

EL CHANTE

A Simple Summary for the Family



The property — Ribera de Chapala, Jalisco, México.

This document explains, in plain language, what we are proposing to do with the property in Jalisco, how much it would cost, and how much it could earn each year. It is meant for the family — there are no technical terms, and every number is approximate.

A separate, detailed technical study is also available for the financial advisors. This summary is the short version.

What are we proposing?

The property at El Chante is a beautiful piece of land on the shore of Lake Chapala. It already has a main house, a pool, and gardens.

Instead of leaving the property unused, the idea is to turn it into a small, peaceful place where guests can stay for a few nights — similar to a small boutique hotel, but very private, very calm, and surrounded by nature.

The plan has two parts:

- The existing main house would be rented to small groups for short stays.
- In the garden area, we would place four glamping units (comfortable tents with real beds, private bathrooms, and electricity).



How the glamping units would look.

The three questions that matter

1. How much money would we need to invest?

About sixty-three thousand US dollars. This covers the four glamping units, some improvements to the main house, and the cost of getting the property listed on travel websites.

INITIAL INVESTMENT

~ **\$63,000 USD**

2. How much could the property earn each year?

Once the project is up and running, the property could generate about one hundred ninety thousand dollars per year. After paying all the operating costs (cleaning, staff, taxes, utilities, insurance, online booking fees), the yearly profit would be approximately ninety thousand dollars.

EXPECTED YEARLY PROFIT

~ **\$90,000 USD**

3. How long until the investment is recovered?

In a good scenario, between two and three years. In a more cautious scenario, between three and five years. These are estimates, not guarantees — the result depends on how quickly the property fills up with guests.

EXPECTED RECOVERY TIME

2 to 5 years

The bigger idea: selling the property afterwards

Right now, the property is beautiful — but it has been sitting unsold for years. It is hard to sell at a good price because it does not produce any income. Buyers see a house, not a business.

After two or three years of operating it as a small boutique hospitality, the property changes value completely. It is no longer "a quiet house by the lake" — it is "a small business that earns about \$90,000 dollars every year, on the shore of Lake Chapala."

That kind of property — a small income-producing boutique — sells for much more than an empty house.

Today (sitting unsold)

~ \$1,000,000 USD

Residential price — no income, no business story.

↓ after 2–3 years operating

After stabilization

~ \$1,300,000 to \$1,700,000 USD

Sold as a small operating boutique hospitality property.

Three possible outcomes when selling

These are illustrative — every scenario depends on how well the project performs.

Conservative · 2-year hold

~ \$1.15M

+\$150K (+15%)

A soft ramp-up. The property fills slower than expected, but still shows hospitality income at sale.

Base case · 3-year hold

~ \$1.35M

+\$350K (+35%)

The expected scenario. Stabilized operations, steady occupancy, good online reviews.

Optimistic · 5-year hold

~ \$1.70M

+\$700K (+70%)

Stronger performance, premium pricing, established brand. Possible if reviews and demand exceed expectations.

And do not forget: while we hold the property, it is also earning ~\$90,000 per year. So in the base case (3-year hold), the total result is:

$$\begin{aligned} &+ \$350,000 \text{ (sale uplift)} \\ &+ \$270,000 \text{ (3 years of profit)} \\ &= \sim \$620,000 \text{ total return} \end{aligned}$$

on an initial investment of \$63,000.

Why this is a sensible idea

Three reasons:

- **The property is already there.**

We do not need to buy land or build a hotel from scratch. The house, the pool, and the gardens already exist. That makes the project much less expensive than a typical hotel.

- **The region attracts visitors.**

Lake Chapala is one of the most popular weekend destinations in western Mexico. Guadalajara is only an hour away. There is steady demand from people looking for a quiet, beautiful place to rest.

- **We grow step by step.**

The plan is small and careful. We start with the house and four glamping units. If it works, we can add more later. If demand is slow, we are not exposed to a large debt or a half-built hotel.



The Lake Chapala region.

What happens to the property and the family

The property remains in the family until the day we choose to sell. This is not an immediate sale and not a long-term lease. The property would simply be operated as a small hospitality venue while it builds its value.

The main house can still be used by the family when it is not rented — for personal visits, for hosting relatives, or for holidays.

The day-to-day work (welcoming guests, cleaning, replying to bookings, paying suppliers) would be handled by a hospitality manager. The family does not need to be involved in daily operations.

Every month, the family would receive a clear report: how many guests stayed, how much money came in, how much was spent, and how much profit was left.

What we are asking the family to consider

Before any money is spent, the family decides. This summary is a first conversation, not a final decision. The next steps would be:

- Read this summary together at your own pace.
- Ask any questions you may have — nothing is too small.
- If the family is comfortable, a more detailed plan is prepared, with the actual contracts and timelines.
- Only when everyone agrees, the project begins.

A separate, fully detailed technical study is available for the financial advisors, with complete numbers, market data, and all the analysis behind every figure shown here.