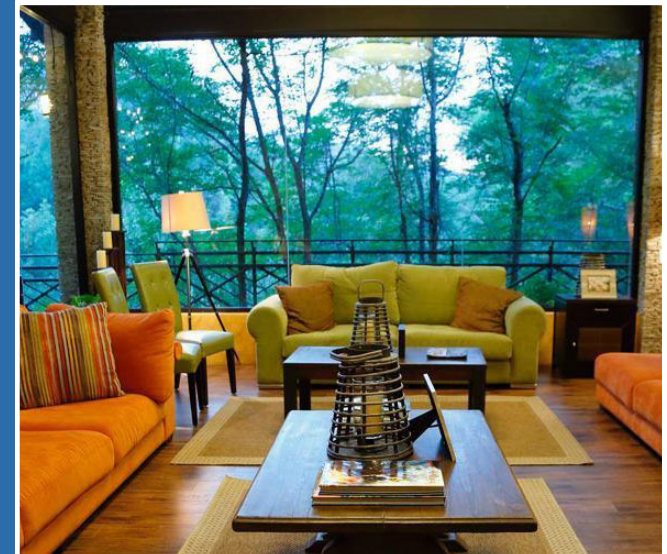


MOMENTUM COMPANIES

MEXICO

LUXURY BOUTIQUE RESORT



QUINTA SAN EUGENIO

CONSISTS OF 3 PROPERTIES

- I. CASA STA. BARBARA
- II. MESOPOTAMIA
- III. MOLIENDA



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MEXICO LUXURY BOUTIQUE RESORT

QUINTA IN SAN EUGENIO CONSISTS OF 3 PROPERTIES – CASA STA. BARBARA, MESOPOTAMIA AND MOLIENDA. PROPERTIES FULLY FURNISHED. THE SERENE AND PRIVATE QUINTA HAS 5.11 ACRES OF BEAUTIFUL LAND, GARDENS, STREAMS, FRUIT TREES, WOODS – INCREDIBLE NATURE SCENERY. LAND HAS A POND WITH RUNNING WATER, A WATERFALL, AND A STREAM WITH COUNTLESS TREES CALLED ‘SABINOS’ THAT ARE OVER 130 FEET TALL.

- BEDS – 11 Bedrooms with capacity for at least 36 people.
- BATHS – 17 Bathrooms for private bedrooms and guest bathrooms throughout the 3 properties.
- DINING – 82 people comfortably in 3 areas. Covered dining seating for 26 people in main Sta Barbara house, 16 people in Mesopotamia and 40 people in Palapa.
- SIZE - Total building size is 16,560 sq ft and total heated area is approximately 11,970 sq ft
- SALE PRICE – USD \$5,750,000
- SECURITY - Private and secure gated entrance with QR code for guests
- ELECTRICITY - Own power plant with a capacity of 75,000 watts. Lighting with underground wiring and Optical fiber.
- AMENITIES – Pool and open land for outdoor sports. Area for future paddle courts, tennis courts, another pool, or other amenities.
- OUTDOOR ACTIVITIES - Pathways for four-wheelers and hiking
- HISTORY – Property was acquired ~17 years ago and over the years new construction has been added. The last major addition was the “Great Hall” 12 years ago. Property has historical ovens and mills.

OPTION

- Income Producing Client – Option to continue with seasonal lessor - education group
- Property Management – Option to continue with local property management
- Construction Management – Option to develop rest of building under construction and additional land with local group

Inquire for further details



I. CASA STA. BARBARA

OVERVIEW

- BEDS - 6 Bedrooms with capacity for 22 people
 - * 5 bedrooms with air conditioning, each with a full bathroom.
 - * 1 housekeeping service room: 1 bedroom with 1 bathroom
 - * *Additional rooms under construction (not included in 'Building Sq Ft')* 3 bedrooms with triple bunk beds, each with their bathroom, for additional capacity of 9 people.
- BATHS - 10 bathrooms
 - * 6 Bathrooms in each bedroom (1 housekeeping bathroom)
 - * 4 Guest bathrooms. 2 full bathrooms in open 'Palapa' and 2 in common areas.
- DINING - Capacity for at least 26 people

Closed Dining/Living room with 27 feet high ceilings, 10 tons of air conditioning, including a fully-equipped kitchen. Accommodates 6 people in bar, 6 people in rectangular table and 14 people in round table.
- PALAPA - Open 'Palapa' with capacity for 40 people

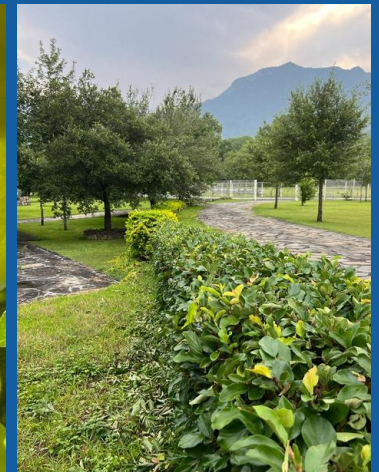
Includes 14 ceiling fans.
- TERRACES - 3 terraces adjacent to each other with views of the landscape. The main terrace measures 82 ft long by 8 ft wide.
- LAUNDRY - Laundry room, with two washers and two dryers
- GARAGE - Large garage / warehouse. Capacity for 4 cars
- POOL & WINE CELLAR



I. CASA STA. BARBARA

LAND: 1.52 ACRES

- 1st lot of the Quinta San Eugenio subdivision.
- Surveillance booth with QR code for guests
- Own power plant with a capacity of 75,000 watts
- Lighting with underground wiring
- Optical fiber
- Gardens and fruit trees
- Bordering with a stream
- Serenity and Privacy

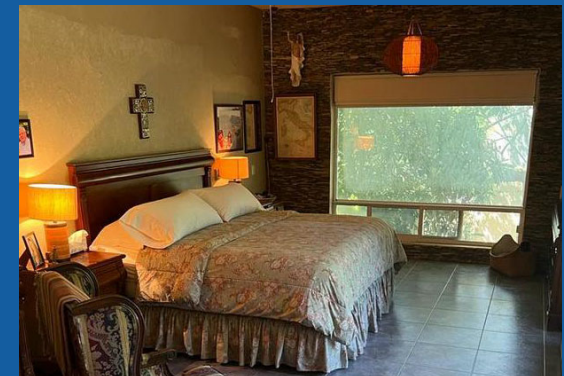
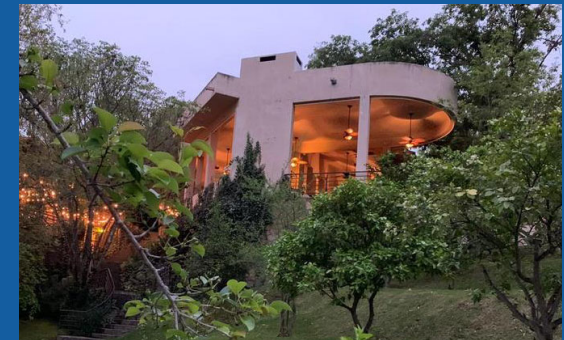


I. CASA STA. BARBARA

BUILDING: 10,272 SQ FT

- 3 bedrooms, each with own bathroom, facing pool: 2,122 sq ft
- 2 main suite bedrooms, each with own bathroom: 1,185 sq ft
- Dining/Living room, with bathrooms, and terraces: 2,814 sq ft
- Main 'Palapa' - Open covered patio (Surface and Basement): 2,282 sq ft
- Laundry, Warehouse/Garage, Housekeeping Service Room, Guest Bathrooms: 1,248 sq ft
- Pool: 510 sq ft
- Wine cellar: 111 sq ft

Additional rooms under construction (not included in 'Building Sq Ft') 3 bedrooms with triple bunk beds, each with their own bathroom.





I. CASA STA. BARBARA

PROPERTY

Terraces and various balconies with vast, private, peaceful, nature scenic views



I. CASA STA. BARBARA

PROPERTY

Terraces and various balconies with vast, private, peaceful, nature scenic views





I. CASA STA. BARBARA

AMENITIES

- Pool & Stream swimming
- Vast space for outdoor activities and sports - Volleyball, Soccer, Yoga, etc.
- Exploration - Four-wheeler dirt roads and Hiking paths

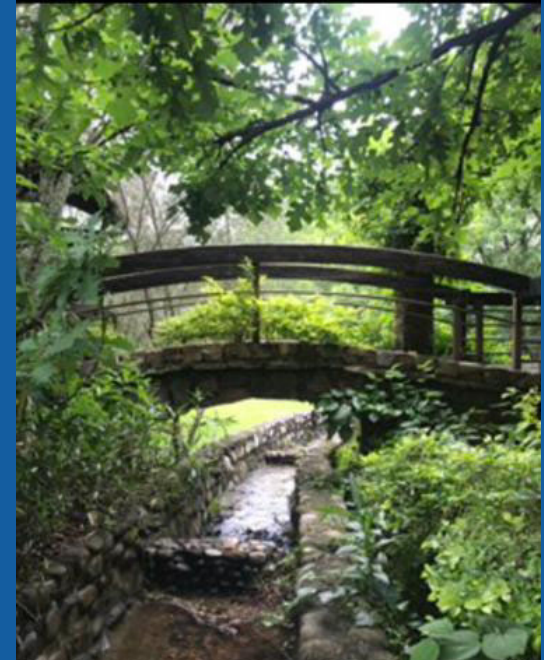


II. MESOPOTAMIA

OVERVIEW

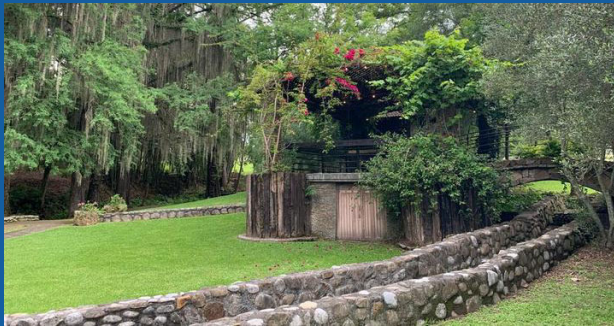
This property is named "Mesopotamia" as the dining area is surrounded by two streams, one called "Tigris" and the other "Éufrates".

- BEDS – 5 with capacity for 14 people
 - * 3 bedrooms with 3 full baths. House with air conditioning.
 - * Separate House with 2 bedrooms, 1 bathroom, dining and living room
- BATHS – 6
 - * 3 Baths in bedrooms and 2 guest bathrooms
 - * Separate House includes 1 bathroom
- DINING – Capacity for at least 16 people
 - Monolithic stone table – 'Parras' dining area for 10 people and bar for 6 people. Dining area with "roof" of vines.



II. MESOPOTAMIA

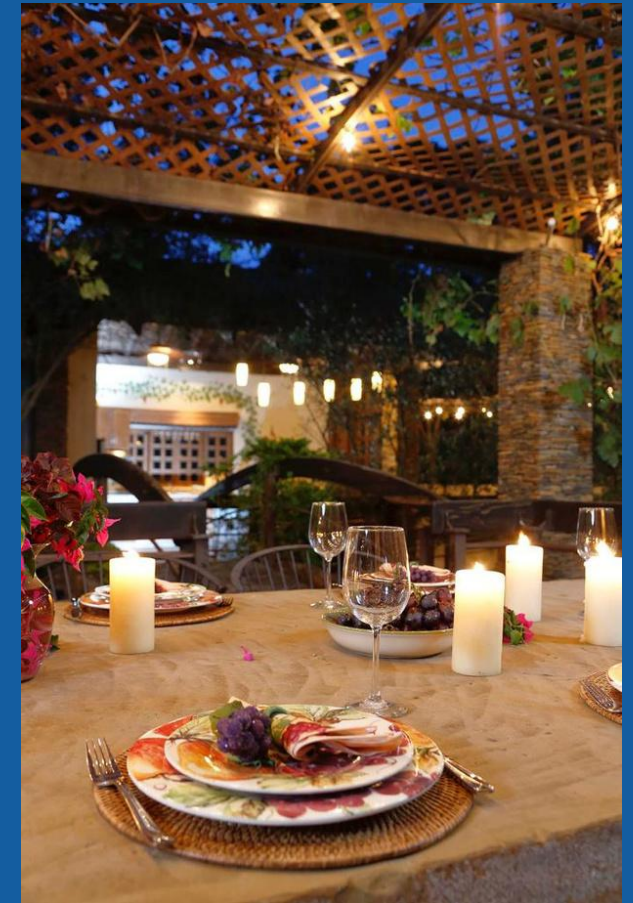
LAND: 2.35 ACRES



II. MESOPOTAMIA

BUILDING: 4,533 SQ FT

- House with air conditioning, 3 bedrooms with 3 full baths: 1,481 sq ft
- 'Palapa' – open covered patio: 810 sq ft
- 2 guest bathrooms outdoors: 233 sq ft
- Dining area 'Parras' with monolithic stone table: 484 sq ft
- Indoor/Outdoor Kitchen: 634 sq ft
- BBQ area: 135 sq ft
- Adobe house (+120 year-old house): 607 sq ft
- Block house/warehouse: 149 sq ft





II. MESOPOTAMIA

PROPERTY

- Spacious Kitchen (includes historical oven and adobe oven)
- 'Al-fresco' Bar & Dining
- Large, spacious and open Grill

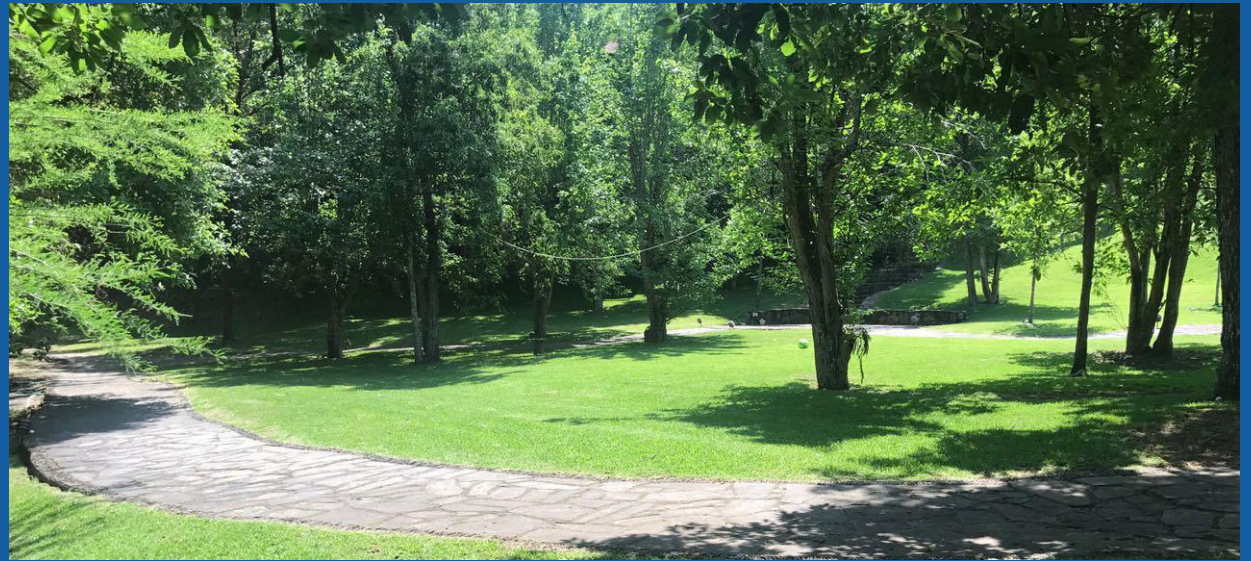


III. MOLIENDA

OVERVIEW

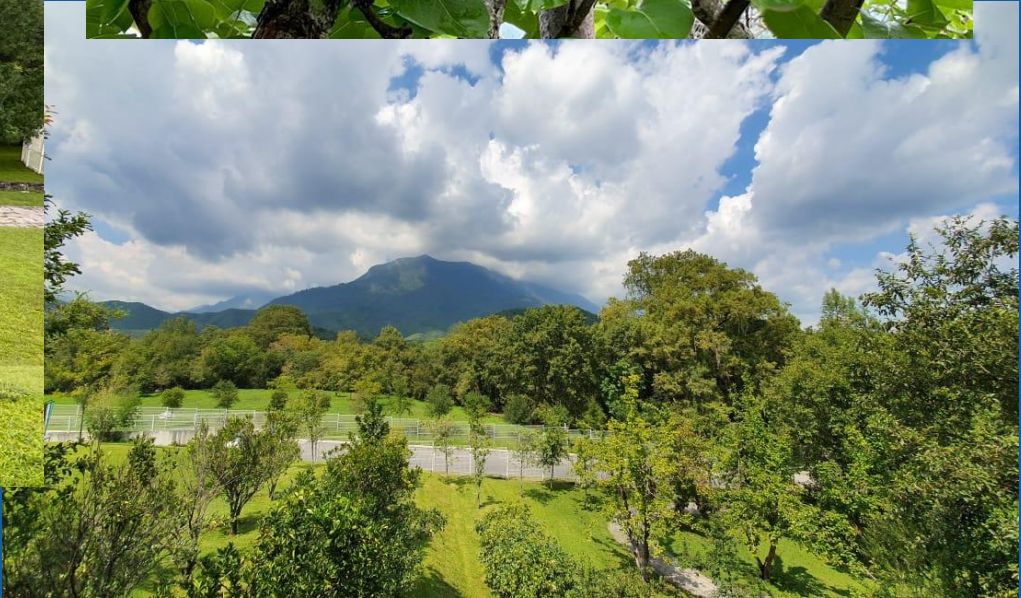
- 'Palapa' – Open covered patio, with bathroom, and a handcrafted antique oven
- Antique Mill by John Deere – production of sugar cane – [Regional Sweet/Candy Sugar Cane Production](#)

Sugar cane grinds through an animal traction mill (more than 100 years old). Then “honey water” goes to a gigantic stove into a copper dipper “Cazo”, with capacity for at least 100 liters. After the process of “boiling” the honey water, nuts are added and then poured into molds to cool. You can enjoy the solid sweet called “Piloncillo”, a classic sweet of the region.



III. MOLIENDA

LAND: 1.24 ACRES



III. MOLIENDA

BUILDING: 1,755 SQ FT

Palapa' – Open covered patio (Surface, 1 bathroom and basement)



AMENITIES



TRAILS



STREAMS

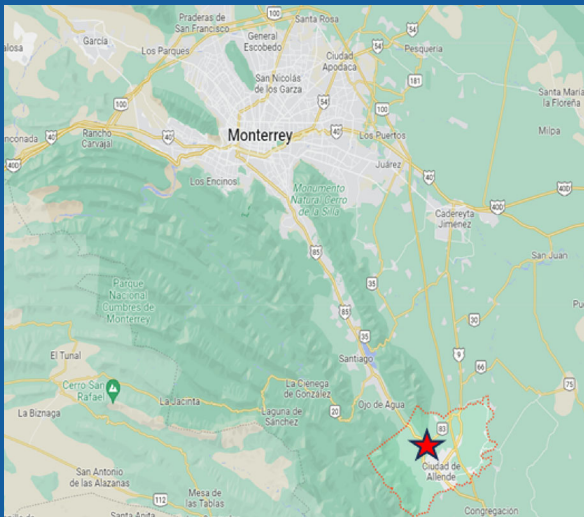


PATHWAYS



LOCATION

- San Pedro Garza Garcia & Monterrey – approximately 45 minutes away from property
- Airport 'Monterrey International Airport' - approximately 1 hour away
- Gas station, Tesla charging, Grocery stores within 10-11 mins
- 'Carretera Nacional' ('National Highway') 85 is 3.4 Miles (10 mins) away. It is an important and unique route offering regional gastronomy, It is a route that is tailor-made for the gastronomic pilgrimage of northeastern cuisine.
- Tourist attraction 'Ramos River' is 980 ft from the property



PROPERTY

Allende NL, México



REVENUE - PROPERTY RENTAL PROSPECTS

Property Management – Option to continue with local property management

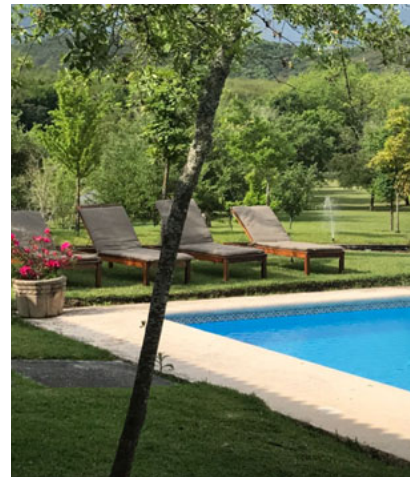
WEDDING
VENUE



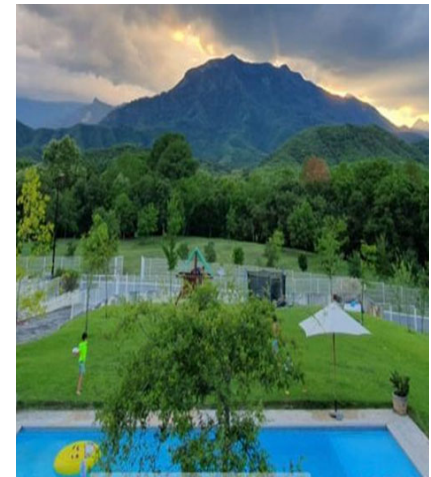
CORPORATE
EVENTS /
RETREATS



WEEKEND /
WELLNESS
RETREATS



SUMMER
CAMPS*



* Potential for education organization to continue renting property
Inquire for further property rental information

REGIONAL

REFERENCE



EXPLORATION

Waterfalls &
Hiking Trails



VILLAGES

Allende & Santiago



CITY

Monterrey &
San Pedro Garza Garcia

EXPLORATION

WATERFALLS & HIKING TRAILS

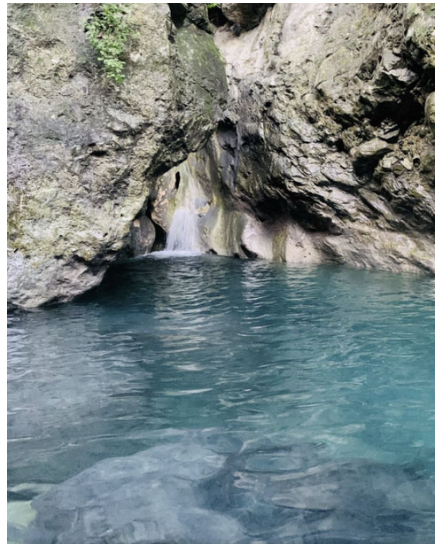
- Top rated waterfalls within the vicinity
- Water excursion, rappelling, natural water slides within minutes



SOURCE: AllTrails

'El Chipitin' Waterfalls

1 hour and a half



SOURCE: AllTrails

'El Cielito' Waterfalls

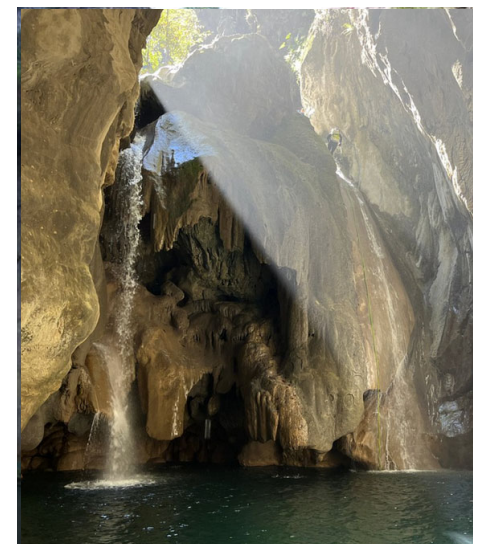
20 minutes



SOURCE: AllTrails

'La Cebolla' Waterfalls

1 hour



SOURCE: Tripadvisor

'Matacanes' Waterfalls

1 hour & 45 minutes

VILLAGES

ATTRACTIONS



SOURCE: Mexicoofotos

ALLENDE

- Location - 10 minutes away from downtown
- Geography - Valleys and hills ranging from 300 meters above sea level on the NE to 1,640 meters above sea level in the southwestern part of the municipality
- Tourism - The 'Ramos River' attracts many visitors for its landscapes
- Agriculture - Major producer of oranges - local, national and international
- Main economic activities - Agriculture, livestock, beekeeping (Allende is one of the largest producers of honey in Mexico), poultry and transportation



SOURCE: Forbes

SANTIAGO

- Location - 20 minutes away
- Tourism - Forbes Mexico 2022 selection, magical town full of adventure

MONTERREY

- 2nd largest city in Mexico
- 125 Miles from US Border
- Mexico's largest recipient of Foreign Direct Investment
- Highest GDP per capita
- 140+ Industrial Parks
- 40% of largest Mexican global companies
- Mexico's Nearshoring Hub

SAN PEDRO GARZA GARCIA

- City-municipality of the Mexican state of Nuevo León and part of the Monterrey Metropolitan area
- 2018 awarded best quality of life in Mexico
- Luxury shopping malls, large green areas, as well as prestigious colleges and hospitals
- HQ of conglomerates such as ALFA, Cemex, Gamesa, Vitro, Pyosa, Softtek and Cydsa



SOURCE: ChicMagazine



SOURCE: hotcore.info

MONTERREY - SAN PEDRO GARZA GARCIA

LEAD INDUSTRIES

Aerospace, Automotive, Home Appliances, IT & Software, Cement, Beverage, Food, Banking

CONGLOMERATES

- Cemex - Mexican multinational building materials organization
- Arca Continental - 2nd largest Coca-Cola bottler in Latin America
- ALFA - Manages leading businesses with global operations:
 - Sigma, a leading multinational food company, focused on quality foods through recognized brands in Mexico, Europe, United States and Latin America
 - Alpek, one of the world's largest producers of polyester and EPS, and leader in the Mexico for polypropylene
- FEMSA - Mexican multinational beverage and retail organization
- Banorte - Fourth largest commercial bank of Mexico

DEMOGRAPHICS

- More than 5.2 million people live within a 25-mile radius of the Monterrey metropolitan area, with a projected growth rate of 6.5% over the next five years
- The important 20-to-34 age group accounts for more than 25% of the total population

GLOBAL CORPORATE SUBSIDIARIES

- Tesla
- Honeywell
- United Technologies
- Siemens
- Kohler
- Philips
- Amazon
- Thermo Fischer
- Lenovo
- Whirlpool
- LG
- Heineken
- GE
- Caterpillar
- John Deere
- KIA
- Panasonic
- Hyundai



SOURCE: Wikipedia

LATIN AMERICA EXPERTISE



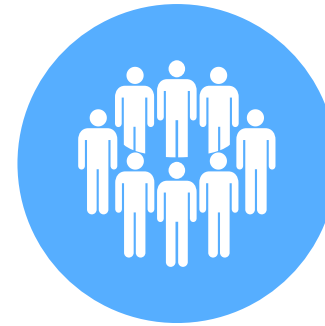
GUIDANCE

Acquisition Process



BILINGUAL

Spanish Assistance



NETWORK

Local Lawyers, Public
Notaries and Real
Estate Services

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