

HEFAH

A LIFESTYLE PROJECT

Experience the best of
Rancho backcountry living
at **HEFAH.**

Located in Valle de Guadalupe, HEFAH is a Rancho Vineyard development that offers a unique and luxurious experience. Just 15 kilometers from the ocean and one hour from California, USA, HEFAH will feature 20 rustic yet elegant casitas that are surrounded by majestic mountains.

The development boasts a contemporary design and architecture that sets it apart from anything else in the region.

VALLE DE GUADALUPE



Approximately 90% of Mexico's wine production takes place in the Valle region, which boasts a Mediterranean climate ideal for grape cultivation.

The region's wine industry generates a significant economic impact, with the sale of 73.5 million bottles per year and an economic spillover of 42 million dollars. Additionally, Valle's wineries have received over 300 international awards.

The region's vineyards span 70,000 hectares, with 72 vineyards in the area.



CASITAS

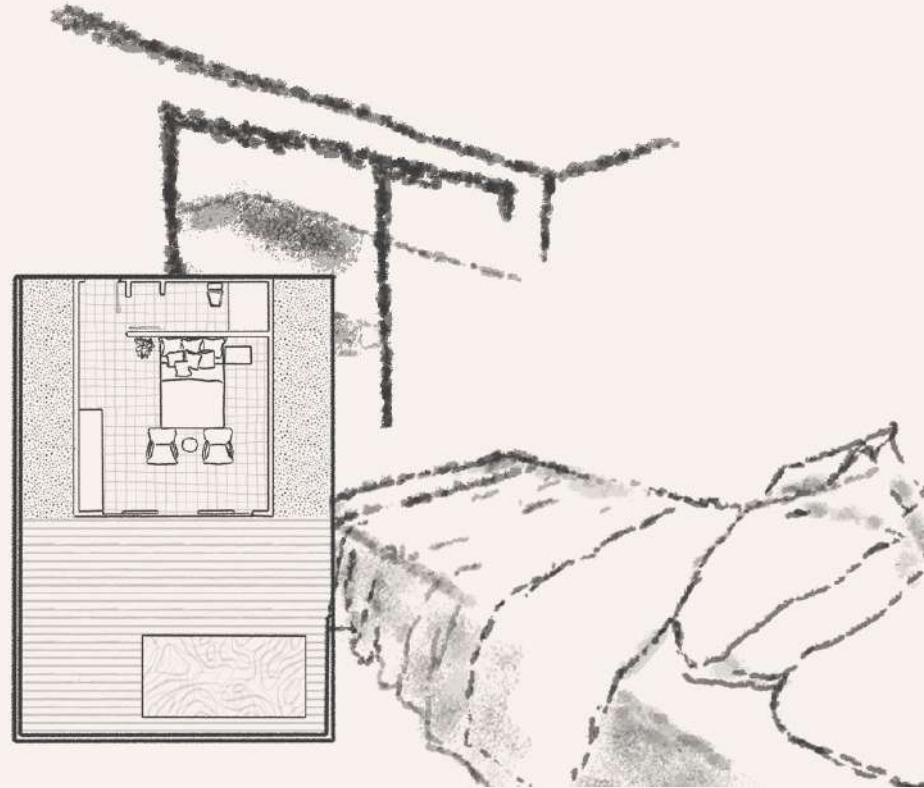
Spacious studio, one or two bedroom designs, that offer open indoor and outdoor living, with a CASITAS clean minimalism rustic charm.

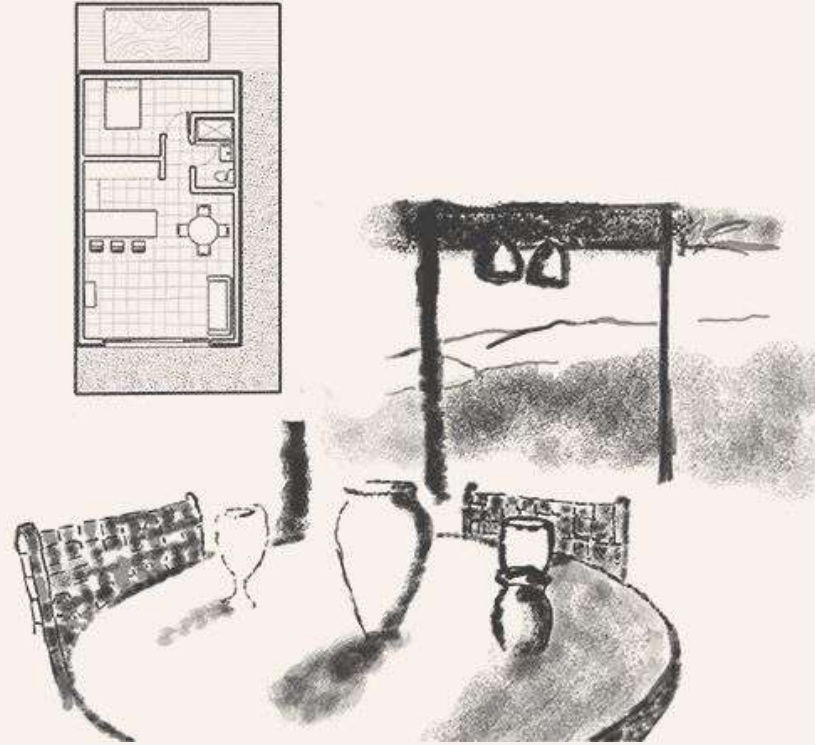


The Casitas come in 3 various sizes and layouts. Every Casita has a private pool, kitchen living, dining and outdoor area with an uninterrupted view.

STUDIO | Casita layout

The 700sf studio layout offers living, sleeping, and dining space all in one room includes a small kitchen area, connecting the indoor to the outdoor, with a private outdoor patio featuring a hammock, and a heated dipping pool.





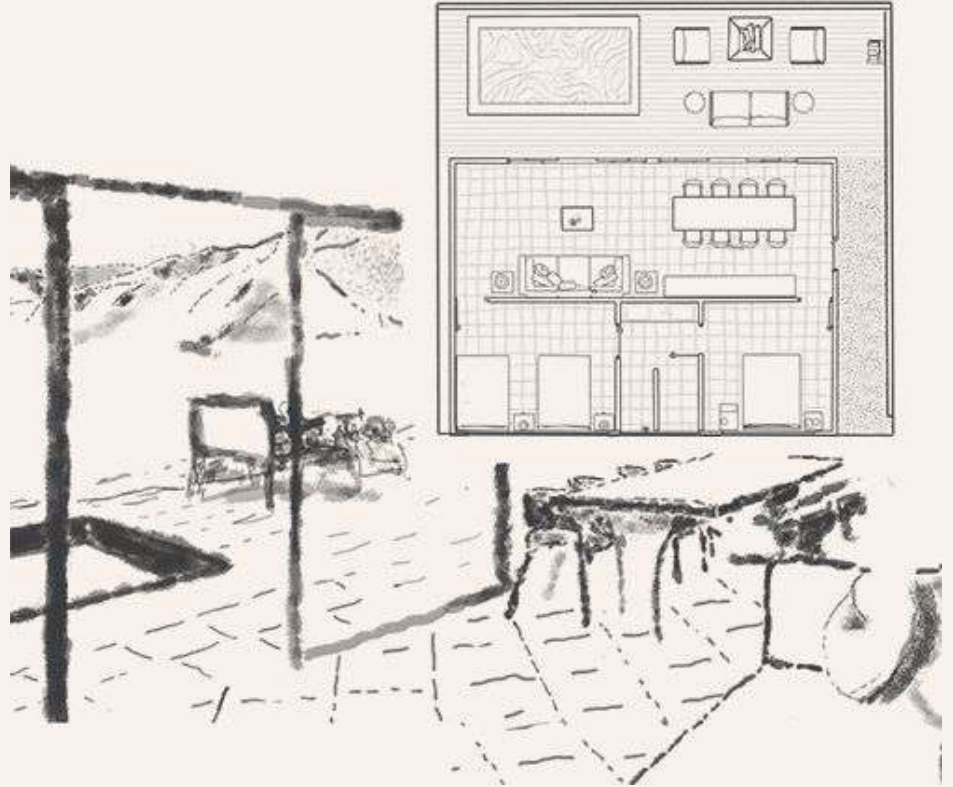
SINGLE | Casita layout

The 1,035sf one bedroom has a open layout kitchen, dining and living room space, connecting the indoor to the outdoor, with a private outdoor patio featuring a fireplace, hammock and a heated dipping pool.



DOBLE | Casita layout

This 2-bedroom, 1,820-square-foot open floor plan features a fully equipped kitchen that connects the dining and living areas, all offering scenic views. The design takes into account the position of the sun, allowing for abundant natural light and impressive panoramic views. The private sun deck patio includes a BBQ, hammock, fireplace, and heated dipping pool.



THE DEVELOPMENT

HEFAH is a luxury development that boasts a variety of high-end amenities, such as a wine tasting room, co-working space, and a poolside bar with breathtaking views.

The development is located in a rapidly growing area that is known for its thriving wineries and international cuisine. Surrounded by rolling hills and mountains, HEFAH offers scenic hiking trails for visitors to enjoy breathtaking sunrises and sunsets.



20 CASITAS

PRIVATE POOL

FULL-TURN KEY

SELF SUFFICIENT PROPERTY

RESTAURANT

MULTIPLE BARS

VINEYARD

HORSE BACK RIDING



WELLNESS CENTER

**GYM WITH GROUP FITNESS
CLASSES**

24/7 SECURITY

PRIVATE CONCIERGE

SOLAR ARRAY

**NATURAL WILDLIFE & PLANT
RESERVE**

CO-WORKING SPACE



Why HEFAH?

ANNUAL

Hefah's estimated profitability is
35%

15 MONTH PAYMENT PLAN

with 0% interest, excludes 10%
taxes 1.5% notary fees

FULL TURNKEY

Get ready to start earning profits
right away with this property,
available for immediate rental

FULL FINANCIAL TRANSPARENCY

Annual audited accounting
report will be provided

INVEST PROPOSAL 10 YEARS | TWO BEDROOM CASITA

15 MONTH MONTHLY PAYMENTS

TOTAL LIST PRICE

US \$80,000

DELIVERY APRIL 2024

HOLDING DEPOSIT

US \$2,500

PROPOSAL | 1

				MONTHLY PAYMENTS	TOTAL
DISCOUNT	15%	DOWNPAYMENT	95%	N/A	US \$64,600
DISCOUNT AMOUNT	US \$12,000	MONTHLY PAYMENTS	N/A	N/A	N/A
FINAL PRICE WITH DISCOUNT	US \$68,000	FINAL PAYMENT	5%	N/A	US \$3,400

PROPOSAL | 2

				MONTHLY PAYMENTS	TOTAL
DISCOUNT	10%	DOWNPAYMENT	75%	N/A	US \$54,000
DISCOUNT AMOUNT	US \$8,000	MONTHLY PAYMENT	15%	\$750	US \$10,800
FINAL PRICE WITH DISCOUNT	US \$72,000	FINAL PAYMENT	10%	N/A	US \$7,200

PROPOSAL | 3

				MONTHLY PAYMENTS	TOTAL
DISCOUNT	5%	DOWNPAYMENT	50%	N/A	US \$38,000
DISCOUNT AMOUNT	US \$4,000	MONTHLY PAYMENT	40%	\$2,025	US \$30,400
FINAL PRICE WITH DISCOUNT	US \$76,000	FINAL PAYMENT	10%	N/A	US \$7,600

PROPOSAL | 4

				MONTHLY PAYMENTS	TOTAL
DISCOUNT		DOWNPAYMENT	25%	N/A	US \$20,000
DISCOUNT AMOUNT	N/A	MONTHLY PAYMENT	25%	\$1,333	US \$20,000
		DELIVERY PAYMENT	25%	(OR 1,333)	US \$20,000
FINAL PRICE WITH DISCOUNT	US \$80,000	CARRY PAYMENT	25%	INCOMING INCOME FROM RENT	US \$20,000

ESTIMATED RENTAL INCOME PROFIT CALCULATOR

NINTH LY RATE	\$220	NIGHTS PER MONTH	16
TOTAL VALUE	\$3,520	MANAGEMENT FEE	25%
MONTHLY INCOME	\$2,640	YEARLY INCOME	\$31,680
		10 YEAR INCOME	\$316,800

INVEST PROPOSAL 10 YEARS | ONE BEDROOM CASITA

15 MONTH MONTHLY PAYMENTS

TOTAL LIST PRICE

US \$60,000

DELIVERY APRIL 2024

HOLDING DEPOSIT

US \$2,500

PROPOSAL | 1

				MONTHLY PAYMENTS	TOTAL
DISCOUNT	15%	DOWNPAYMENT	95%	N/A	US \$48,000
DISCOUNT AMOUNT	US \$9,000	MONTHLY PAYMENTS	N/A	N/A	N/A
FINAL PRICE WITH DISCOUNT	US \$51,000	FINAL PAYMENT	5%	N/A	US \$3,400

PROPOSAL | 2

				MONTHLY PAYMENTS	TOTAL
DISCOUNT	10%	DOWNPAYMENT	75%	N/A	US \$40,500
DISCOUNT AMOUNT	US \$6,000	MONTHLY PAYMENT	15%	\$500	US \$7,500
FINAL PRICE WITH DISCOUNT	US \$54,000	FINAL PAYMENT	10%	N/A	US \$6,000

PROPOSAL | 3

				MONTHLY PAYMENTS	TOTAL
DISCOUNT	5%	DOWNPAYMENT	50%	N/A	US \$28,500
DISCOUNT AMOUNT	US \$3,000	MONTHLY PAYMENT	40%	\$1,520	US \$22,800
FINAL PRICE WITH DISCOUNT	US \$57,000	FINAL PAYMENT	10%	N/A	US \$5,700

PROPOSAL | 4

				MONTHLY PAYMENTS	TOTAL
DISCOUNT		DOWNPAYMENT	25%	N/A	US \$15,000
DISCOUNT AMOUNT	N/A	MONTHLY PAYMENT	25%	\$1,000	US \$15,000
		DELIVERY PAYMENT	25%	(\$1,000)	US \$15,000
FINAL PRICE WITH DISCOUNT	US \$60,000	CARRY PAYMENT	25%	IIINCOMING INCOME FROM RENT	US \$15,000

ESTIMATED RENTAL INCOME PROFIT CALCULATOR

NINTH LY RATE	\$160	NIGHTS PER MONTH	16
TOTAL VALUE	\$2,560	MANAGEMENT FEE	25%
MONTHLY INCOME	\$1,920	YEARLY INCOME	\$23,040
		10 YEAR INCOME	\$230,400

INVEST PROPOSAL 10 YEARS | STUDIO CASITA

15 MONTH MONTHLY PAYMENTS

TOTAL LIST PRICE

US \$45,000

DELIVERY APRIL 2024

HOLDING DEPOSIT

US \$2,500

PROPOSAL | 1

				MONTHLY PAYMENTS	TOTAL
DISCOUNT	15%	DOWNPAYMENT	95%	N/A	US \$36,300
DISCOUNT AMOUNT	US \$6,750	MONTHLY PAYMENTS	N/A	N/A	N/A
FINAL PRICE WITH DISCOUNT	US \$38,250	FINAL PAYMENT	5%	N/A	US \$1,950

PROPOSAL | 2

				MONTHLY PAYMENTS	TOTAL
DISCOUNT	10%	DOWNPAYMENT	75%	N/A	US \$28,500
DISCOUNT AMOUNT	US \$4,500	MONTHLY PAYMENT	15%	\$400	US \$6,000
FINAL PRICE WITH DISCOUNT	US \$40,500	FINAL PAYMENT	10%	N/A	US \$6,000

PROPOSAL | 3

				MONTHLY PAYMENTS	TOTAL
DISCOUNT	5%	DOWNPAYMENT	50%	N/A	US \$21,375
DISCOUNT AMOUNT	US \$2,250	MONTHLY PAYMENT	40%	\$1,100	US \$17,100
FINAL PRICE WITH DISCOUNT	US \$42,7500	FINAL PAYMENT	10%	N/A	US \$4,275

PROPOSAL | 4

				MONTHLY PAYMENTS	TOTAL
DISCOUNT		DOWNPAYMENT	25%	N/A	US \$11,250
DISCOUNT AMOUNT	N/A	MONTHLY PAYMENT	25%	\$750	US \$11,250
		DELIVERY PAYMENT	25%	(\$750)	US \$11,250
FINAL PRICE WITH DISCOUNT	US \$45,000	CARRY PAYMENT	25%	INCOMING INCOME FROM RENT	US \$11,250

ESTIMATED RENTAL INCOME PROFIT CALCULATOR

NINTH LY RATE	\$125	NIGHTS PER MONTH	16
TOTAL VALUE	\$2,000	MANAGEMENT FEE	25%
MONTHLY INCOME	\$1,500	YEARLY INCOME	\$18,000
		10 YEAR INCOME	\$180,000

HEFAH

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Learn how to make a smart
investment with us



This development is evolving in order to enjoy the area that has its heyday and has become a thriving center full of vibrant vineyards and international cuisine restaurants.



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