



Cabo Vinorama Estates

AN EXCLUSIVE BEACHFRONT HACIENDA • SEA OF CORTEZ

LOS CABOS • BAJA CALIFORNIA SUR • MEXICO



INVESTMENTS • REAL ESTATE • DEVELOPMENT • FRACTIONAL OWNERSHIP

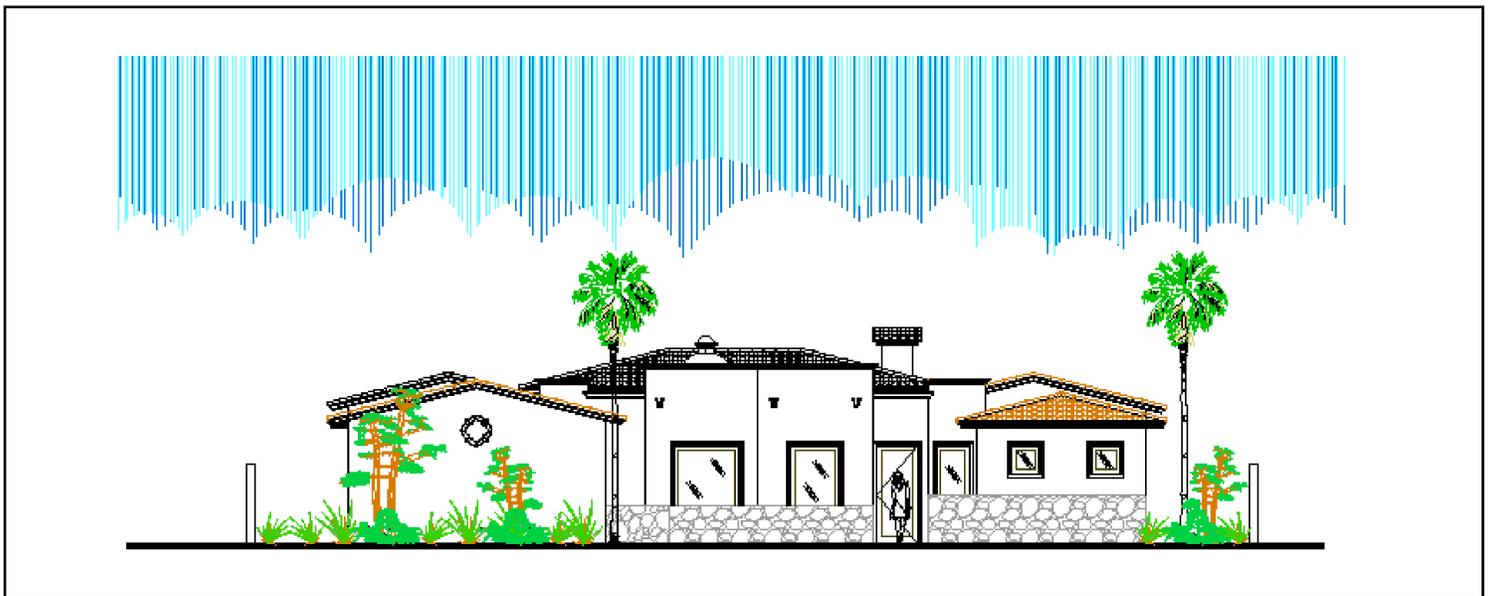
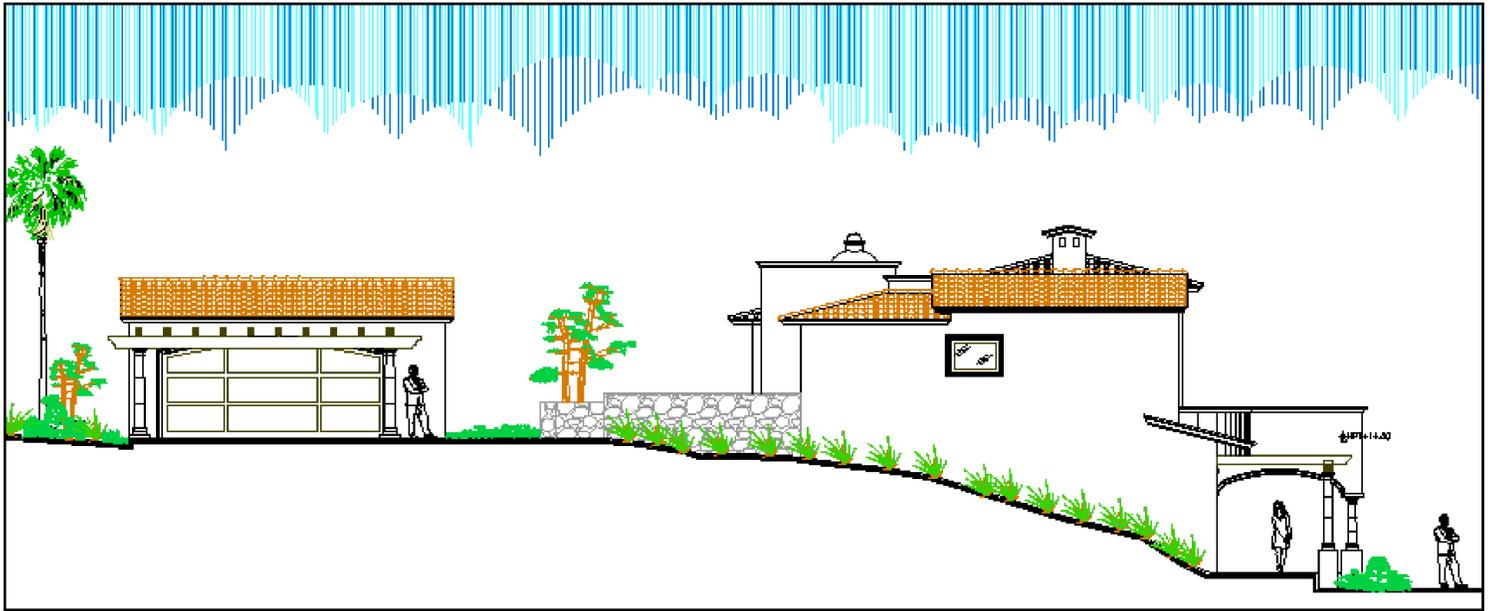
CASA DEL SOL



Located on the East Cape of Cabo San Lucas, Mexico, the **Casa Del Sol** Beach House is a luxury home fractional ownership opportunity on a private sand beach in the exclusive

Cabo Vinorama Estates. The property boasts incredible views of the Sea of Cortez with world-class fishing, surfing, golf, sunbathing, and all the serenity of the Southern Baja! The 1,500 square meter ocean front lot has been purchased and all of the necessary state and federal building permits have been applied for. Plans are finalized for a custom 5,214 sq. ft. 2-story beach front hacienda with over 1,000 sq. ft. of terraces with dramatic ocean views, oversized garages for cars, and plenty of storage. This amazing home will have four oceanview suites and a private casita. The house features a great room, outdoor living room with fireplace, air conditioning, vanishing edge pool with palapa, and many other features too numerous to mention. The house will be fully furnished, lavishly appointed, and equipped for the owners, including private storage lockers for each owner. **Casa del Sol** will include top-of-the-line appliances, flat screen television sets, stereo and computer systems with satellite links, beach toys, two SUVs, and more!







CABO VINORAMA ESTATES



Cabo Vinorama Estates is an exclusive 150 lot subdivision with protective CC&R's and ocean views from almost every lot. Located on the East Cape, 21 miles northeast of San Jose del Cabo, **Casa del Sol** (lot #13 below) is an exclusive beachfront estate on the Sea of Cortez.

Cabo Vinorama

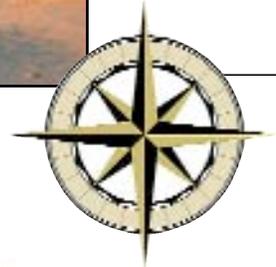
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ABOUT LOS CABOS

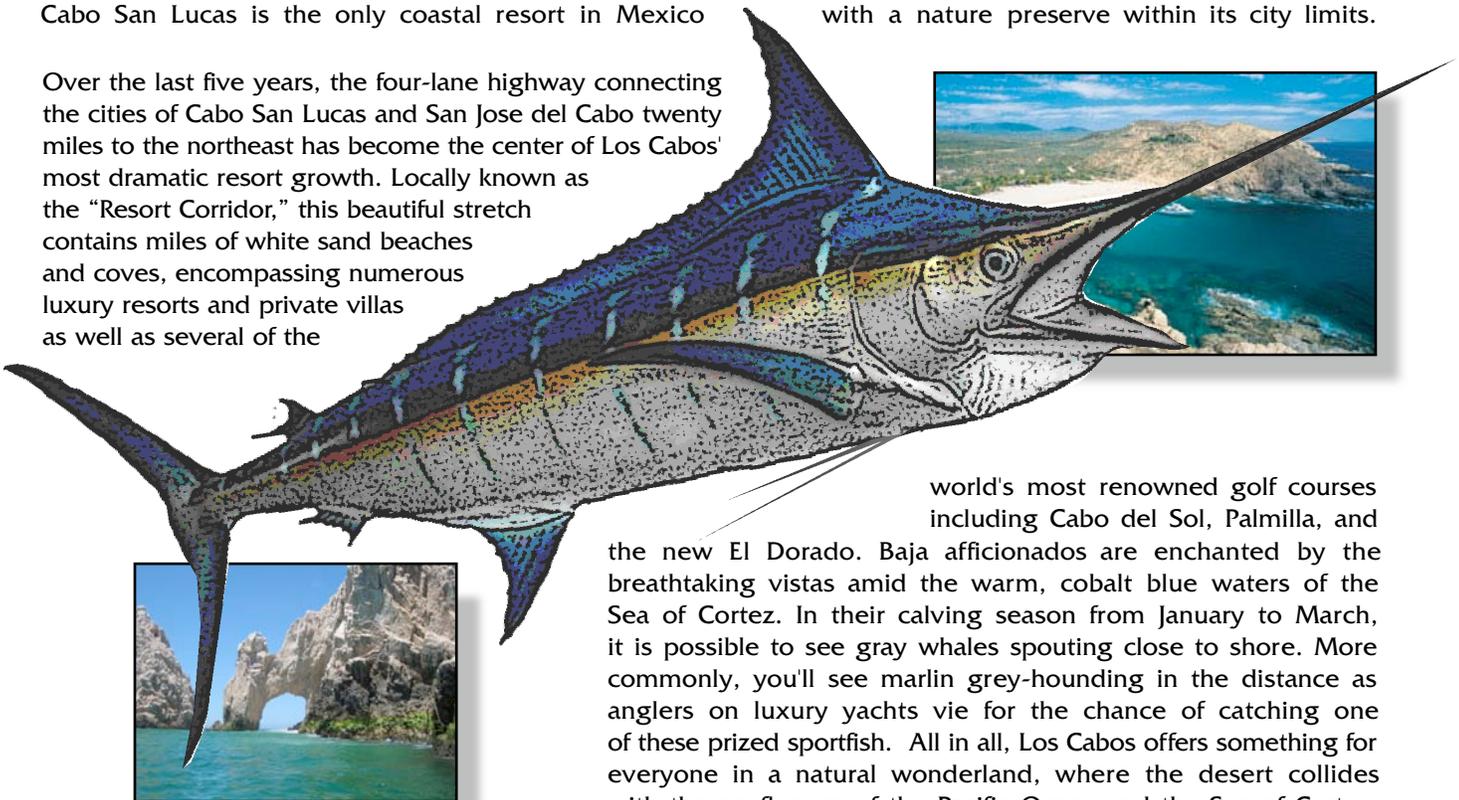
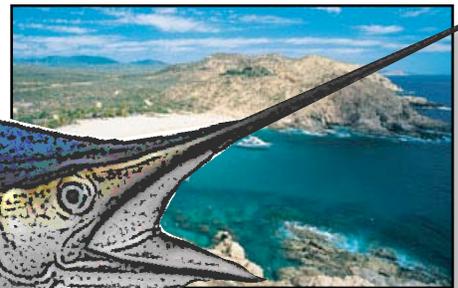


At the southern tip of Mexico's magnificent peninsula lies Los Cabos, a resort mecca blessed with a perfect climate and an average year-round temperature of 78 degrees. It is here the Pacific Ocean and the Sea of Cortez come together, creating a rich marine eco-system unrivaled in diversity and beauty. Fishing, diving, surfing, kayaking, and numerous other watersports activities attract avid outdoor enthusiasts from around the world.

Los Cabos collectively refers to two picturesque towns: Cabo San Lucas at the southern tip, and San Jose del Cabo twenty miles to the northeast, separated by a resort corridor that boasts luxurious world-class hotels and golf resorts. Just ten minutes from Los Cabos International Airport lies the tranquil colonial town of San Jose del Cabo. Cabo San Lucas, known for its white sand beaches and "El Arco", the perfect arch at the southernmost tip of the magnificent Baja Peninsula, offers great nightlife full of excellent restaurants and excitement. In contrast to the hustle and bustle party atmosphere found in Cabo San Lucas, San Jose del Cabo is quaint and colorful with a colonial plaza centered round its magnificent mission in the town square. Puerto Los Cabos, the new state-of-the-art marina and golf resort at Pueblo La Playa, is just minutes from downtown San Jose.

San Jose del Cabo and Cabo San Lucas enjoy equal access to the great beaches along the corridor between the two towns, but because the Cabo San Lucas harbor provides shelter for a large sportfishing and recreational fleet, the majority of the Los Cabos visitors center themselves in Cabo San Lucas and the Resort Corridor rather than in San Jose del Cabo. In spite of all the tourists, Cabo manages to retain something of a small town feel. In addition to the full service marina, some of Cabo San Lucas' main attractions include an underwater nature preserve only a few minutes' boat ride from the harbor, and the iconic Land's End rock formation at the end of the bay. Without the tenacity of a few of the town's original residents who demanded that this land be preserved, hotels and condos would probably fill the town's entire perimeter. Cabo San Lucas is the only coastal resort in Mexico with a nature preserve within its city limits.

Over the last five years, the four-lane highway connecting the cities of Cabo San Lucas and San Jose del Cabo twenty miles to the northeast has become the center of Los Cabos' most dramatic resort growth. Locally known as the "Resort Corridor," this beautiful stretch contains miles of white sand beaches and coves, encompassing numerous luxury resorts and private villas as well as several of the



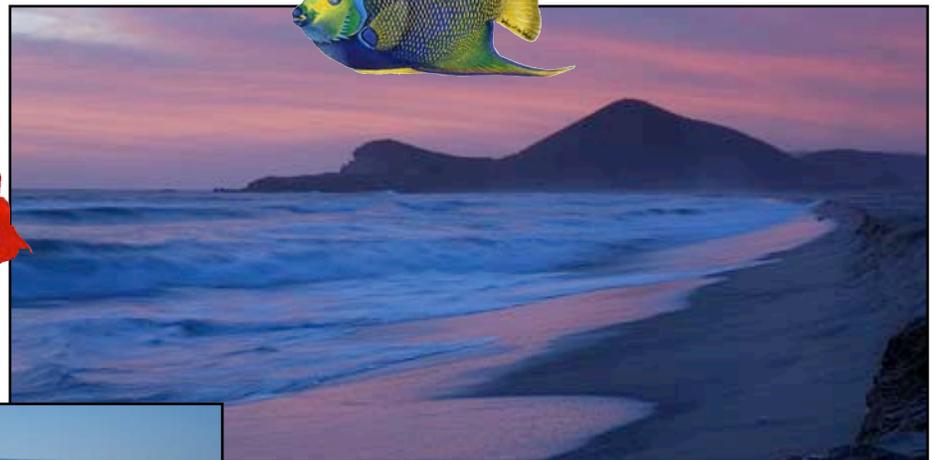
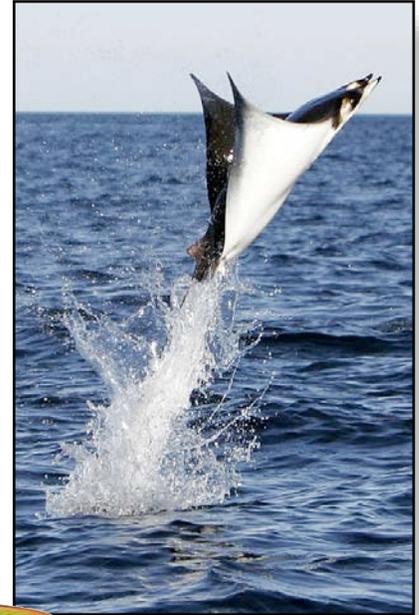
world's most renowned golf courses including Cabo del Sol, Palmilla, and the new El Dorado. Baja aficionados are enchanted by the breathtaking vistas amid the warm, cobalt blue waters of the Sea of Cortez. In their calving season from January to March, it is possible to see gray whales spouting close to shore. More commonly, you'll see marlin grey-hounding in the distance as anglers on luxury yachts vie for the chance of catching one of these prized sportfish. All in all, Los Cabos offers something for everyone in a natural wonderland, where the desert collides with the confluence of the Pacific Ocean and the Sea of Cortez.

• THE EAST CAPE

The East Cape region of Baja California Sur offers pristine coastline located on the Sea of Cortez that covers approximately 50 miles of natural landscape. The area begins on the coastline just east of La Paz and extends south to the city of San Jose del Cabo.

Famous for huge blue marlin as well as thrilling, hard-fighting black marlin, the East Cape offers the biggest fish and best variety of species of any Mexican resort area. The Sea of Cortez near Baja's East Cape is a spring spawning ground for striped marlin. These magnificent gamefish thrive year-round in these waters. Although smaller in size than the blue and black marlin as adults, the stripers are renowned as the hardest-fighting marlin species, pound-for-pound. (Striped marlin grow to 200 pounds here, while blue and black marlin approach 1,000 pounds.) Other billfish found near Baja's East Cape include swordfish, as well as numerous Pacific sailfish.

Off the coast of Cabo Pulmo is the Pulmo Reef National Marine Reserve which offers a spectacular living coral reef great for diving explorations. In fact, this marine park offers the only living reef system in western North America and was designated a national marine park in 1993. Some species of fish within this reserve are found nowhere else in the world. In addition to the variety of rare and beautiful fish, sea turtles, giant mantas and hammerheads can also be seen here.



Although the East Cape region of Baja California Sur is only an hour's drive from Los Cabos, it offers an altogether different experience. The area is rugged and the environment retains much of its natural landscape, with minimal development. Miles upon miles of white sandy beaches and clear blue waters greet you. Whale watching is a favorite pastime throughout

the region. and kayakers also enjoy these waters as the Sea of Cortez offers fine conditions. Other activities to enjoy while on Baja's East Cape include: horseback riding in the Sierra de la Laguna mountain range, ATV riding on endless miles of pristine beaches, eco-tours of authentic Mexican Indian rock paintings, exploring mountain waterfalls and spring-fed freshwater pools, as well as kayaking in the Sea of Cortez, world-class snorkeling, jet ski rentals, plus so much more!

BEACH HOUSE OWNERSHIP OPPORTUNITY

- **THE OPPORTUNITY**

Located on the East Cape of Cabo San Lucas, Mexico, the Casa Del Sol Beach House is a luxury home fractional ownership opportunity on a private sand beach in the exclusive Cabo Vinorama Estates. The property boasts incredible views of the Sea of Cortez with world-class fishing, surfing, golf, sunbathing, and all the serenity of the Southern Baja! The 1,500 square meter oceanfront lot has been purchased and all of the necessary state and federal building permits have been applied for. Plans are finalized for a custom 5,214 sq. ft. two-story beach front hacienda with vanishing edge pool, over 1000 sq. ft. of terraces with dramatic ocean views, oversized garages for cars and plenty of storage.

This opportunity is for a one-thirteenth (1/13) ownership share of the house, which gives the owner a right to use the house one month a year (4 weeks), and is currently offered at a pre-construction price of \$196,000. This price includes a covenant that the purchaser is not responsible and does not assume the risks of construction costs or overruns. The post construction price will range from \$249,000 to \$325,000.

- **THE PROPERTY**

The lots are listed on the realtors website www.callimaya.com, click on the "lots" tab. The website also contains background information about owning Real Estate in Mexico. Unlike the past, title insurance from U.S. companies is now available in Mexico and Stewart Title is providing title insurance for the Cabo Vinorama Estate property.

The Casa Del Sol lot was purchased more than two years ago, before it had all the development permits and entitlements. The cheapest beachfront lots in the development are now listed in the mid \$600,000's. A site map and current pricing is available on the website, or by calling Steve Rude directly. The present opportunity is for building on lot 13. It is centrally located on the beach in front of several surf breaks, fine white sand, and elevated enough to provide protection from any storm surge.

The photographs depicted on the Callimaya web site in the lots section were actually taken in the area of lot 13 at Cabo Vinorama Estates. The surf and beaches in this area are outstanding and the East Cape is known for its world class right point breaks that offer excellent waves on south swells. There are several "secret spots" nearby. Surfers can easily walk down the beach 150 yards to Punta Perfecta, one of the best and least crowded right point breaks in all of Baja. You can ride quads to the beach and to other surf breaks in the area like Nine Palms, Shipwrecks and others. This area is also home to the legendary world class fishing that the southern tip of Cabo San Lucas is famous for, all of this directly in front of this estate home!

This area is still very unspoiled and somewhat remote for the time being. The house is located about 45 minutes from the international airport in San Jose Del Cabo along a graded dirt road known as the Palo Escopeto Road. The lot is also accessible via a rugged but scenic beach road, which many surfers use to access the surf spot called Shipwrecks. Cabo Vinorama Estates, due to its present remoteness, is sparsely populated and private. However, recently a Mexican Banking conglomerate purchased a large parcel north of Cabo Vinorama Estates and it has plans on moving forward to pave the Palo Escopeto Road. When this happens the property values will skyrocket and the drive into town will be reduced to 15-20 minutes. San Jose has several large grocery stores including a Costco in Cabo to keep the house well stocked. Additionally, the Mayan Palace conglomerate is building a large luxury hotel with residences and golf courses eight miles to the south, truly making our location spectacular, very private, yet accessible to the many amenities offered locally.

- **ARCHITECT, BUILDER, AND CONSTRUCTION COSTS**

Steve Rude of SJR Capital has selected an excellent Mexican architect and builder that have built many beautiful homes in nearby Palmilla and Querencia. The builder's website is www.arqco.ws. Click on any of the black and white photos on this site to view color examples of the quality of their work.

- **THE HOME**

This incredible home will have four master bedrooms with balconies and decks over looking the ocean. The house features a great room, outdoor living room with fireplace, air conditioning, vanishing edge pool with palapa, and too many other features to mention. The house will be fully furnished, lavishly appointed, and equipped for the owners - including private storage lockers for each owner. The home will include top-of-the-line appliances, flat screen television sets, stereo and computer systems with satellite links, beach toys, two SUVs, and more.

Photographs and artist renderings are available upon request.

- **OWNERSHIP STRUCTURE**

Beachfront land in Mexico cannot be owned by foreigners directly and is typically held indirectly in a renewable bank trust held by the foreign owner called a fidecomiso. However, Mexican Corporations can own beachfront land and the corporation can be 100% owned by foreign shareholders. In order to get direct ownership of the property and avoid the hassles of creating and maintaining a bank trust with multiple owners, Steve Rude formed a Mexican Corporation called SJR Capital BCS, which owns clear and direct title to the land. He also has an American attorney who is licensed to practice law in Mexico that does the company's tax filings.

The structure allows us to have multiple owners in the property by purchasing shares in the corporation. An individuals ownership percentage in the corporation provides the corresponding right to use the house for four (4) weeks per year. We have limited the number of owners in the house to a maximum of 13 or at least one month a year in usage to limit the administrative burden and wear and tear on the house. Right now, there are 3 American owners in the property and several additional ownership units pending. We are offering ten (10) Shares in the house for sale, which will contribute towards the construction financing as well as offset costs already incurred.

The Legal Subscription documents and Shareholder Agreements are available upon request.

- **WHY NOW?**

Real estate prices in the Cabo San Lucas area have been increasing significantly over the past few years. Much of the new development has been towards the San Jose Del Cabo area where a new 400 slip marina is now open with significant resort development including custom homes, condos, retail shops, restaurants, and two championship golf courses by Jack Nickalus and Greg Norman. The website for the new marina development is **www.puertoloscabos.com**. Beach front lots sold out here for more than \$3 million each—without the house! The marina development has caused the Mexican government to extend the paved roads from downtown San Jose along the coast to the new marina, golf courses, and further north to extend towards Shipwrecks Beach and the East Cape Area. This development has caused more speculation that it's only a matter of time before the paved road is extended north from San Jose towards La Paz and land values on the East Cape will soar.

- **CLOSING REMARKS**

The investment philosophy of the existing SJR Capital BCS shareholders is to develop and enjoy Casa Del Sol with our family and friends with no expectation of ever selling the house. While we expect the property to appreciate significantly in the coming years, the value of owning a share of an irreplaceable property on a beach front location make the prospect of selling unlikely .

THIS IS TRULY THE OPPORTUNITY OF A LIFETIME!



For more information or questions contact:

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