



Ventana De Mazatlan

BEACHFRONT PROPERTIES - SINALOA MEXICO



PLAYA DE LA CRUZ







Ventana De Mazatlan

SINALOA-MEXICO'S NEWEST BEACHFRONT COMMUNITY

82 Units to be Developed as Phase 1 of the *Playa De La Cruz* Master-Planned Community Development Program



PLAYA DE LA CRUZ

Location: The Riviera of Sinaloa

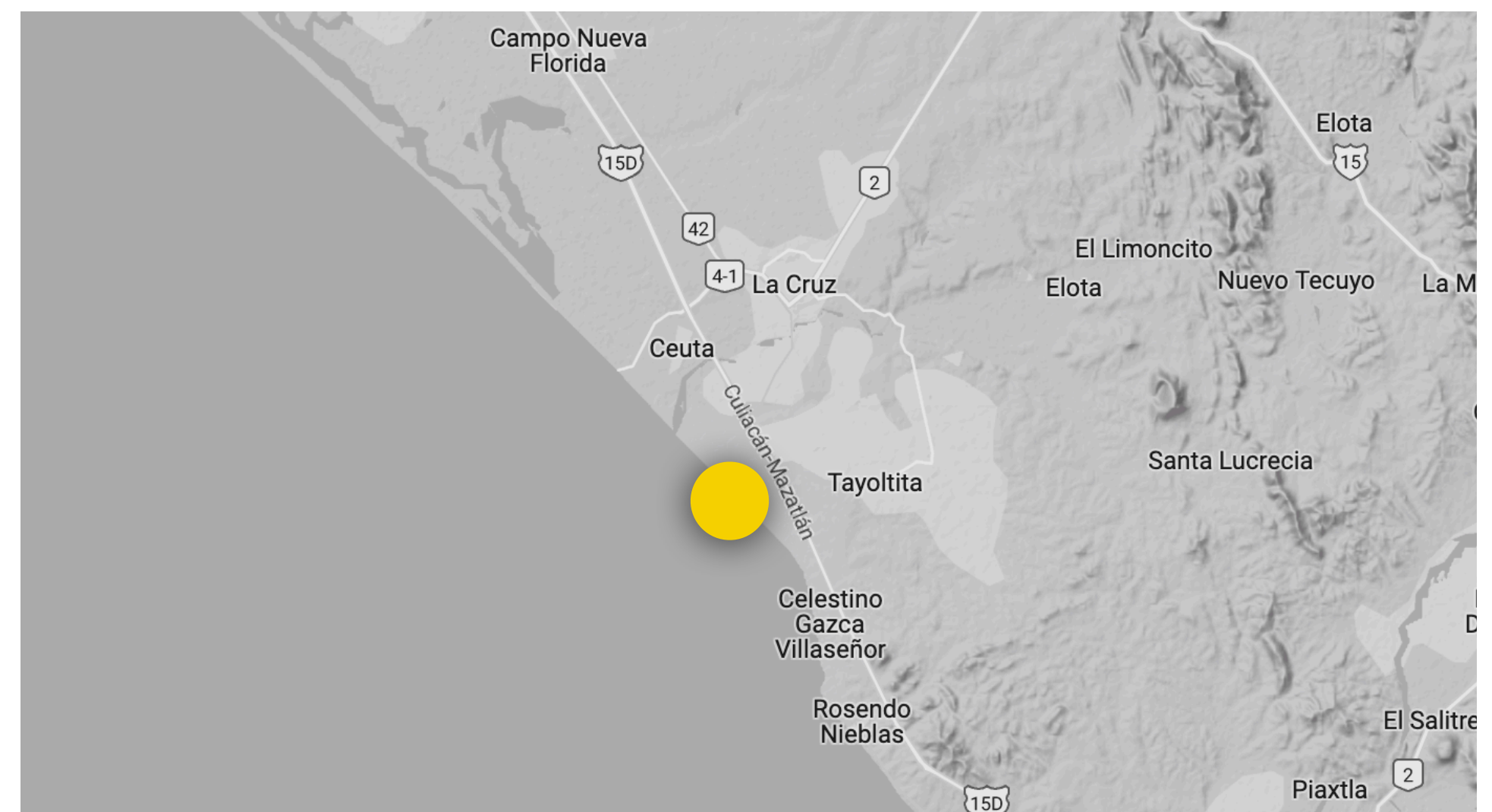
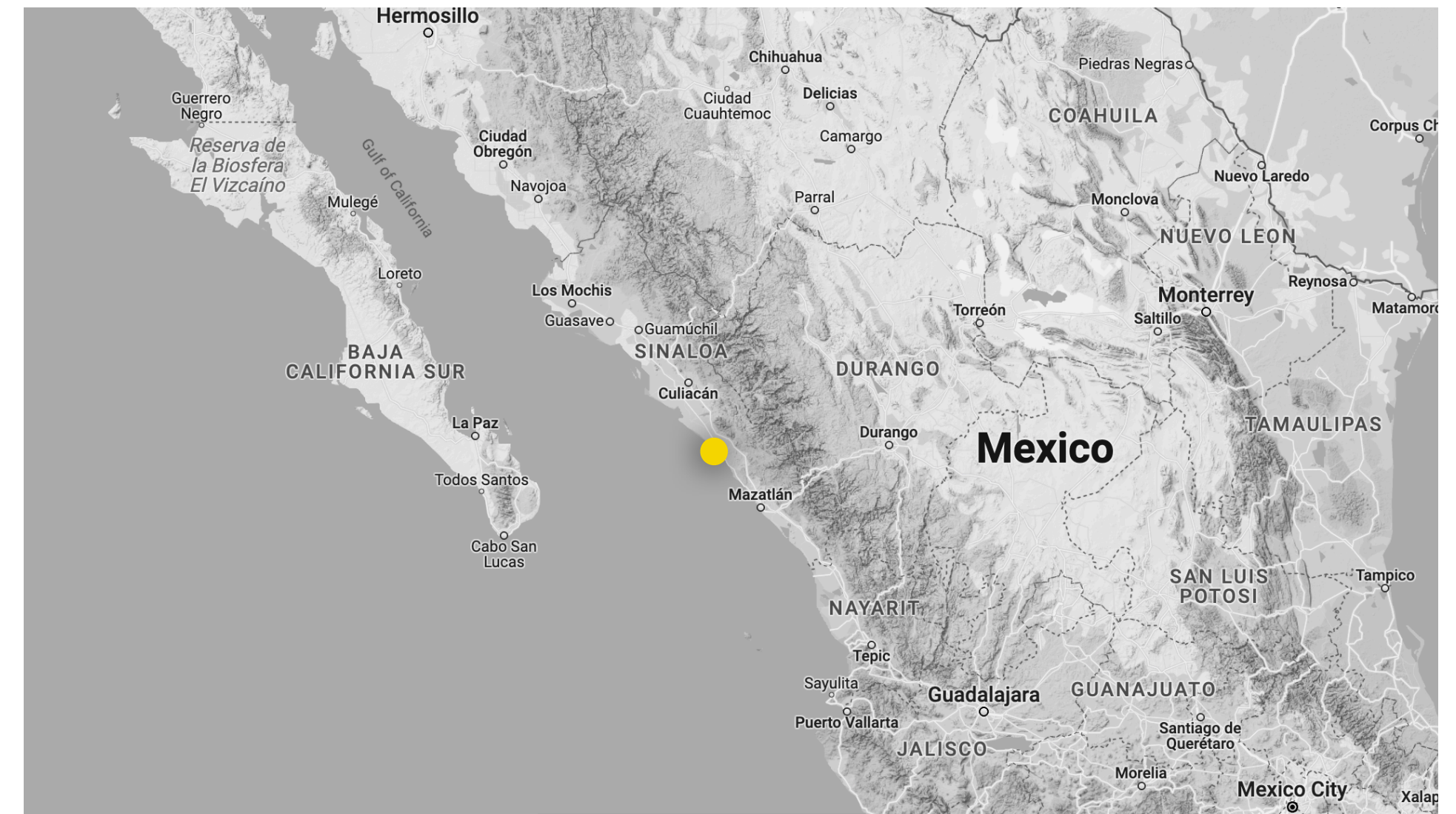
Prime coastal area located between Culiacan and Mazatlan.
(Playa De La Cruz is located 50 miles north of Mazatlan)

Home to some of the most beautiful beaches in Mexico. Known for its water sports, including surfing, paddleboarding, and fishing, offering the chance for residents to enjoy an active, outdoor lifestyle.

Variety of luxury resorts, world-class golf courses, including the Estrella del Mar Golf Course. Thriving culinary scene, with fresh seafood and traditional cuisine at El Presidio in Mazatlan and La Lupita in Culiacan, attracting high-end restaurants and foodies alike.

The neighboring towns, such as El Quelite and Cosala, offer an authentic Mexican experience, with charming colonial architecture and local artisan crafts. The area's natural attractions, such as the El Salto Waterfall and Isla de la Piedra, provide a range of recreational opportunities for residents and their families.

Organic farming hub and booming *Eco-Tourism* market with diverse oceanic life, turtle hatching area, mangroves and lakes.





PLAYA DE LA CRUZ



A. Commercial / Maintenance

- Shopping / Parking
- Restaurants
- Sewer Treatment Plant
- Water Storage Tank

B. Gated Residential Community

- 4,500-5,000 SF Lots
- Golf Course Lots

C. Headquarters & Storage

- Golf Maintenance
- Cart Barn

D. Golf Course

- Practice Range
- 1-18 Hole Course
- +/- 7350 Yards PAR 72

E. Gated Residential Community

- 4,500-5,000 SF Lots
- Golf Frontage Lots

F. Golf Clubhouse

- 10,000 SF Bldg.
- Starter & Pro Shops
- Putting Green

G. Wellness Center

- 10,000 SF Bldg.
- Spa, Fitness
- Mud Bath

H. Hotel 1 (Golf & Nature)

- 200-250 Rooms
- 400 Golf Course Condos
- Bird Watching Stations

I. Pier Restaurant

- Fishing
- Whale Watching

J. Beach Club

- Sales Office & Model Units
- Fresh & Salt Water Swim Lagoons
- Boardwalk, Restaurants, Shopping
- Water Sports Rentals

K. Hotel 2 (Agua Vista)

- 200-250 Rooms
- Beach or Lake View Condos
- Pier Ocean Restaurant

L. Gated Beachfront Enclave

- 4,500 & 6,000 SF Lots
- Beachfront Homes

M. Gated Residential Community

- 6,000 SFD Lots
- Golf Course Lots
- Private Enclaves

N. Hotel 3 (Marina Hotel)

- 200-250 Rooms
- 400-Unit Condominium
- Hillside & Seaside Village
- Marina (9 Acres.)
- Watercraft Rentals
- Fishing Tours
- Breaker Vista Point

O. Gated Residential Community

- 4,500, 5000 and 5,500 SF Lots
- Hillside, Ocean View Villas
- Golf Course Lots
- Creek-Side Lots





The Master-Planned Community

The Sponsor Group has invested \$25M for acquisition and \$5M+ for the pre-development / entitlements phase to-date.

Property Highlights:

- 683 acres of land, owned free & clear
- Adjacent to Federal Highway 15D
- 2.7 miles of private beach front
- Land owned free and clear
- Entitlements are completed
- 1,148 approved lots
- 1,200 condo units, 3 hotels, golf course
- Additional commercial entitlements
- Currently raw land with entrance
- Infrastructure development is in progress
- All utilities are at the Property



The Master-Planned Community

Playa De La Cruz will feature:

- World-class resort accommodations & spa
- Marina and yacht club
- Golf, tennis & country clubs
- Restaurants and shopping
- World's #1 bass-fishing lake in close proximity
- Farm-to-table cooperative organic farm
- Diversified selection of residential neighborhoods and homes
- Private oceanfront community clubhouse with pool
- Various water sports and aquatic exploration activities
- Miles of walking, jogging, bicycling and golf cart trails
- Medical & commercial centers adjacent to the entrance



Playa De La Cruz was conceptualized and inspired by a commitment to conservation, sustainability, and to create a once in a life time unique world-class destination for families and friends to connect with the pristine beachfront of the Pacific Ocean.

Playa De La Cruz offers inviting accommodations, a world-class resort, breathtaking spa, spectacular restaurants, upscale shopping, full-service marina, golf course & country club, unparalleled fishing, a farm-to-table cooperative organic farm, a diversified range of residential neighborhoods & homes, a medical/retail/commercial center adjacent to the entrance, and countless outdoor adventures.

With its stunning natural beauty, rich cultural heritage, and thriving tourism industry, Sinaloa, Mexico, is an ideal location for this type of upscale community development.

2.7 miles of white sandy beach oceanfront

40 minutes drive from Mazatlan International Airport



Villas



Estate Homes



Condominiums



Resorts



Club Houses



Golf Course Lots

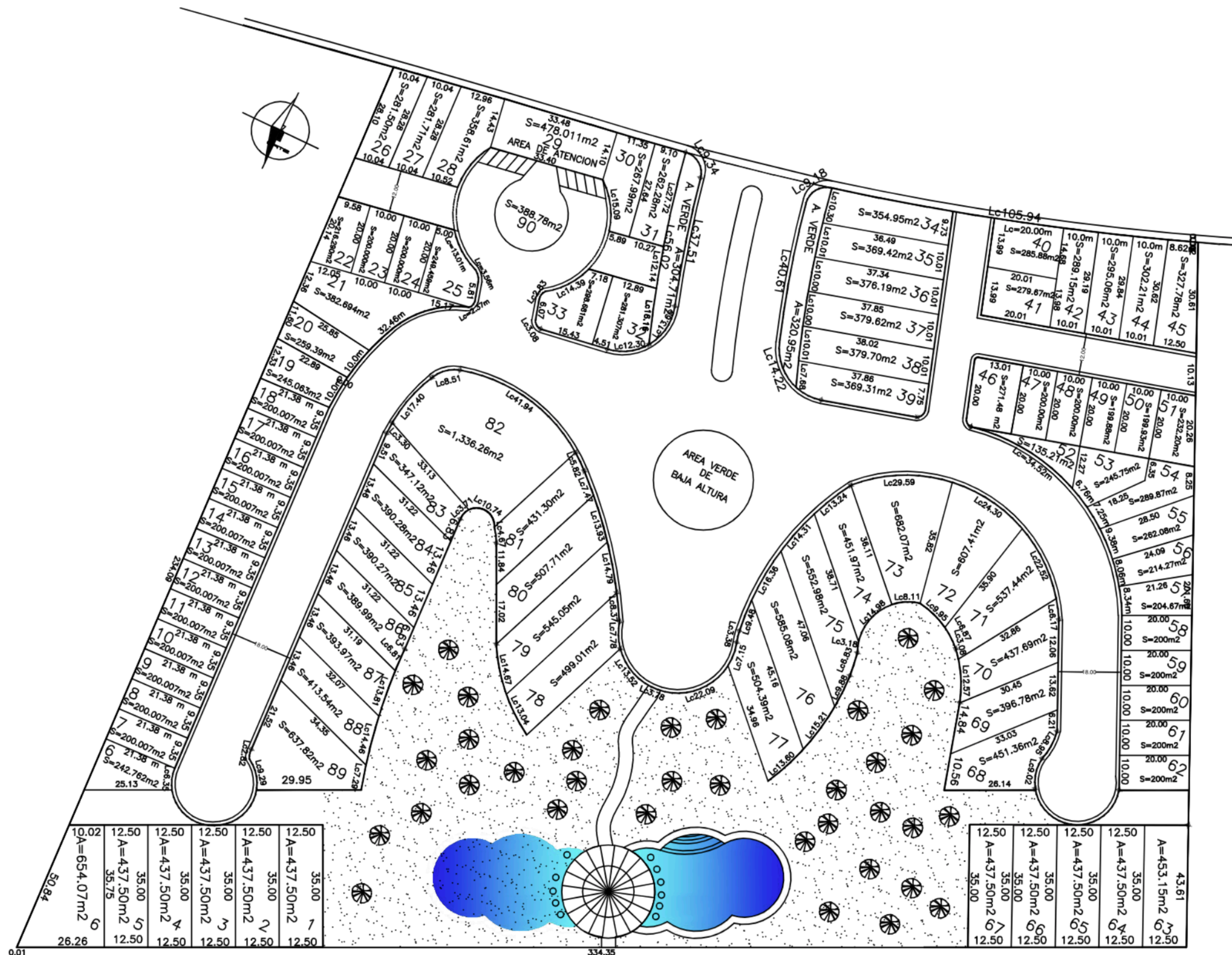



Ventana De Mazatlan



Phase 1 / Area L:
Ventana De Mazatlan
Beachfront Village

- 82 Buildable Lots
- Fully-Entitled Site
- Permits are Pulled





Playa De La Cruz Phase 1 (Area L): *Ventana De Mazatlán*

Unit Count	Lot Position	Sales Proceeds
11	Ocean Sand	\$13,429,378.00
21	Ocean Front	\$18,142,985.00
19	Ocean View	\$8,290,170.00
31	Standard	\$9,077,365.00
82		\$48,939,898.00

Total Development Cost: \$14,688,958.00

Phase 1 (L) Net Revenue: \$32,031,433.50

The project is currently debt-free as the property is owned free and clear. The owner/developer entity will continue to stay debt-free as the horizontal and vertical construction cost will be funded by the hard deposits collected through early sales.





Leadership

Wayne Parks, owner of *Playa de la Cruz*, was in his teens when he started farming with his father who was then a part of the Folger's Coffee estate fruit orchards. Wayne was a pioneer when he started selling organic produce to the students and community of University of California Berkley in the late 60's. Since that time, Wayne has built a substantial and very profitable organic farming business that spans the western US and Mexico.

Becoming a major landowner as he grew his organic farming business, Wayne naturally evolved into logging timber and then into land development and home building. He has developed numerous subdivisions, master-planned communities and thousands of residential units throughout western United States and Mexico. Wayne has been working in Mexico for more than 30 years as a landowner, organic farmer. He has built a Construction Management and Real Estate Development Company in Mexico.

Currently, in addition to managing his organic farming business, Wayne has been busy preparing *Playa de la Cruz* to become a world-class destination. Wayne has perfected fee-simple title, has the project approved by the Mexico EPA, acquired construction permits, has a federal beach front concession for the beach, has brought in municipal water and power to the project and initiated the beach front construction in order to activate the federal, state and county permits that have all been approved.



David Wilson, is an accomplished business executive with over 40 years of experience in construction and real estate development. He has been providing a full range of project management, construction finance and development services for residential and commercial projects throughout the United States, exceeding two billion dollars in transactions collectively. As the President/ CEO, board member, general partner and managing member of a series of enterprises he successfully directed numerous award-winning construction and renovation projects with A&W Builders (est. 1997), American General Corporation (est. 2003) and Koa Builders (est. 2010).

To this day, he has managed the completion of over 6,000 multi-family units, over 750 single-family homes, 10 multiplex theaters, 8 hotels, 4 assisted-living facilities, 3 master-planned community plans, and over 150,000 sq. ft. of medical space. In addition to his hand-on involvement in every tier, category and stage of development, he has provided consultancy services in construction finance, master-planned community design and project management for domestic and international projects as a seasoned expert in his field.

The network of teams and affiliated companies he brought together spread across the Pacific world with offices in Orange County, CA, Honolulu, HI, Shanghai, China, Hong Kong, and Jakarta, Indonesia. David has completed projects as a licensed general contractor in California, Hawai'i, Nevada, Arizona, and Colorado, and held memberships at the Project Management Institute, Urban Land Institute, Risk Management Association and National Association of Home Builders.



Leadership

Zaki Ahmadi is an accomplished entrepreneur from Orange County, California, with a strong background in international real estate investment. As co-owner and Managing Partner of the Playa De La Cruz Master-Planned Community Development Program, Zaki brings his extensive experience in strategic real estate investment and foreign client and investor relations which have contributed significantly to the success of the project. His ability to identify profitable investment opportunities and build strong relationships with partners and clients has been essential to the development of the master-planned community.

Prior to his role in Playa De La Cruz, Zaki was involved in various international real estate projects across the globe. He has worked on a diverse range of projects, including residential, commercial, and hospitality developments in Europe, Asia, and the Middle East. Through these experiences, Zaki has developed a deep understanding of the industry and the nuances of real estate investment and development in different markets.

He is dedicated to creating value and contributing to the growth of communities through strategic investments and partnerships. His expertise and commitment to excellence have made him a respected figure in the industry, and he continues to be a prominent voice in international real estate investment.



Alp Atabay, PhD is an entrepreneur, marketing consultant, and global real estate investor with over a decade of experience in various fields. As the CEO of Puainako Heights Land Development Company, he brings his extensive knowledge and expertise in master-planned community development to the project. He is responsible for the investor relations, development of marketing strategies, brand management, as well as the entire range of advertising and public relations initiatives. He has successfully led and executed numerous multinational projects and campaigns located in major hubs such as New York, Boston, Istanbul, Shanghai, and Los Angeles.

Throughout his career, Alpie has demonstrated exceptional leadership skills in team building, project management, overseas investment consultancy, corporate communications, and marketing strategies. He has been instrumental in developing and implementing successful business plans, creating value for stakeholders, and delivering exceptional results. As a global real estate investor, Alpie has built an impressive portfolio of properties in various locations around the world, contributing to the growth and development of the real estate industry. He is highly respected in the field and has gained a reputation as a visionary and forward-thinking leader.

Dr. Atabay holds a BA degree in Communication and an MA degree in Media Management. As an academic who conducted research and held positions at Boston University and New York Tech, he brings together advanced analytical thinking and scholarly discipline with his practical expertise.



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