
CANTEX Enterprises S.A. de C.V.
Condominios Paseo del Sol
Mza 12, L4, Fase II, Playacar
Playa del Carmen, Quintana Roo
Mexico 77710

Playa del Carmen
October 6, 2011

SUBJECT: SALES PROPOSAL FOR CONDOMINIUMS PASEO DEL SOL SURF 302

Dear Mr., Mrs.,

Thank you for your interest in CANTEX Enterprises S.A. de C.V. The Cantex Group is a Canadian real estate development company with projects in Canada, Eastern Europe and the Mexican Caribbean. The Mexican projects are mostly concentrated in a popular tourist destination known as the "Riviera Maya" located in the South East Yucatan Peninsula.

Condominiums Paseo del Sol is a luxury condo-hotel that stands out due to its prime location on the exclusive gated Playacar Golf Course, at just a short walk from the beach and down town entertainment. The property offers a wide assortment of guest amenities and high-end finishes, and is operated by a professional hospitality management company with a powerful condo-hotel operating system. The optional vacation rental program offers the condo owners the opportunity to generate positive cash flow, which allows a high return of investment. These turn-key properties are without any doubt an excellent option for individuals looking for a secure and a hassle free investment in real estate.

For this proposal we have selected unit Surf 302 Condominiums Paseo del Sol for your consideration. This three bedrooms and three bathrooms condominium has a total area of 1855 FT² interior and 252 FT² terrace space, plus an incredible 1798 FT² private roof top with Jacuzzi and amazing views of the garden and pool area and the adjacent golf course. The unit is completely furnished and equipped with appliances, linens, curtains and kitchen ware.

Please, review the information attached to obtain more details about the project, its amenities, the distribution of the units and our estimate for the vacation rental income.

Best regards,

Alexander Bykovets
Vice President
CANTEX Enterprises S.A. de C.V.

INTRODUCTION

Paseo del Sol was the first project developed by CANTEX Enterprises in Playa del Carmen, created with dedication and taking care of every detail. The property is perfectly located in Playacar, the most exclusive residential area of Playa del Carmen, surrounded by a golf course and with a beach club, just a few steps from the property. Paseo del Sol is the ideal place to spend the holidays or to establish your permanent home.

EXTERIOR AND AMENITIES

Exterior Finished with Stucco, and Metal Railings
Concrete Structure with Styrofoam Sound Barrier between the floors
Clay-Tile Roof
Elevators in all Buildings
Cobblestone concrete Sidewalks
Tropical Garden with Romantic Lighting
Professional Landscaping and Irrigation System
Energy Efficient Maintenance-Free Aluminum Windows with Screens
Solid Wood Entrance Doors
Swimming Pool with Kids' Area
Barbeque, Game Areas, and Common Roof top Solarium
Club House with Reception Area, Office, Business Facilities, and Exercise Room
Owner and Visitor Parking
Tennis Court



RESIDENCES PASEO DEL SOL

NUMBER OF UNITS: 65

BUILDINGS: 4

ADDRESS: PASEO XAMAN HA
MZA.12, LTE.4, FASE II,
PLAYACAR, PLAYA DEL CARMEN
Q.ROO, MEXICO, C.P. 77710

SECURITY FEATURES

Dead Bolts on all Suite Entry Doors
Twenty-Four Hour On-Site Security Guard Service
Individual Secure Storage



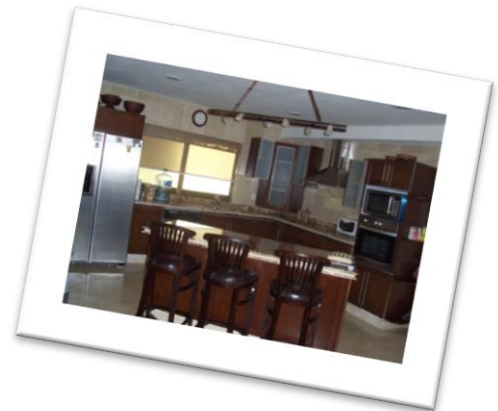
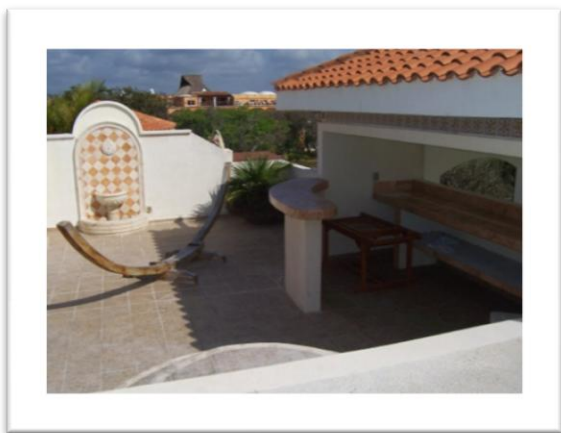


RESIDENCES: PASEO DEL SOL
UNIT: SURF 302
TYPE: CS
BEDROOMS: 3
BATHROOM: 3
INTERIOR: 1855 FT2 / 172 M2
TERRACE: 252 FT2 / 23 M2
PRIVATE ROOF TOP: 1798 FT2/167 M2
PRICE: \$650,000.00 USD
INCLUDED: FURNITURE AND APPLIANCES

CONDOMINIUMS PASEO DEL SOL

SURF 302

This spacious fully equipped condo is located in the heart of the elite golf course community “playacar” in Playa del Carmen. It has privileged access to the golf course and beach club, and just a short walk from the colorful down town shopping and entertainment avenue. It has magnificent views to the 95 meter long pool and lush garden and a gorgeous rooftop. With its prime location and with a professional condo- - hotel operator in place this property shows positive rental revenue potential and guaranteed good care of your investment. This is the ideal property for those who are looking for pleasure and profit.



FLOOR PLAN – SURF 302

