

Hacienda Cantamar

CASA DE HUÉSPEDES



Hacienda Cantamar is an advanced, experience-driven hospitality development—offering investors a substantially developed project platform, embedded operational intelligence, and scalable growth potential in Baja California’s coastal market.

FIVE-YEAR REVENUE OUTLOOK

Year 1 Gross Revenue: ~\$3.84M

Year 5 Gross Revenue: ~\$5.92M

Five-Year Cumulative Gross Revenue: ~\$24.58M

Forward-looking planning case. Gross revenue represents revenue before operating expenses, taxes, financing costs, capital expenditures and reserves and should not be interpreted as NOI, profit or project valuation.

EXECUTIVE SUMMARY

HACIENDA CANTAMAR *Boutique Hospitality & Event Destination* Primo Tapia, Baja California

EXECUTIVE OVERVIEW

Hacienda Cantamar is a fully designed, entitlement-advanced boutique hospitality development located along the coastal corridor between Rosarito and Ensenada in Baja California.

The acquisition opportunity includes two separately held land parcels together with the established project platform associated with Curlypri Mexico, S. de R.L. de C.V. The primary parcel contains the planned Hacienda Cantamar development, while the secondary parcel provides additional strategic flexibility for future expansion, lodging, staff housing, logistics or other complementary uses.

The project represents approximately eight years of formation and development work, including the private acquisition and titling of the real property (escrituras), the establishment of Curlypri Mexico, S. de R.L. de C.V. as the Mexican corporate entity associated with the development, CESPT water service and metering, an approved Land Use Permit for a boutique hotel with restaurant and alcohol service and three cabañas, Environmental Permit, existing Liquor License, architectural and engineering development, and extensive regulatory coordination with the applicable authorities.

Certain existing project authorizations provide advantages that are no longer available under current issuance practices. The approved Dictamen de Uso de Suelo (Land Use Permit) has no expiration date, providing continuing land-use authorization for the approved hospitality development; land-use permits issued under current requirements are subject to expiration. The project also holds an existing Liquor License authorizing beer, wine and distilled spirits under a single license through 12:00 AM, whereas these beverage categories are now licensed separately.

The project also offers meaningful design flexibility. The project architect is also the intended builder, providing continuity from design through construction and allowing a purchaser to work directly with the original project team to refine or modify architectural elements during the construction process. The existing design therefore provides an advanced foundation without requiring a buyer to be locked into every aspect of the current concept.

THE OPPORTUNITY

Unlike a conventional room-dependent hotel model, Hacienda Cantamar was designed as an integrated, multi-revenue hospitality platform in which lodging, dining, events, wellness, brewing and private buyouts operate as complementary revenue centers.:

- 8 premium lodging units (rooms, cabanas, luxury penthouse with spa)
- Two restaurant concepts and three bar experiences, including rooftop hospitality
- Underground speakeasy + planned 5-BBL production brewery with expansion capability
- Indoor & outdoor weddings and events planned for up to 140–150 guests
- 5-room commercial spa + saltwater pool, community jacuzzi and wellness amenities
- Full-property private buyout capability

Positioned as a destination where experiences—not just rooms—drive revenue.

INVESTMENT HIGHLIGHTS

- Fully designed, entitlement-advanced project
- Years of architectural, engineering, entitlement and project-development work already completed
- Existing liquor license covering beer, wine and distilled spirits under a single authorization, with service permitted until 12:00 AM
- Dual-parcel strategy enabling expansion and operational flexibility
- Strong cross-border demand (San Diego feeder market)
- Diversified revenue streams: lodging, F&B, events, wellness, brewing and private buyouts.
- **DEVELOPMENT STATUS**
 - ✓ Architectural plans complete
 - ✓ Land use and environmental approvals secured - non-expiring Dictamen de Uso de Suelo
 - ✓ Soil, feasibility, and fire authority clearances completed
 - ✓ Existing Liquor License secured and Curlypri Mexico, S. de R.L. de C.V. established
 - ✓ Partial systems engineering completed
- **Remaining:** Electrical engineering + final construction permits
- **Status:** Advanced Predevelopment Stage



WHY THIS PROJECT

Fully designed, entitlement-advanced
hospitality development
→ Substantial predevelopment
foundation already established

WHY THIS LOCATION

Accessible to the Southern California
cross-border market

WHY NOW

Distinctive legacy authorizations +

approximately eight years of project formation and development work

→ **Opportunity to acquire an established development platform rather than begin from inception**

STRATEGIC ADVANTAGE

The acquisition incorporates a dual-property strategy consisting of the primary $\pm 935 \text{ m}^2$ ocean-view development parcel and a secondary $\pm 480 \text{ m}^2$ parcel located approximately 1.5 miles away. Both properties have established CESPT water service and metering, providing existing utility infrastructure for the two-site development strategy.

The primary parcel benefits from a distinctive site configuration, with roads along both sides of the property terminating in cul-de-sacs. Based on prior discussions with the applicable local authority, privatization of these road areas may be permitted, creating the potential for controlled access and a gated arrival experience.

The property's elevated position also provides prominent visibility from both the Scenic Highway (Carretera Escénica) and the Free Highway (Carretera Libre), creating strong potential for highly visible property signage and brand exposure to passing traffic.

The secondary $\pm 480 \text{ m}^2$ parcel offers road-to-road access, providing flexibility for multiple points of ingress and egress. While not positioned for ocean views, its configuration supports complementary development uses where views are not essential. Vertical construction, including potential below-grade space, could accommodate additional warehousing, storage, logistics, staff housing, overflow lodging or other operational functions supporting the primary hospitality property.

DISTINGUISHING FEATURES

- Disney-inspired “invisible operations” design separating guest-facing experiences from service, staff, delivery and back-of-house circulation.
- ADA-informed accessibility and LEED-informed sustainability principles incorporated into the architectural and operational design.
- Enhanced employee and guest safety planning, including deliberate separation and management of pedestrian, service and automotive circulation.
- Operational logistics integrated into the architecture, including receiving, storage, service circulation and back-of-house workflows designed as part of the property rather than added after construction.
- Resiliency infrastructure, including substantial onsite water storage and planned backup electrical generation to support operations during regional utility interruptions.
- Electric-vehicle charging infrastructure incorporated into the planned parking program.
- Marine-grade washdown systems designed to help mitigate corrosion and maintenance demands in the coastal environment.
- Signature architectural lighting and cascading water features designed for visibility from major surrounding transportation corridors.

INVESTMENT CONCLUSION

Hacienda Cantamar represents an opportunity to acquire an advanced boutique hospitality development platform shaped by approximately eight years of project formation, entitlement, infrastructure, architectural, engineering and operational planning. The combination of two strategically positioned and CESPT-metered parcels, established regulatory advantages, a diversified hospitality business model, and an adaptable, operations-driven design provides a substantial foundation from which a purchaser can advance the project toward construction and operation.

Rather than beginning with land and a concept, a purchaser is acquiring the benefit of years of completed development work together with the flexibility to refine the vision for its next chapter.



ACQUISITION INQUIRIES

Curlypri Mexico, S. de R.L. de C.V.

Hacienda Cantamar

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