue ocean waters.
- Ancient Aztec and Mayan cultures with hundreds of sacred sites, pyramids and mystic ruins. Historical colonial towns with cobblestone streets alive with markets and street fairs.
- Friendly, hospitable locals welcoming travelers, tourists and transplants from America and beyond.
- The Government of Mexico is investing Billions into the much wanted and invited tourist industry. It's easy to get to; drive, fly, boat or train, whatever mode of travel you prefer, Mexico awaits.



# Maps of Southern Mexico



# Troncones Beach, Guerrero, Mexico

- Troncones is a small village at the end of a paved road 3 km off Highway 200, 25 minutes north of Zihuatanejo, which has a small but charming international airport. Several direct flights a day from the US are inexpensive, averaging \$300 round trip. There are a few small tienda's (shops), beachfront restaurants, small hotels, B&B's, and a variety of retreats from surfing to yoga. The surfing is considered some of the best in Mexico in and around Troncones. There are beach breaks on the 5 km of beach in Troncones, a fantastic left point at Manzanillo bay 3 km north of town center. Saladita (10 km north) and The Ranch (20 km north) make it a year round surfing destination. The coast is also known for some of the best sportfishing in Mexico with world class Marlin and Sailfish.
- There's also great scuba diving and snorkeling for those who enjoy the underwater world. Unlike many beaches in Mexico, Troncones has many calm, safe beaches for children and non-swimmers. There's beautiful hillsides stretching down to the ocean and big mountain ranges in the distance for a dramatic landscape.

# The Costa Grande





# The Costa Grande



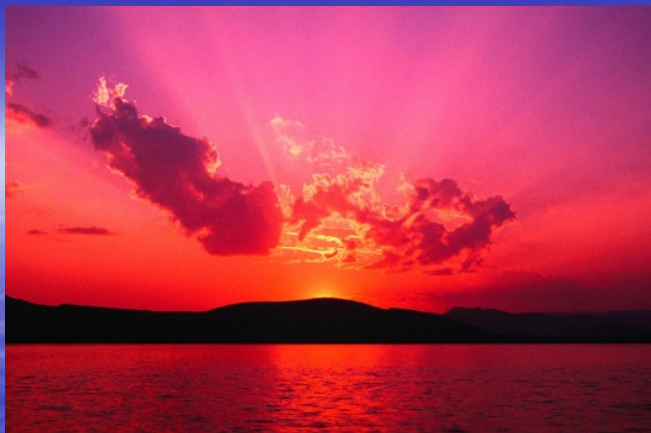
# The Costa Grande



# Sol Tierra Co-Founders

- David McLaughlin: David is an entrepreneur, networker, investor, surfer and lifelong international traveler who has been to all 50 states and 40 countries. He now lives in Boulder, Colorado during the summer months and was living in Kauai during the winter while searching for that special place where family and friends can come together. He has invested considerable time, money and energy searching all of Central America for that special place. He's spent numerous winters in Mexico and watched a sleepy, small surf town named Sayulita turn into a destination location over the last few years. Now he sees Troncones having that same draw with many more benefits in an area prepared for rapid yet sustainable growth. Troncones is the special place he has been searching for and the perfect spot for The Villas.
- Travis Robinson: Travis brings 15 years of experience in international business operations and upper level management. His first job abroad was in 1992 as a resort manager in training for Stouffer Resort on St. Thomas, USVI. Travis has envisioned creating an economically viable community lifestyle in a tropical location since this early experience. It wasn't until after a dozen trips to Costa Rica, Hawaii and Mexico that he felt Troncones would be the ideal location for an eco-community oriented project like The Villas.





# *The Villas*

*~ on Troncones Beach ~*

Eco-Conscious Beachfront Community

La Vida es corta... Disfrutala !

Life is short... Enjoy !

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