



Great Baja Property

Where you can wake up to fabulous panoramic ocean views, or dip your toes in the surf across the street!

Terrazas del Pacifico,
Rosarito Beach
Baja California, Mexico



"Ocean Panoramas"

Twin homes constructed as townhomes of cement block construction in one beautiful custom building within a country setting with fantastic ocean views.

Guide to Foreign Ownership of Real Estate in México

Thinking of joining the estimated one million Americans who have chosen Baja California as their choice for living? With the miles of pristine coastline, low cost-of-living, convenient access to amenities and the U.S. within commuting distance, Baja California is the choice of a wide array of foreigners coming for business, pleasure and retirement housing.

There are several ways to hold property in Baja California. Those interested in purchasing the Ocean Panoramas property in Terrazas del Pacífico are offered the option of owner financing or outright purchase and transfer of title through a Mexican Bank Trust (Fidecomiso) or Mexican Corporation.

Owner Financing is offered under the following terms:

1. 50% of the purchased price in cash at close of the sale
2. Remaining 50% balance payable over three years at 7% APR.

Outright sales are transacted through a Mexican Bank Trust (Fidecomiso) or a Mexican Corporation.

Owning land in Mexico

While foreigners can own property fee simple in the interior of Mexico, the Mexican Constitution has established a restricted area along the nation's coasts and borders, commonly referred-to as the "prohibited zone". Virtually all of Baja California is included in the restricted area, which extends 100 kms (approximately 60 miles) along the Pacific Ocean.

Here we will explore the ins and outs of two ownership mechanisms: (1) the Mexican Bank Trust and (2) a Mexican Corporation.

The Ocean Panoramas property is offered for sale – million dollar views for only US\$379,500!
Full details are available online at <http://www.greatbajaproperty.com>
Contact: Jayne or Alicia, (949) 331-2248 or email rosaritovacationhomes@gmail.com

1. Mexican Bank Trust - created in 1971 to promote tourist and retirement investments along popular coastlines by Mexican President Echeverria. The Mexican Constitution does not allow foreign ownership in the Prohibited Zone because of the old fear of invasion by sea or by horse. Of course, invasions are not conducted that way today, so the Bank Trust was created as a vehicle to allow this ownership method without changes to the Constitution. This law has been in effect now for many years in order to continue attracting the tourism dollars, one of the largest industries in Mexico. It provides the confidence needed by foreign investors for security of their investment.

A renewable Bank Trust program is the most secure method to hold real estate in Baja California. A Mexican Bank Trust must be established by the Trust Department of an authorized Mexican Bank. How does it work?

- The same rights as those provided in a U.S. fee simple real estate are enjoyed via the Mexican Bank Trust. The property held in a Bank Trust can be improved, built, sold, left to beneficiaries in an estate will, etc.
 - There is a 50+50 timeframe assigned to the Mexican Bank Trust. That is, the trust is established for a period of 50 years and can be renewed for an additional 50 years. Bank trusts are perpetually renewable.
 - When the owner of a Mexican Bank Trust decides to sell - in all probability to another foreign person - the purchaser is sold the Trust Rights. The bank holding the Trust will be advised of the sale and the name on the Trust will be changed, including those of the Trust's beneficiaries. This takes place after a closing has occurred. If Trust Rights are sold to a Mexican National, he or she has the option to take title in his or her name in the Trust or remove the property from the Trust and take title in "Escritura" (Mexican National form of Ownership). Sometimes the Mexican National will opt to pay the annual Trust fee and stay within the Master Trust, especially if plans are to put the property on the market again and a likely buyer would be another foreigner. Once a property is removed from the Master Trust, it is more expensive for the property to be placed in a New Trust for the buyer.
2. Mexican Corporation - has become a popular option during the past several years. In the case where a Mexican Corporation is formed, the property is 100% owned by the corporation, which in turn is 100% owned by the foreign buyer. The purchase is made in a fee simple deed, without the need of a Bank Trust.

Other options offered to foreigners wanting to purchase property in Mexico include the Mexican Land Lease. We do not offer this option for buyers of our Ocean Panoramas property, as they are arrangements designed to circumvent Mexican Law, thereby giving the buyer no legal status to use the Mexican Court System. For informational purposes, Mexican Land Leases are only secure for 9 years and 11 months to stay within Mexican land lease laws. If you enter into a protracted land lease with a Mexican landowner, for example a 10 year lease, renewable for an additional 10 years, etc., and at the end of the first 10 years the landowner decides to renig or nullify the lease or fails to recognize the additional lease periods, the buyer has no recourse. If you are considering other properties to purchase, be aware of the rules and regulations of a land lease. Be sure the total investment you are willing to pay for the structure on lease

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land is an amount you can average over a 10-year period and be willing to "walk away" from at the end of your first lease period. While this might not be the case, please know that it could be applicable to cases, especially since property values are rising in Baja California at a rapid rate.

More on owning land in Mexico

No one, including Mexican Nationals - can own property in the Federal Zone, which applies to only beachfront property within 20 meters (about 66 feet) from the mean high tide line. This property is owned by the Mexican Federal Government under the Federal Maritime Land Zone Law. It is possible for foreigners and Mexicans to obtain use of the beach land for a reasonable fee under a concession granted from the Federal Government. This concession grants temporary use and, at the option of the Government, these concessions may be renewed for specific periods of time.

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