



SOTAVENTO

OCEAN RESORT & VILLAS

sotaventoresort.com



Jon Zwickel

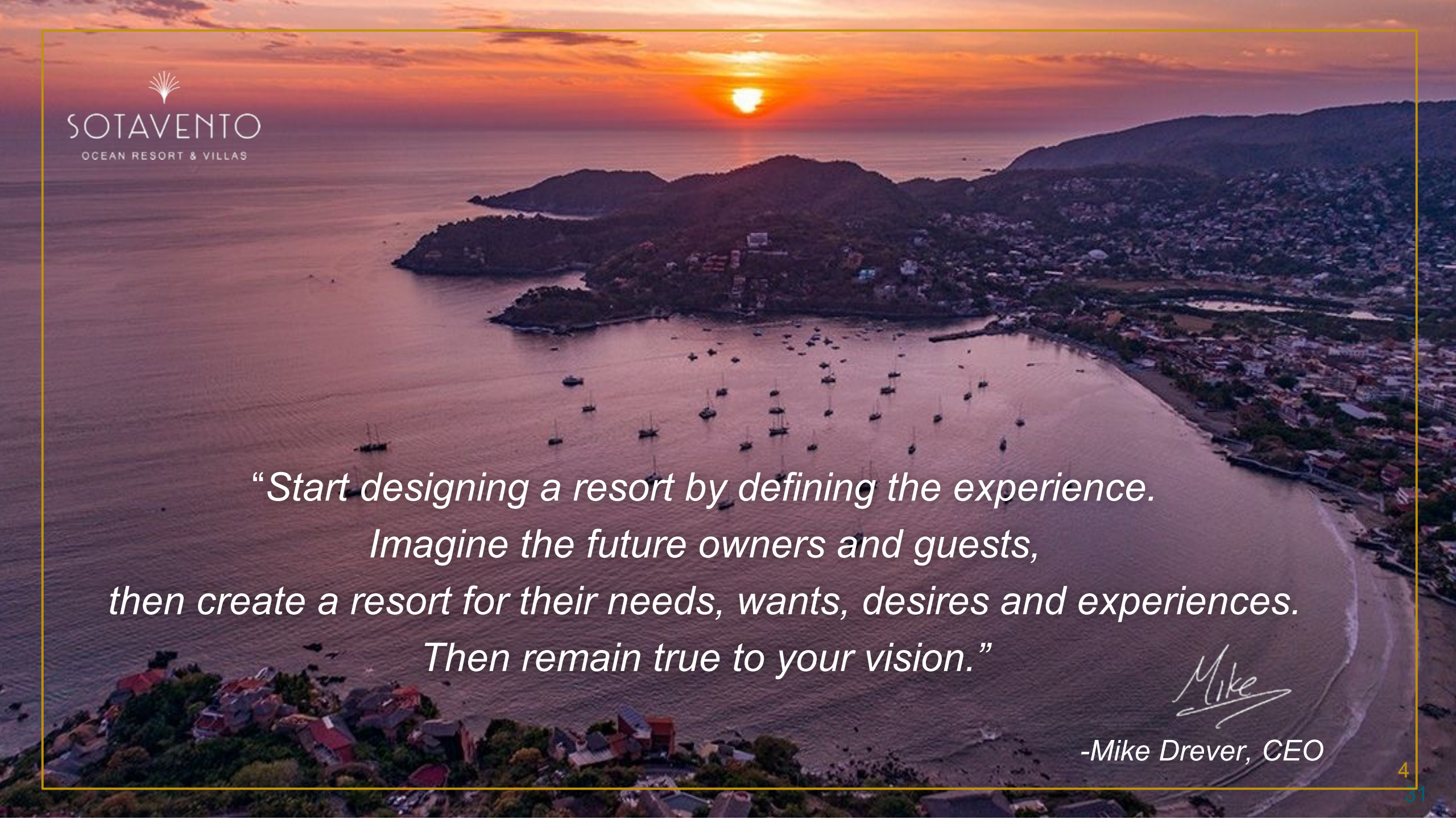
COO / CHIEF OPERATING OFFICER
AT SOTAVENTO OCEAN RESORT & VILLAS

PROUD OWNER AND FUTURE
EX-PAT IN ...

ZIHUA MÉXICO







*“Start designing a resort by defining the experience.
Imagine the future owners and guests,
then create a resort for their needs, wants, desires and experiences.
Then remain true to your vision.”*

Mike

-Mike Drever, CEO

SOTAVENTO'S FLEXIBLE OWNERSHIP

INVESTMENT PROPERTY



TROPICAL HOME

VACATION VILLA



FULL AND FRACTIONAL



México



2019

MEXICO RANKED

7TH

MOST VISITED
COUNTRY
IN THE WORLD

2019

MEXICO RANKED

1ST

IN LATIN AMERICA
WITH MORE THAN
40 MILLION VISITORS

EXPATS

HOME OF THE LARGEST
NUMBER IN THE WORLD

1.2M

OFICIAL LANGUAGE

ESPAÑOL
SPANISH

ENGLISH IS WIDELY
SPOKEN

2010

**UNESCO AWARDED
MEXICAN CUISINE**

‘CULTURAL HERITAGE’
STATUS



ZIHUATANEJO

ZIHUA



ACCESS

Zihuatanejo International Airport (ZIH)
is less than 15 min from Sotavento



USA

- Los Angeles (LAX) 3h
- Houston (IAH) 3h
- Minneapolis (MSP) 4h 20min
- Milwaukee (MKE) 4h 30min
- Dallas (DFW) 3h 30min
- Chicago (ORD) 4h 40 min
- Phoenix (PHX) 3h
- New York (JFK) 6h 34 min



MEXICO

- Mexico City (MEX) 1 h
- Querétaro (QRO) 1h 10 min

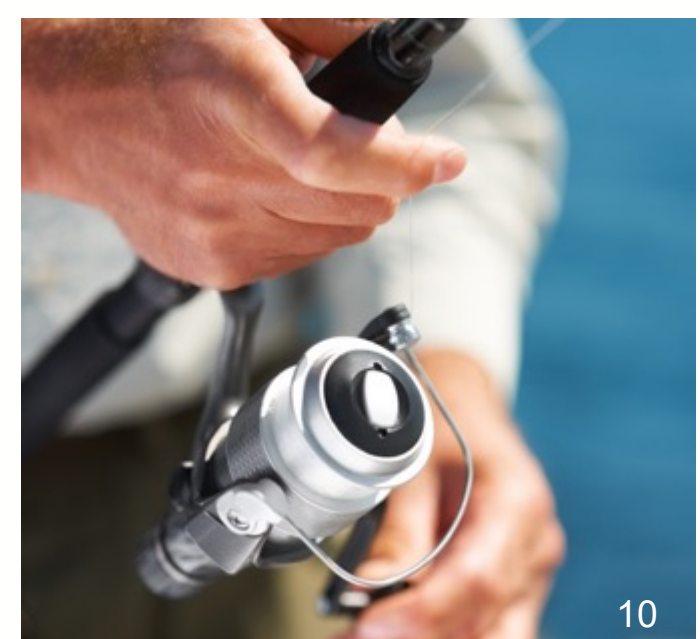


CANADA

- Victoria (YYJ) 5h 30min
- Vancouver (YVR) 5h 30min
- Calgary (YYC) 5h 30min
- Edmonton (YEG) 5h 35min
- Saskatoon (YXE) 5h 30min
- Regina (YQR) 5h 10min
- Winnipeg (YWG) 5h 10min
- Toronto (YYZ) 5h 25min
- Montreal (YUL) 6h



WHY ZIHUATANEJO?



WHY ZIHUATANEJO?

Laid back, authentic lifestyle

27.4 °C ~ 81.3 °F.



'Best Of' Lists:



WHY ZIHUATANEJO?

Public and private hospitals

Great health and dental care

350 days of sunshine a year



WHY ZIHUATANEJO?

Population: 118,000

A magical fishing town

Lively restaurants

Authentic local crafts



WHY ZIHUATANEJO?

Boating

Snorkelling

Fishing

Surfer's paradise



WHY ZIHUATANEJO?

Cobblestone streets

Archeological sites

Bicycle and jogging trails

Galleries, handcrafts

Fresh market





PLAYA LA ROPA

Considered Zihua's best beach

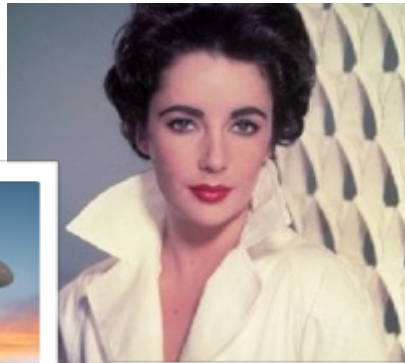
Awarded prestigious Blue Flag

Sea turtle hatching beach

5-star travel editor reviews



WHY SOTAVENTO?



ELIZABETH TAYLOR



JOHN WAYNE

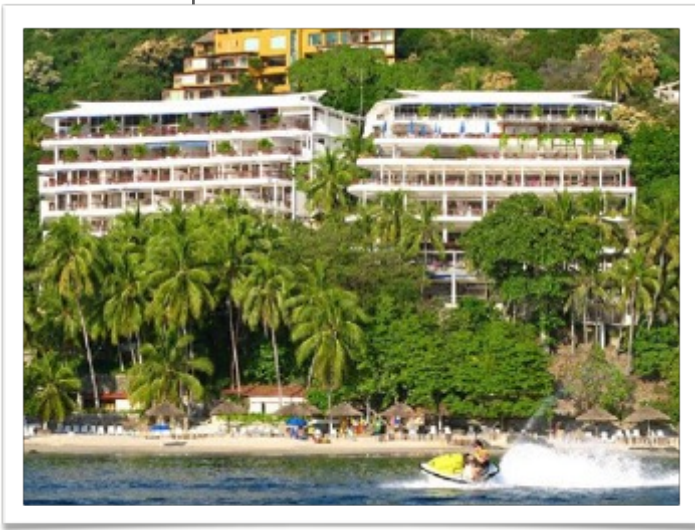
TIMOTHY LEARY



MIKE JAGGER



▶ Performing Equity



ORIGINAL
SOTAVENTO



CEO
MIKE DREVER



WHY SOTAVENTO?



63 Private Villas

Only 19 left!

Full and Fractional Ownership

One-to-four bedrooms

Elevators to the beach

24-hour security

Sweeping views

NOTE: Renderings are conceptual and subject to change

SOTAVENTO OCEAN RESORT & VILLAS



Never-ending views
of Zihuatanejo Bay

SOTAVENTO OCEAN RESORT & VILLAS

Fully equipped
kitchens



SOTAVENTO OCEAN RESORT & VILLAS



Beautifully
designed for
families and friends

SOTAVENTO OCEAN RESORT & VILLAS

Luxurious
bathrooms



SOTAVENTO OCEAN RESORT & VILLAS



Expansive
indoor - outdoor
living

SOTAVENTO OCEAN RESORT & VILLAS

Designed for
indoor - outdoor
entertaining



SOTAVENTO OCEAN RESORT & VILLAS



Barefoot luxury
with the finest
Mexican furnishings

SOTAVENTO OCEAN RESORT & VILLAS

A limited selection of two-story Villas with personal plunge pools and two beachfront terraces



SOTAVENTO OCEAN RESORT & VILLAS



Impeccable
design for
unparalleled comfort

BAREFOOT LUXURY LIFESTYLE

Resort amenities to
truly relax and feel your best



Note: Renderings are conceptual and subject to change

SOTAVENTO BEACH CLUB BY BANDIDO'S

Attentive service

Authentic Mexican cuisine

Wood-fired pizza oven

Great margaritas

Fresh local ingredients



RENTAL PROGRAM



Maximize the value
of your Villa

Optional US \$ rental
income

Professional Management


SOTAVENTO
OCEAN RESORT & VILLAS

KATHLEEN'S DUE DILIGENCE CHECKLIST

- ✓ **Access:** 15 min. from Zihuatanejo International Airport (ZIH)
- ✓ **Security:** 24/7
- ✓ **Medical Care:** Private and public hospitals, 10 min drive.
- ✓ **Title Insurance:** Available through Armour Title
- ✓ **Construction:** North American standards; 1-year warranty
- ✓ **Sotavento's Community:** 60% Canadians, 30% Americans, 10% Mexican Nationals





KATHLEEN'S DUE DILIGENCE CHECKLIST

- ✓ **Infrastructure:** Air conditioned Villas, high speed internet, fiber-optic cable, water purification, parking, storage
- ✓ **Home-Owner's Association (HOA):** Professionally managed
- ✓ **Amenities:** Zihua's best beach, resort services, Beach Club, swimming pool, and much more.
- ✓ **Developer's Track Record:** \$1B transactions, 100+ acquisitions and developments

SOTAVENTO OCEAN RESORT & VILLAS

STUDIO



from \$206,900 USD

ONE BEDROOM



from \$269,600 USD

TWO BEDROOM



from \$371,400 USD

THREE BEDROOM



from \$556,700 USD

FOUR BEDROOM



from \$702,003 USD

PRIVATE POOL



from \$552,400 USD



FUTURE PLANS



Luxury resort hotel

Professionally managed

Spa, Gym, Pools, Gardens

Conference & catering

INTRODUCING A LIMITED SELECTION OF
SOTAVENTO FRACTIONAL VILLAS



PRIVATE
RESIDENCE CLUB

FIND YOUR MISSING PEACE


SOTAVENTO
OCEAN RESORT & VILLAS

WHY LUXURY FRACTIONAL?

ALL RELAXATION AND NO MAINTENANCE



Do not worry about spending your time repairing or maintaining your vacation property.

LUXURY RESORT SERVICE



Service level of a luxury hotel. Your home will be prepared for you before you arrive and the concierge can arrange everything.

PRICE AND VALUE



Most people with second homes find they only use it about six weeks a year. At Sotavento, you only pay for the amount of time that you might actually use your property.

PRIVATE RESIDENCE CLUB BENEFITS:

- **Ownership** of a unique beachfront home.
- Enjoy a rotating calendar of six weeks of use each year of an impeccably furnished Villa along with superb resort services and amenities.
- Pay for the amount of time that you're actually going to use your property.
- Anytime join us for impromptu getaways throughout the year.
- Easily manage your Real Estate asset which can be resold, bequeathed and gifted.



PRIVATE RESIDENCE CLUB ADDITIONAL BENEFITS:



Property Management



Concierge service



Parking Stall



Free Storage



Travel Club Membership



Spa Discount



Dining Discount



Fitness





One-eighth
deeded fractional
interests.

Enjoy a
“Rotating”
calendar plan

Every year rotates
forward six weeks on a
predetermined schedule

No restrictions on use
by your family
members, friends,
employees, or clients.

Can be owned
personally,
by a family trust, or by
your company.

Fractions can be
mortgaged resold,
bequeathed and gifted.

Thank you!

To learn more about these unique ownership opportunities, please contact us:

ownavilla@sotaventoresort.com

International: 1.888.727.0789 | Mexico's office: 01.800.681.1516

sotaventoresort.com