

FRACTIONAL (SHARED OWNERSHIP)

A fractional vacation home is an alternative to owning a year-round second home. This growing trend allows purchasers to tailor their ownership to accommodate their family's anticipated usage without the investment and ongoing expense and maintenance hassles of whole ownership.

Fractional ownership of specified villas at Boca de Iguanas are offered in "shares" or "interests." Each owner has an undivided, deeded 1/8 interest and the right in perpetuity to a private villa residence. Each of the villas will be divided into a maximum of 8 shares where buyers enjoy all the benefits of ownership without paying an exorbitant price for something they use only occasionally. As with traditional real estate ownership, you can rent it, let friends, family or business associates use it, and/or resell it on the open market.



HOA FEES MONTHLY BREAKDOWN Fees in USD

MAINTENANCE FEES PROPOSAL

Anually	\$ 2,000.00
Each schedule week (3)	\$ 500.00
Fideicomiso (anually)	\$ 500.00
Each extra week	\$ 500.00

INCLUDES:

- Accommodations
- Welcome cocktail
- Fruit platter
- American breakfast for 2 person at Dos Higueras restaurant every day
- Security
- Landscaping
- Concierge/reception
- Insurance
- Beach Club
- Pools
- Trash Colletion
- Water
- Internet
- Utilities
- Propery Taxes
- Fideicomiso/Bank (Trust) Fees
- Exterior Painting
- Insurance (Home Interior)
- Electricity
- Gas
- Federal Zone
- Maid service



Each owner will have three scheduled high season weeks and 21 days of getaway or last-minute escape days for extended holidays. Additional space available reservations can be made after all owners have made reservations for their allotted weeks. It allows owners to benefit from other owners not using all of their allotted time.

Owners will make reservations using a rotating priority system (owners select their choice of weeks based on rotating priority) With a rotating priority system, owners use a priority or lottery system for making reservations. For example, a 1/8 share owner might have first choice for reservations during one reservation period, but drop to second choice the following reservation period and so on.

Storage units for fractional owners allow lock away possessions and personal belongings, so that you have everything you need when you arrive for vacation!

