Negocios Inmobiliarios
BUSTAMANTE BUSINESS CENTER

OBJETIVO DE ESTA PRESENTACION

OFERTA y DEMANDA DE CASAS – CONDOMINIOS – LOTES EN EL COCOTREN

Corredor Turístico Tijuana –Rosarito- Ensenada

Alza de precios en California

Negocios Inmobiliarios
BUSTAMANTE BUSINESS CENTER

Cuál es la situación actual?

Han pasado 9 años y parece que el ciclo de enfriamiento está terminando, la recuperación económica en USA aunque modesta es suficiente para que los vecinos del Norte empiecen a voltear nuevamente hacia el Sur para buscar oportunidades de inversión en casas y condominios

Los precios de las casas y condominios en California iniciaron un acenso espectacular a partir de enero del 2013 debido a la reducción de la oferta y la percepción de mejora en la economía, también en Arizona y Nevada los precios subieron pero en menor proporción

En las siguientes tablas comparativas observamos los cambios que se dan desde el 2008 al 2013 y se proyectan los precios y el inventario hacia el 2014 Lo más significativo es el aumento del 24% en el precio promedio de casa el regreso del EQUITY LOAN que fue el instrumento financiero que detono en gran parte las grandes ventas en la costa de Baja California

En USA las ventas y los créditos hipotecarios van de la mano no se puede concebir una industria fuerte sin financiamiento, los Bancos Mexicanos deben abrir su puertas a los extranjeros , los programas de crédito hipotecario en dólares deben ser parte de una política pública financiera apoyada por la Banca Institucional como Nafinsa, Bancomext ,

Indicator	2008	2009	2010	2011	2012	2013f	2014f
SFH Resales (000s)	381.4	474.9	416.5	422.6	439.4	430.3	444.0
% Change	30.4%	24.5%	-12.3%	1.4%	4.0%	-2.1%	3.2%
Median Price ($000s)	$348.5	$275.0	$305.0	$286.0	$319.3	$408.6	$432.8
% Change	-37.8%	-21.1%	10.9%	-6.2%	11.6%	28.0%	6.0%
30-Yr FRM	6.0%	5.0%	4.7%	4.5%	3.7%	4.1%	5.3%
1-Yr ARM	5.2%	4.7%	3.8%	3.0%	2.7%	2.7%	3.1%

Market @ A Glance

California	Reporting Period	Current Period	Last Period	Year Ago	Change from Last Period	Change from Year Ago
Existing Home Sales (SAAR) *	November-13	387,520	401,000	440,250	-3.4%	-12.0%
Median Home Price *	November-13	$422,210	$427,290	$345,560	-1.2%	22.2%
Unsold Inventory Index (months) *	November-13	3.6	3.4	3.0	5.9%	20.0%
Median Time on Market (days) *	November-13	36.7	33.1	37.5	10.9%	-2.1%
Traditional Housing Affordability Index (HAI) *	2013 Q3	32%	36%	49%	-4.0%	-17.0%
30-year fixed-rate mortgage (FRM) **	November-13	4.26%	4.19%	3.35%	0.07%	0.91%

SOURCES * CALIFORNIA ASSOCIATION OF REALTORS®, ** Federal Home Loan Mortgage Corp.

Expatistan

Compare cost of living between cities: Ensenada versus Los Angeles, California Compare!

G+1 +3441

Cost of Living ▾ Salary Calculator ▾ International Schools

Cost of Living > Mexico > United States > Ensenada > Los Angeles, California > Comparison

Cost of living in Ensenada, Mexico compared to Los Angeles, California, United States

¿Bajaron los precios en Ciudad de...
Hoteles desde MX$184 Los precios más bajos de +200 sitios
TripAdvisor

Food	- 56%
Housing	- 77%
Clothes	- 40%
Transportation	- 57%
Personal Care	- 60%
Entertainment	- 61%
TOTAL	- 64%

Cost of living in **Ensenada (Mexico)** is **64% cheaper** than in **Los Angeles, California (United States)**

Americanos se olvidan de Trump y encuentran la paz en Playas de ...
1.www.sandiegored.com/.../Americanos-se-olvidan-de-Trump-y-encuentran-la-paz-en-...
12 jun. 2017 - En la ciudad de **Rosarito**, Baja California, el presidente Donald Trump tiene ... Pero la realidad es que también hay unos **cuantos** fans de Trump, un ex ... que **viven** en el **extranjero**, 1 millón se han establecido en México.

Everyone knows that it is less expensive ~~to~~ to live in mexico than in the US. The real reason we like living here is because of the quality of life. The people, the culture, the slow pace, the beauty of the ocean. Life here is like life was in the US. in the 40's & 50's. Less stress, less traffic, nicer people.
If your car breaks down on
there will be many people to
you. Will that happen in the U

The Mexican business
super friendly and e
there's a language ba
usually make oursel
Low stress and sa
us happy and rela

I Live in Baja because!
Yo vivo en Baja Porque:
I enjoy living in Baja most people are hard working.
I move here because of health reasons. Since I donot work, I live on a fixed income. My life Style is comfortable, I do movies, have performed for the Rosarito Theatre Guild and Cruz Roja. I love La Mision Playas. One thing this area "must" address is the drug Problem amongest the young

X $60 per year

live alone

BINGO

SUNSET BINGO
FOR CRUZ ROJA, PRIMO TAPIA

Friday, Mat 27, 6:00 – 8:00

Cantamar Palapa Clubhouse

Potluck food and drinks (optional)

Grazing and Socializing 6:00 p.m. BINGO 6:30 p.m.

$2.50 per card

Why try Bingo at Sunset

Meet new friends having fun raising funds
Help support the ambulance in
Primo Tapia
All ages are welcome
Win GREAT prizes
Satisfy that gambling spirit
Plus, donate canned goods for Hearts of Baja for groups homes & orphanages in our area

Bingo Night

PLAYBILL

JUNE 9, 10, 11

Rosarito Theatre

ROSARITO THEATRE GUILD

THE ROSARITO THEATRE GUILD
INVITES *YOU* TO JOIN THE FUN

If you have some spare time in your life and are looking for a fun and rewarding way to fill it, The Rosarito Theatre offers a multitude of interesting, entertaining, and educational ways to get involved in your community theatre.
Whether you are selling tickets, organizing props, sewing costumes, or performing to adoring crowds, volunteering at The R.T.G. will be time well spent - while meeting and making new friends with smart and talented and fun-loving people.

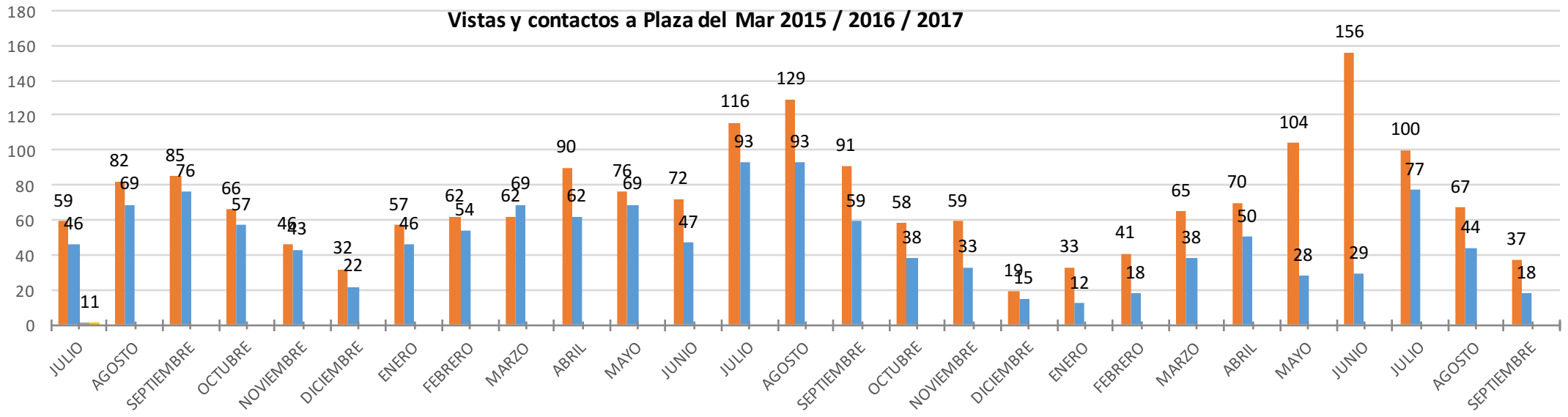
Here are a few of the "jobs" available to you:
Actor/ Actress
Set Designer
Stage Manager
Carpenter/ Set Builder/ Set Painter
Costume Designer / Seamstress
Prop Master
Lighting Designer and/or Operator
Usher / Box Office Person / Greeter
or serve on a Board Committee

If any of these exciting volunteer opportunities interests you, please contact Sylvia Dombrosky, RTG President, at sylvia.dombrosky@gmail.com or Bonnie Barnes, Volunteer Coordinator, at barnesbarbara2@gmail.com.

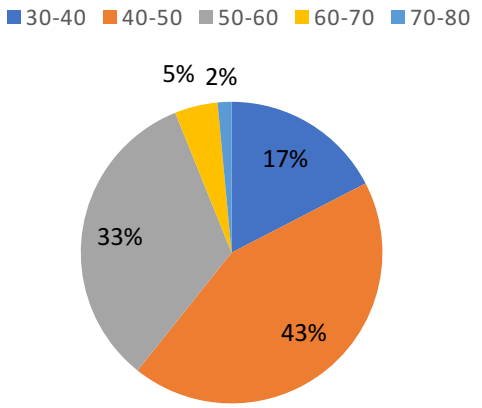
0	NOMBRE DEL CONJUNTO	CIUDAD	UNIDADES	PRECIO UNIT	TOTAL VENTAS	EMPLEOS	ISABI	ISR	LIC / PERMI
1	Terra Sur Baja	Tijuana	287	$ 289,000.00	$ 82,943,000.00	1435	$ 1,658,860.00	$ 2,488,290.00	$ 2,890,000.00
2	Vita e Mare	Tijuana	372	$ 193,500.00	$ 71,982,000.00	1860	$ 1,439,640.00	$ 2,159,460.00	$ 1,935,000.00
3	Azul Mediterraneo	Tijuana	8	$ 499,000.00	$ 3,992,000.00	40	$ 79,840.00	$ 119,760.00	$ 4,990,000.00
4	Hacienda Alcatraces	Tijuana	69	$ 35,000.00	$ 2,415,000.00	345	$ 48,300.00	$ 72,450.00	$ 350,000.00
5	Pacifica at Real del Mar	Tijuana	92	$ 195,000.00	$ 17,940,000.00	460	$ 358,800.00	$ 538,200.00	$ 1,950,000.00
6	Alea at Real del Mar	Tijuana	48	$ 300,000.00	$ 14,400,000.00	240	$ 288,000.00	$ 432,000.00	$ 3,000,000.00
7	Waters Falls at Malibu	Tijuana	57	$ 239,000.00	$ 13,623,000.00	285	$ 272,460.00	$ 408,690.00	$ 2,390,000.00
8	Trump Towers	Tijuana	52	$ 250,000.00	$ 130,000,000.00	2600	$ 2,600,000.00	$ 3,900,000.00	$ 2,500,000.00
9	The Residences	Tijuana	240	$ 400,000.00	$ 96,000,000.00	1200	$ 1,920,000.00	$ 2,880,000.00	$ 4,000,000.00
10	One Eleven	Tijuana	110	$ 280,000.00	$ 30,800,000.00	550	$ 616,000.00	$ 924,000.00	$ 2,800,000.00
11	Las Olas Mar y Sol	Rosarito	534	$ 400,000.00	$ 213,600,000.00	2670	$ 4,272,000.00	$ 6,408,000.00	$ 4,000,000.00
12	Naos Banorte	Rosarito	400	$ 300,000.00	$ 120,000,000.00	2000	$ 2,400,000.00	$ 3,600,000.00	$ 3,000,000.00
13	Blue Beach	Rosarito	200	$ 250,000.00	$ 50,000,000.00	1000	$ 1,000,000.00	$ 1,500,000.00	$ 2,500,000.00
14	Privanza del Mar	Rosarito	13	$ 277,500.00	$ 3,607,500.00	65	$ 72,150.00	$ 108,225.00	$ 2,775,000.00
15	Sunset Towers at Costa Azul	Rosarito	101	$ 200,000.00	$ 20,200,000.00	505	$ 404,000.00	$ 606,000.00	$ 2,000,000.00
16	MIX Residences	Rosarito	7	$ 300,000.00	$ 2,100,000.00	35	$ 42,000.00	$ 63,000.00	$ 3,000,000.00
17	The Towers at Punta Azul	Rosarito	107	$ 195,000.00	$ 20,865,000.00	535	$ 417,300.00	$ 625,950.00	$ 1,950,000.00
18	Coral Resorts	Rosarito	10	$ 400,000.00	$ 4,000,000.00	50	$ 80,000.00	$ 120,000.00	$ 4,000,000.00
19	La Elegancia	Rosarito	100	$ 197,000.00	$ 19,700,000.00	500	$ 394,000.00	$ 591,000.00	$ 1,970,000.00
20	Calafia Hills	Rosarito	392	$ 250,000.00	$ 98,000,000.00	1960	$ 1,960,000.00	$ 2,940,000.00	$ 2,500,000.00
21	Paradise del Baja	Rosarito	213	$ 296,000.00	$ 63,048,000.00	1065	$ 1,260,960.00	$ 1,891,440.00	$ 2,960,000.00
22	Baja Vistas	Rosarito	45	$ 396,000.00	$ 17,820,000.00	225	$ 356,400.00	$ 534,600.00	$ 3,960,000.00
23	Marbella del Pacifico	Rosarito	148	$ 350,000.00	$ 51,800,000.00	740	$ 1,036,000.00	$ 1,554,000.00	$ 3,500,000.00
24	Esmeralda del Mar	Rosarito	126	$ 317,000.00	$ 39,942,000.00	630	$ 798,840.00	$ 1,198,260.00	$ 3,170,000.00
25	The Falls at puerto Nuevo	Rosarito	80	$ 280,000.00	$ 22,400,000.00	400	$ 448,000.00	$ 672,000.00	$ 2,800,000.00
26	Todos Santos Beach & Polo Club	Rosarito	78	$ 400,000.00	$ 31,200,000.00	390	$ 624,000.00	$ 936,000.00	$ 4,000,000.00
27	El Milagro	Rosarito	394	$ 195,000.00	$ 76,830,000.00	1970	$ 1,536,600.00	$ 2,304,900.00	$ 1,950,000.00
28	Palacio del Mar	Rosarito	268	$ 300,000.00	$ 80,400,000.00	1340	$ 1,608,000.00	$ 2,412,000.00	$ 3,000,000.00
29	Punta Piedra	Rosarito	375	$ 400,000.00	$ 150,000,000.00	1875	$ 3,000,000.00	$ 4,500,000.00	$ 4,000,000.00
30	Plaza del Mar	Rosarito	205	$ 200,000.00	$ 41,000,000.00	1025	$ 820,000.00	$ 1,230,000.00	$ 2,000,000.00
31	Puerto Salinas La Marina	Rosarito	1500	$ 300,000.00	$ 450,000,000.00	7500	$ 9,000,000.00	$ 13,500,000.00	$ 3,000,000.00
32	Las Brisas de Baja Mar	Ensenada	39	$ 200,000.00	$ 7,800,000.00	195	$ 156,000.00	$ 234,000.00	$ 2,000,000.00
33	Haciendas de Baja Mar	Ensenada	20	$ 429,000.00	$ 8,580,000.00	100	$ 171,600.00	$ 257,400.00	$ 4,290,000.00
34	Costa Baja Mar	Ensenada	28	$ 259,999.00	$ 7,279,972.00	140	$ 145,599.44	$ 218,399.16	$ 2,599,990.00
35	Bayview Grand La Punta Baja Ma	Ensenada	200	$ 280,000.00	$ 56,000,000.00	1000	$ 1,120,000.00	$ 1,680,000.00	$ 2,800,000.00
36	Salsipuedes The Village Gpo. Laga	Ensenada	1600	$ 40,000.00	$ 64,000,000.00	8000	$ 1,280,000.00	$ 1,920,000.00	$ 400,000.00
37	Playas Saldamando (lotes)	Ensenada	420	$ 40,000.00	$ 16,800,000.00	2100	$ 336,000.00	$ 504,000.00	$ 400,000.00
38	Ventana al Mar	Ensenada	2300	$ 185,000.00	$ 425,500,000.00	11500	$ 8,510,000.00	$ 12,765,000.00	$ 1,850,000.00
39	Rinconada del Sahuaro	Ensenada	180	$ 500,000.00	$ 90,000,000.00	900	$ 1,800,000.00	$ 2,700,000.00	$ 5,000,000.00
40	Santorini	Ensenada	4	$ 650,000.00	$ 2,600,000.00	20	$ 52,000.00	$ 78,000.00	$ 6,500,000.00
41	Flor del Mar	Ensenada	58	$ 285,000.00	$ 16,530,000.00	290	$ 330,600.00	$ 495,900.00	$ 2,850,000.00
42	Playitas Club de Mar	Ensenada	40	$ 200,000.00	$ 8,000,000.00	200	$ 160,000.00	$ 240,000.00	$ 2,000,000.00
43	Porto Hussong	Ensenada	244	$ 500,000.00	$ 122,000,000.00	1220	$ 2,440,000.00	$ 3,660,000.00	$ 5,000,000.00
44	Alta Vista	Ensenada	14	$ 300,000.00	$ 4,200,000.00	70	$ 84,000.00	$ 126,000.00	$ 3,000,000.00
45	Pacifica at Ensenada (El Cipres)	Ensenada	440	$ 415,000.00	$ 182,600,000.00	2200	$ 3,652,000.00	$ 5,478,000.00	$ 4,150,000.00
46	Punta Brava Golf Court Tiger Woo	Ensenada	200	$ 400,000.00	$ 80,000,000.00	1000	$ 1,600,000.00	$ 2,400,000.00	$ 4,000,000.00
0	0	0	12886	$ -	$ 3,132,497,472.00	64430	$ 62,649,949.44	$ 93,974,924.16	$ 135,679,990.00

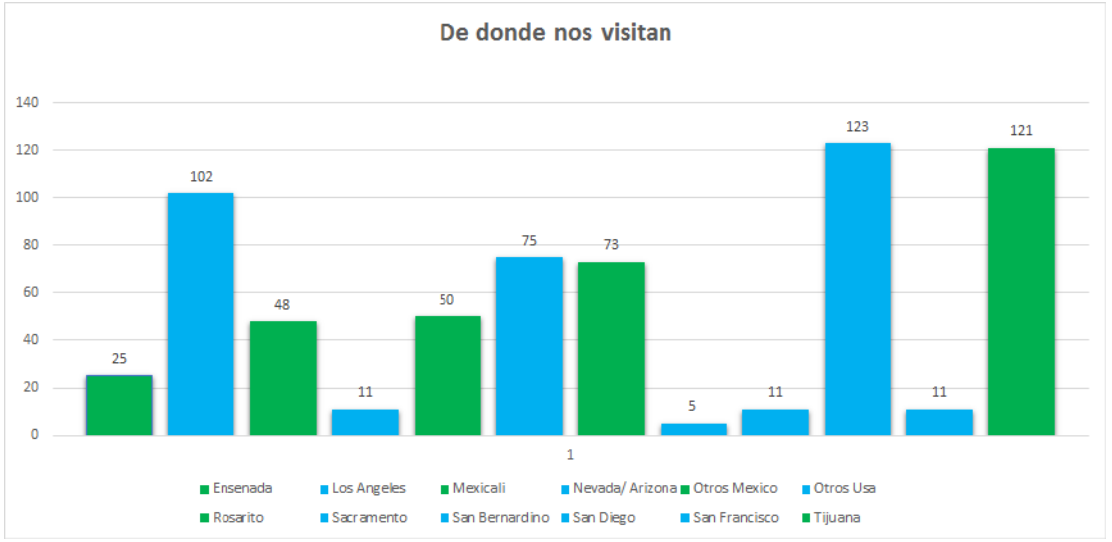
Bustamante Business Center
Luis@Bustamante.pro
Inventario de proyectos suspendidos, invernando esperando mejores tiempos o cancelados en definitiva

Negocios Inmobiliarios
BUSTAMANTE BUSINESS CENTER



CONCENTRADO DE LAS EDADES DE LOS PROSPECTOS





Tijuana Costa			
	Casas y condos	Total ventas proyec	
Oferta 2008	4,433.00		
Oferta junio 2017	300.00	$ 56,100,000.00	$ 187,000.00
Oferta mercado libre	30	$ 6,000,000.00	$ 200,000.00
		$ 62,100,000.00	

Rosarito Costa			
	Casas y condos	Total ventas proyec	
Oferta 2008	4,731.00		
Oferta junio 2017	935.00	$ 210,375,000.00	$ 225,000.00
Oferta mercado libre	170	$ 46,750,000.00	$ 275,000.00
		$ 257,125,000.00	

Ensenada Costa			
	Casas y condos	Total ventas proyec	
Oferta 2008	5,287.00		
Oferta junio 2017	612.00	$ 140,760,000.00	$ 230,000.00
Oferta mercado libre	60	$ 14,700,000.00	$ 245,000.00
		$ 155,460,000.00	

TOTAL DOLARES	**$ 474,685,000.00**
TOTAL PESOS	**$8,544,330,000.00**