

INVESTMENT
OPPORTUNITY:



St. Francis

• *Mar de Cortés* •

TOURISTIC & INDUSTRIAL
DEVELOPMENT

TEASER

OVERVIEW

REAL ESTATE AND RESIDENTIAL DEVELOPMENT

CARGO PORT AND INDUSTRIAL DEVELOPMENT



OVERVIEW:

Project Overview: Introducing St. Francis, a pioneering mixed-use development in Puerto Peñasco, Sonora, Mexico. This ambitious project spans 80 million square meters (19,807 acres), strategically divided into two major sectors: real estate and residential development, and a state-of-the-art cargo port facility with an integrated LNG plant and railroad, fostering nearshoring opportunities.

REAL ESTATE AND RESIDENTIAL DEVELOPMENT:

- Scope: 50% of the land dedicated to real estate and residential purposes.
- Components: A variety of housing options, luxury hotels, and tourist accommodations.
- Market Potential: Catering to the growing demand for high-end residential and hospitality spaces in a region visited by over 2 million tourists annually.

CARGO PORT AND INDUSTRIAL DEVELOPMENT:

- Scope: Remaining 50% allocated for a new cargo port and associated facilities.
- LNG Plant & Railroad: Incorporating a cutting-edge Liquefied Natural Gas plant and a comprehensive railroad network.
- Nearshoring Opportunities: Ideal for businesses seeking strategic relocation closer to North American markets, offering logistic advantages and operational efficiencies.

INVESTMENT OPPORTUNITY:

STRATEGIC LOCATION

INVESTMENT HIGHLIGHTS



STRATEGIC LOCATION:

- **Proximity to the US:** Close to the US border, enhancing accessibility and economic ties.
- **Connectivity:** Direct road link to the Mar de Cortés Airport, ensuring seamless transport and logistics.

INVESTMENT HIGHLIGHTS:

- **Dual Focus:** Unique blend of touristic and industrial development.
- **Economic Engine:** A catalyst for regional growth, creating numerous employment and business opportunities.
- **Sustainable Development:** Commitment to environmentally responsible practices and infrastructure.



A CONFIDENTIAL PRESENTATION
BY HERAS GROUP

INTRODUCTION

PLAN A

PLAN B



LAND OWNER & DEVELOPER CURRENT
PRELIMINARY BUSINESS PLAN

Introduction: TOURISTIC & INDUSTRIAL Business

Embarking on an ambitious journey, we present a pioneering development project set to transform 80 million square meters of prime land into a distinguished destination. This venture skillfully combines luxury residential tourism with innovative commercial and industrial prospects on it's 44km beachfront, thoughtfully dividing the area to cater to both high-end living and state-of-the-art cargo and near-shoring operations.

Plan A:

- We envision an initial investment in major infrastructure, enhancing land value and setting the stage for Phase 1 & 2 of the tourism project. This includes three 30-story condominium towers and two exclusive beachfront residential communities. With conservative projections showing a base of 88 condominium/hotel resort buildings and 1,500 residential houses for the whole project, the financial potential is immense. A detailed land pricing strategy reveals a base sales total of \$4.351 billion USD, offering investors substantial growth opportunities, with the potential for returns multiplying up to 10 times the initial investment.

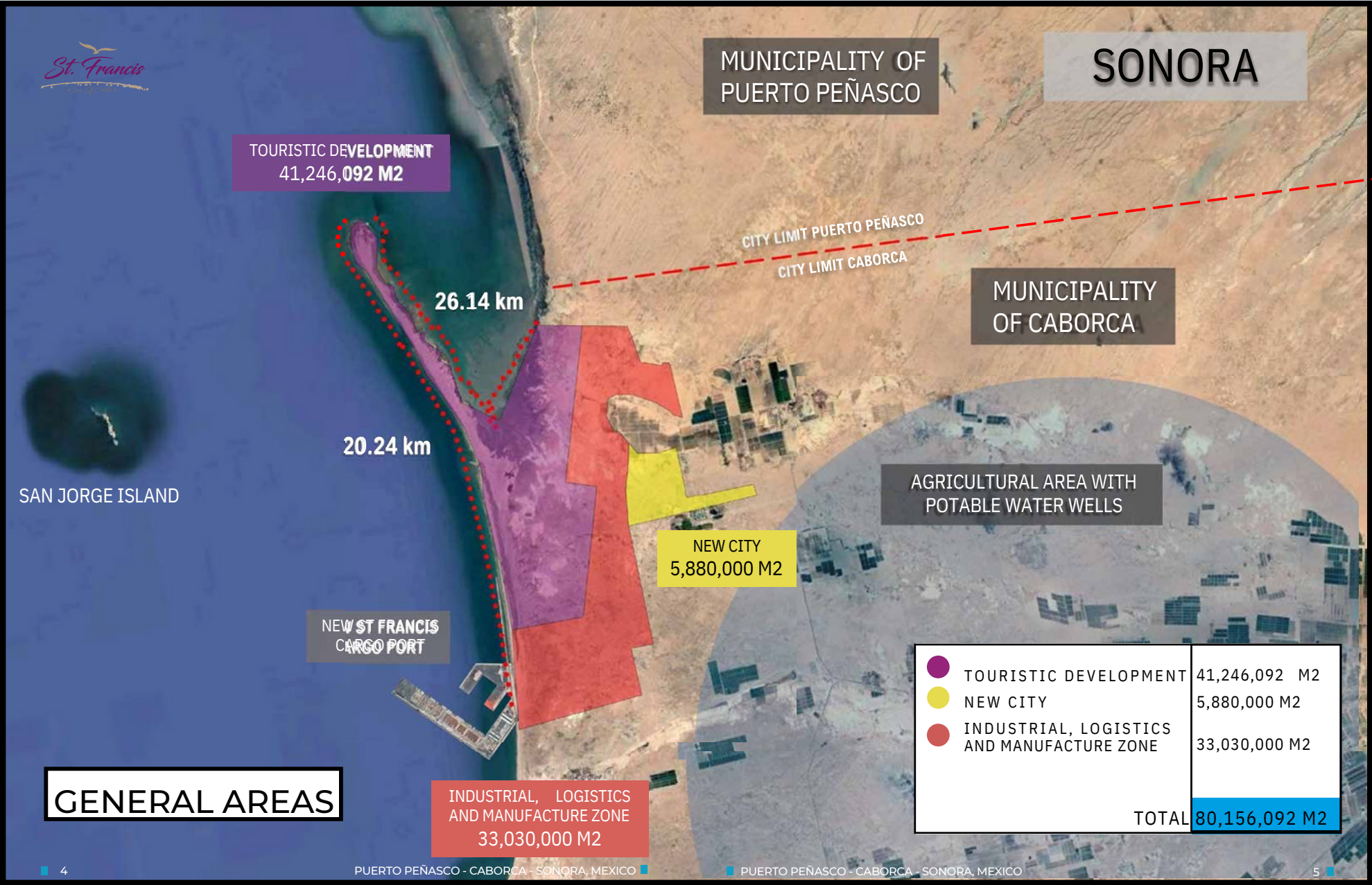
Plan B:

- Alternatively, Plan B offers a direct sale of the land for \$600 million USD. In this scenario, our experienced real estate development group retains a 5% equity stake, ensuring our continued involvement and expertise in this monumental project. This plan not only secures a significant investment but also benefits from our two decades of industry knowledge and successful track record in the region.

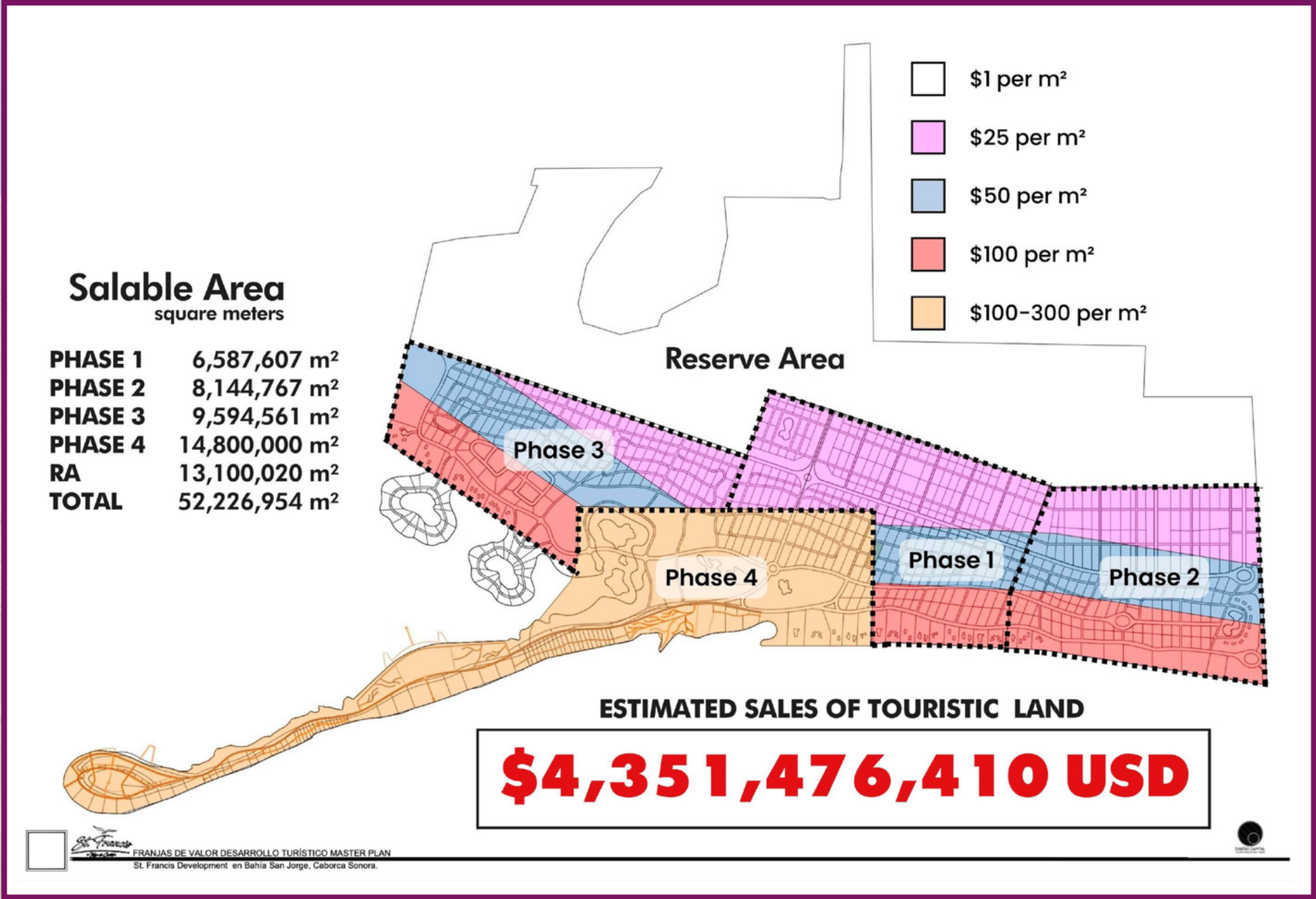
GENERAL
LAYOUT
OF
LAND



GENERAL LAYOUT:

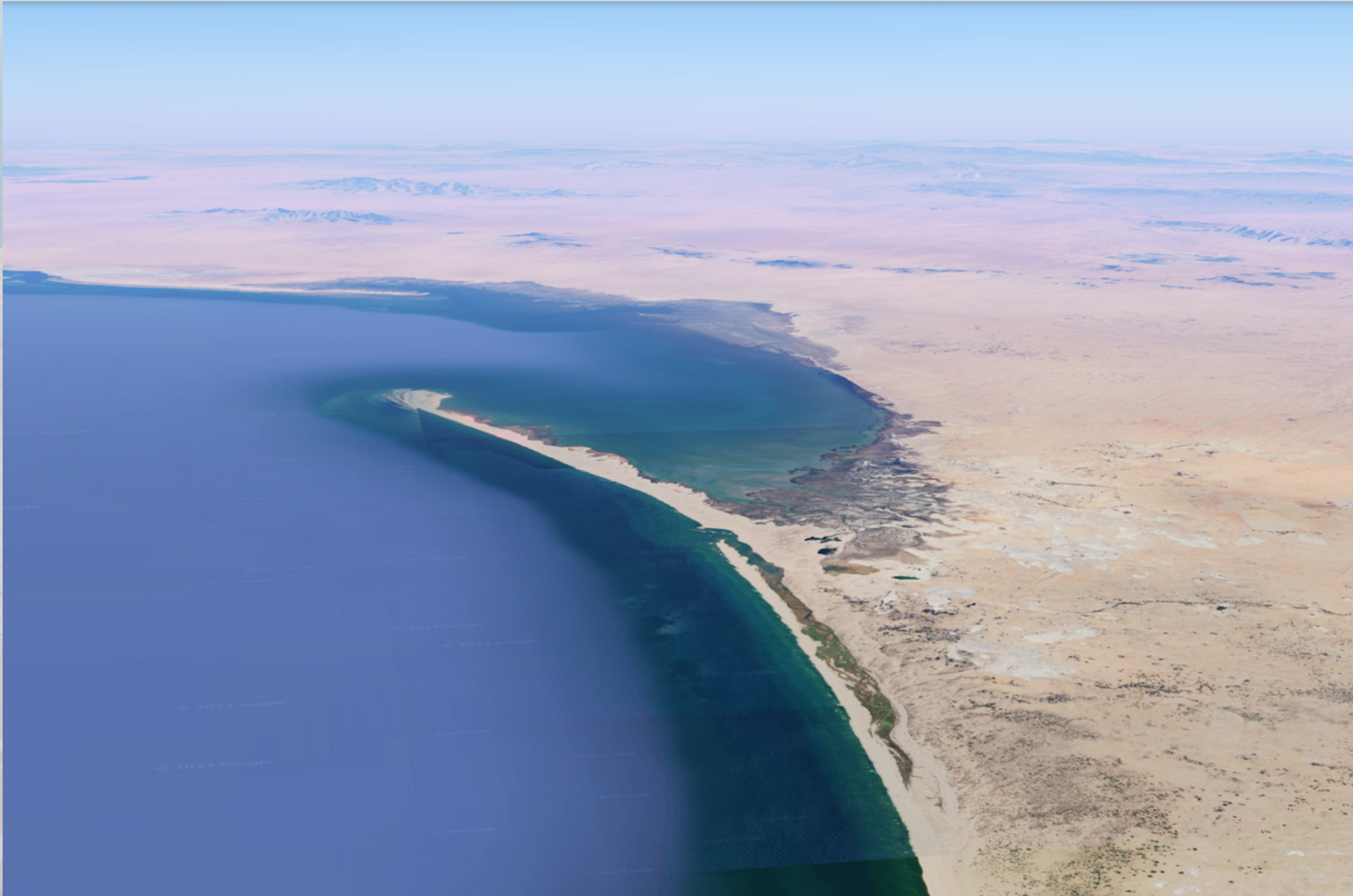


ESTIMATED BASE PRICE BY ZONE



INVESTMENT OPPORTUNITY:
ST. FRANCIS
CARGO PORT & TOURISTIC DEVELOPMENT

CURRENT STATUS



INVESTMENT OPPORTUNITY:
ST. FRANCIS
CARGO PORT & TOURISTIC DEVELOPMENT

PROJECTED MASTER PLAN



INVESTMENT OPPORTUNITY:
ST. FRANCIS
CARGO PORT & TOURISTIC DEVELOPMENT

CURRENT STATUS



INVESTMENT OPPORTUNITY:
ST. FRANCIS
CARGO PORT & TOURISTIC DEVELOPMENT

PROJECTED MASTER PLAN



INVESTMENT OPPORTUNITY:
ST. FRANCIS
CARGO PORT & TOURISTIC DEVELOPMENT

GENERAL INVESTMENT

The St. Francis Project is where your financial contribution becomes part of a legacy. A landmark development that promises not only substantial financial returns but also a contribution to a new paradigm in integrated, sustainable development.



GENERAL INVESTMENT TABLE PLAN A:

DESCRIPTION	AMOUNT
COST OF LAND	\$600 MD USD
MAIN INFRASTRUCTURE	\$200 MD USD
1ST PHASE TOURISTIC (3 CONDO TOWERS & BEACH FRONT COMMUNITY)	\$150 MD USD
2ND PHASE TOURISTIC (BUILDINGS AND BEACH FRONT RESIDENTIAL COMMUNITIES)	\$150 MD USD
DEVELOPER AND FINANCIAL BROKERAGE FEE	\$100 MD USD
Total INVESTMENT	\$1,200 MD USD



PRIMARY
INFRASTRUCTURE COST

This pivotal investment focuses on essential utilities, road networks, and technological installations, setting the stage for the project's diverse components to flourish seamlessly.



PRIMARY INFRASTRUCTURE
BREAKDOWN

PRIMARY INFRASTRUCTURE AND CONNECTION COST (MARKET PRICES AUGUST 2023)						
ROADS						
ROADS	COST PER KM		KILOMETRES	TOTAL		
	MXN	USD		MXN	USD	
COASTAL SCENIC ROAD - HYDRAULIC CONCRETE	\$ 26,000,000.00	\$ 1,217,228.46	26	\$ 676,000,000.00	\$ 31,647,940.07	
COASTAL SCENIC BOULEVARD (CARGO PORT AND INDUSTRIAL PARK) - HYDRAULIC CONCRETE	\$ 26,000,000.00	\$ 1,217,228.46	10	\$ 415,600,000.00	\$ 19,456,928.84	
ROAD FROM SEA OF CORTES AIRPORT TO FEDERAL 3 ROAD - ASPHALT	\$ 12,000,000.00	\$ 561,797.75	6	\$ 72,000,000.00	\$ 3,370,786.52	
INTERNAL ROADS FROM PHASE I - ASPHALT	\$ 12,000,000.00	\$ 561,797.75	20	\$ 240,000,000.00	\$ 11,235,955.06	
SUBTOTAL				\$ 1,403,600,000.00	\$ 65,711,610.49	
SERVICES						
WATER	\$ 18,000,000.00	\$ 842,696.63	2	\$ 36,000,000.00	\$ 1,685,393.26	
SEWER SYSTEM	\$ 22,000,000.00	\$ 1,029,962.55	2	\$ 44,000,000.00	\$ 2,059,925.09	
WELLS, AQUEDUCT AND STORAGE	\$ 20,000,000.00	\$ 936,329.59	5	\$ 100,000,000.00	\$ 4,199,999.66	
LANDSCAPING, BENCHES AND GARNISHES	\$ 12,000,000.00	\$ 561,797.75	2	\$ 24,000,000.00	\$ 1,123,595.51	
SUBTOTAL				\$ 204,000,000.00	\$ 9,068,913.52	
URBAN EQUIPMENT						
HOSPITALS, POLICE STATION, FIRE STATION, PARKS, MALLS, DATA INFRASTRUCTURE, CLINICS, SUPERMARKETS, GAS STATIONS, GAS INFRASTRUCTURE	\$ 709,568,007.36	\$ 33,219,476.00	1	\$ 709,568,007.36	\$ 33,219,476.00	
SUBTOTAL				\$ 709,568,007.36	\$ 33,219,476.00	
INFRASTRUCTURE						
CARGO PORT AND INDUSTRIAL COMPLEX	\$ 1,174,800,000.00	\$ 55,000,000.00	1	\$ 1,174,800,000.00	\$ 55,000,000.00	
SOLAR ENERGY FIELD	\$ 576,720,000.00	\$ 27,000,000.00	1	\$ 576,720,000.00	\$ 27,000,000.00	
SUBTOTAL				\$ 1,751,520,000.00	\$ 82,000,000.00	
SOFTCOST						
AMOUNT FOR EXECUTIVE PROJECTS				\$ 213,600,000.00	\$ 10,000,000.00	
SUBTOTAL				\$ 213,600,000.00	\$ 10,000,000.00	
TOTAL				\$ 4,282,288,007.36	\$ 200,000,000.00	

AN EXCLUSIVE INVESTMENT OPPORTUNITY AWAITS YOU
ARE YOU INTERESTED IN EXPLORING A **ONCE-IN-A-LIFETIME** INVESTMENT
OPPORTUNITY?

LOOK NO FURTHER AND DIVE DEEPER INTO THE DETAILS OF THIS
GROUNDBREAKING PROJECT.

BE PART OF SOMETHING VISIONARY THAT GUARANTEES NOT JUST RETURNS
BUT A LEGACY.

TO DISCOVER MORE, WE ENCOURAGE YOU TO CONTACT US AT +1 480 734 9970.

PARTICIPATE IN SHAPING THIS EXTRAORDINARY ENTERPRISE AND LEAVE YOUR
MARK IN **THE WORLD OF LUXURY LIVING** AND INNOVATIVE COMMERCIAL
DEVELOPMENT.

DON'T MISS OUT ON THIS UNPARALLELED PROSPECT!

THANK YOU!

THIS IS A CONFIDENTIAL PRESENTATION
BY HERAS GROUP