



We Network the Globe!

**Classification; Package includes Two UNIQUE, Five Star Retreats **or**  
Will sell Beachfront Retreat, or 10% Investment Increments thereof.  
Beachfront Retreat Reported Gross Revenue \$961,718 in 2009**

**Retreats and Vacations on the Exotic Mexican Riviera  
Beachfront, and Mountain Lake Community locations**



**Location:** Mexico, Mexican Riviera

- Pacific Ocean Beach, 30 kilometers north of Ixtapa / Zihuatanejo and an easy 45-minute drive to the International airport.
- Lake View Retreat (under construction) at 7,000 feet in Sierra Madre Mountains

**Characteristics:**

- Unique
- Beachfront and Mountain Lodging Retreats
- Organic, Five Star Restaurant
- Yoga, Meditation and Qigong Business
- Spa Services
- Retail Boutiques
- Top Ten Rated Website
- Beachfront and Mountain Lodging

**Investment advantages:**

- Strong, qualified, complete staff in place
- Established
- Beach Retreat new in 2005 and past “startup”
- 10 units will sleep 24 persons

**Website:** [www.wynndcorp.com](http://www.wynndcorp.com) **Email:** [info@WynnDcorp.com](mailto:info@WynnDcorp.com)  
**Ph: 828-926-5060 Fax: 770-783-8358**  
**POB 461, Maggie Valley, NC 28751**

Professional Affiliations: National Association Realtors – North Carolina Association Realtors  
Haywood County Board of Realtors – Haywood County MLS – Resort & Recreational Specialist  
Worldwide Recreation & Resort Sales Council – Real Estate Cyberspace Society – REBAC



- Beach Retreat first year operation 2006 with fewer bungalows in place
- Lake Retreat ongoing Construction. 3 Casitas completed to date and opening soon.
- Two retreats in diverse but nearby locations and settings

**Price: Option One;** Offered in 10% increment interests @ \$500,000 per interest

**Option Two:** 100% for \$4,500,000

**Option Three:** 100% interest in Beachfront Resort for \$3,250,000

**Option four:** Offered in 10% increment interests

### *Featured quote from the 2009 edition of 'The Lonely Planet' travel guide:*

*A stunning "conscious living" spa resort; is a haven for the body and mind, specializing in yoga, meditation and massage. The 10 private, thatched-roof bungalows are minimal but luxurious, all surrounding a beautiful pool and gardens. The organic restaurant is the best (and priciest) in town, with dishes for vegetarians and carnivores alike.*

**Terms:** Cash to Seller



Lake View - Mountain Lake Retreat Casitas

### **Land area:**

**Mountain Lake Retreat:** 10 acres

**Beach** - Ocean front acres: 0.5 acre for the retreat, and 1/5 acre for the leased beach land which is considered the Federal Zone.

Inland tract acres: 0.22 acres

### **Expansion possibilities:**

**Mountain Lake Retreat:** Majestically poised 7000 feet high in the Sierra Madre Mountains, nestled amongst mature oaks and mighty pines, our new Yoga and Wellness Resort boasts breathtaking views of famous Lake Zirahuen and its surrounding community in the colonial Mexican state of Michoacan.

- 7 two story, 2 bedroom casitas scheduled for the second phase of the project.
- Six (6) other common buildings to be added as well.
- Another 7 casitas of equal size added if so desired.

**Inland Tract:** 0.22 acre inland across street from Beach retreat. Could be used in any way imaginable, as it is cleared and ready to go. Currently there is a large, secure storage unit on the property that we use for

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dry goods, housekeeping supplies, liquor, and a wide variety of misc. items. The land is used as a nursery too.

**Personal Property:**

- Furniture
- Accessories, Decorations
- Art
- Equipment
- Inventories in the boutique, restaurant, laundry, nursery

**Contact: David Wynn, Broker, RRS, RECS, CPS, ABR**

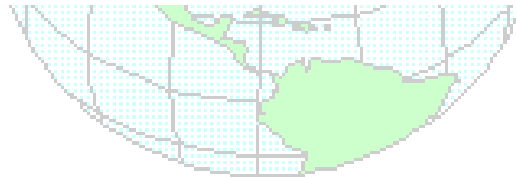
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**WynnDcorp Realty**



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