



### Project Highlights

- The Investment Opportunity is to purchase the land underlying the proposed 200-unit boutique hotel under a build-to-suit contract (cost plus), to be managed by Sedona Resorts.
- 200 Sedona-Branded Whole-Ownership Condominiums in two towers, will sit on either side of the hotel property. The towers will be constructed by CID and marketed by Legacy Properties International and included in the Sedona managed rental pool.
- Sedona Resorts Technical Services Agreement provides for holistic, integrated master-planned community management & private club implementation.
- Entitlements and Development Approvals completed and approved by state and local government entities for a resort-oriented master planned community provide for development of hotels, residential units, commercial improvements, a cosmetic-oriented surgical hospital, and other private facilities including polo & equestrian facilities, a world-class golf course, spa and a private club.
- Land Planning and Architectural Design, led by Evans Design Group, created with the vision and talent of leading international architects and designers.
- Cushman & Wakefield of Mexico and Cushman & Wakefield of Texas marketing management contract provides for executive-level consultation services, marketing & sales implementation oversight and global exposure through the firm's international network of offices and professionals.
- Infrastructure Construction & Construction Management by Bibeau Construction for utility services infrastructure, roadways, bridges, and other infrastructure components.



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## Sedona Branded Boutique Hotel

Diamond Beach Resort, Mazatlan, Mexico  
 Build-to-Suit Opportunity



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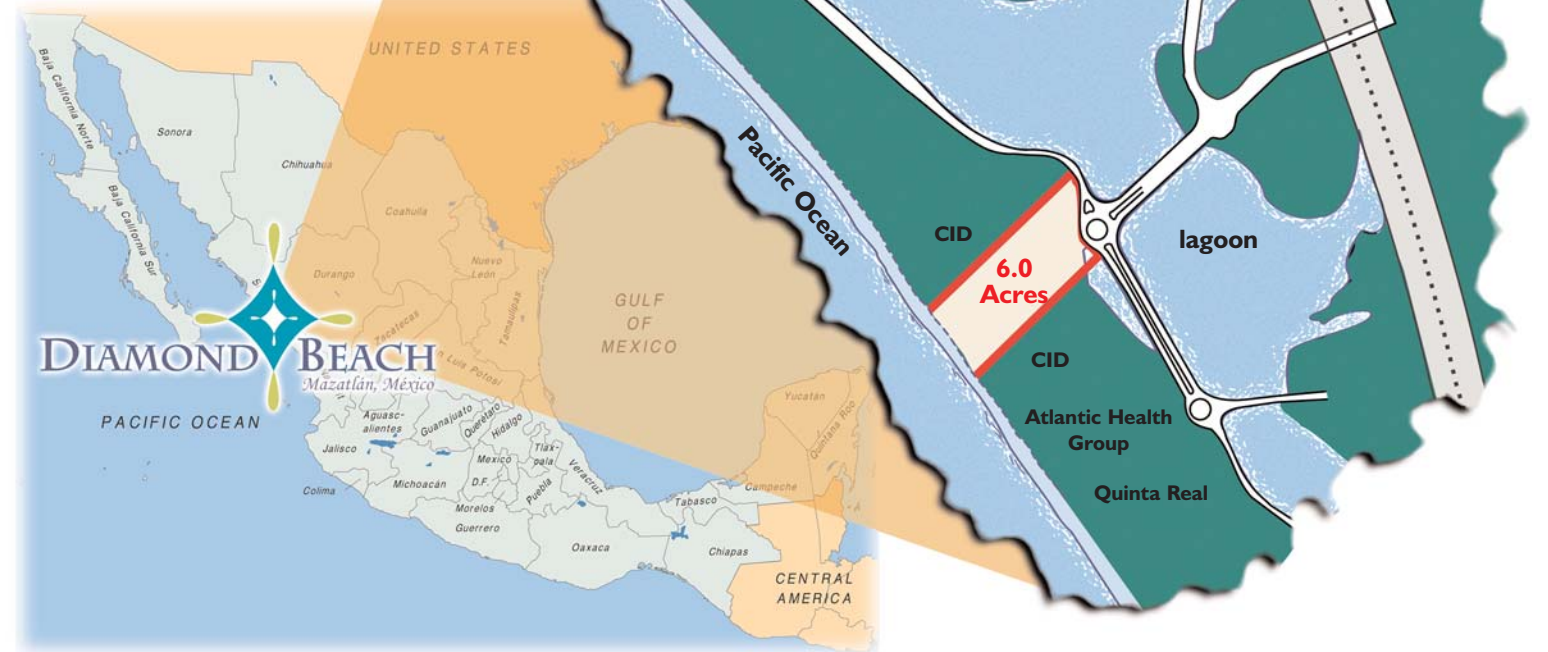
## Project Overview

Encompassing 1,280 acres, Diamond Beach is being developed as the premier master-planned development in the region, providing opportunities for lifestyle enhancement by integrating culture, health, physical wellness, and spiritual well-being.

With its unique ecological features such as a 235-acre lagoon, excellent beaches, and outstanding panoramic views of the ocean and mountains, Diamond Beach provides an ideal setting for a world-class hotel company such as Sedona Resorts to pamper guests and clientele with service excellence, culture, and elite accommodations.

Featuring world class polo, dressage and equestrian facilities, a Sedona Spa, a championship golf course, and a private club, the resort will offer unique opportunities not found in any other master planned community in the Americas.

Sedona's Mii Amo Destination Spa was Voted the Number 1 Destination Spa in the World by *Travel + Leisure* readers in 2007.



**Land Purchase Price: \$10,000,000 USD**



View to the east



Base road to the property



View of lagoon from site



Beach view to the southeast