

The Greenwich Group International LLC has been exclusively mandated to secure a development/equity partner and/or sell individual developable pads within Diamante Cabo San Lucas ("Diamante"), a master planned luxury resort development located in Los Cabos, Mexico. This is the opportunity to participate in investment/development of a project that is in the hottest resort market, in the right location within that market, and a part of a master plan development which is well underway.

Site Location

Diamante is located approximately 4 miles west of downtown Cabo San Lucas, on the southern tip of the Baja Peninsula. Diamante is the closest large parcel to Cabo San Lucas under active development with a golf course ready to open and home sites graded for construction. The Diamante location presents an optimal location for a private and exclusive resort and golf club development, yet it is in close proximity to downtown Cabo San Lucas, the center of all action and nightlife.

Project Overview

Nestled on approximately 1,500 acres of pristine land with 1.46 miles of stunning Pacific coastline, Diamante is a fully integrated master planned resort community, which will incorporate two private signature golf courses (one due to open fall 2008), residential villas, condominiums and home sites, at least one luxury hotel, world-class spa, state of the art fitness complex, equestrian center and other recreational facilities.

The Opportunity

The developer is currently seeking an equity/development partner and/or a buyer for the individual developable pads to expedite the development process.

The development is currently offering 4 developable parcels for sale:

- Southeastern Beachfront (193 acres)
- Southwestern Beachfront (64 acres)
- Northern Developable Parcel (209 acres)
- Village Parcel (52 acres)

Development of the salable land would be in conjunction with the master plan devised by the developer which permits some flexibility as to the use and density of the product. The developer is flexible as to the product it will allow the land purchaser(s) to consider for this land.

Development Rights

The Beachfront parcels are zoned for hotel and residential use and are 6 to 8 months away from obtaining land use permits and City Council approvals. Diamante is currently pursuing the entitlements at the City Council level. This land is one of the very few large undeveloped oceanfront parcels that remain in the Cabo San Lucas vicinity.

The Northern and Village parcels are designated and zoned for hotel and residential use, and the Village parcel is fully permitted to include 100 casitas, commercial, retail, restaurant, and office space, as well as a health club. The Northern parcel is not permitted, but involves an uncomplicated permitting process, which should take 4 to 6 months once the final programming is determined by the buyer of the site. Local zoning regulations allow for ample density to accommodate future development on the Northern and Village parcels.

Project Status/Site Improvements

Diamante's multi-phase master plan was formed around two signature golf courses. The first nine holes of the Davis Love III designed Dune Golf Course are already seeded, and the course is scheduled to open in September of 2008. The second, Oasis Golf Course, is in the process of being designed by Phil Mickelson and will be a part of the second phase of development. Its construction will begin in March 2009. As of April 2008, approximately \$27 million has been spent on the project including road and electrical infrastructure, construction of desalination plant and irrigation lakes, grading of residential product pads, construction of the golf course and sales palapa/hut.

The Developer

Diamante is being developed by Legacy Properties, an experienced development firm based in Las Vegas, Nevada. Legacy Properties specializes in ultra high-end private golf resort communities and is seeking to sell several large parcels to expedite the development of resort hotels and concentrate its efforts on Diamante's core golf and residential product.