

We are writing to provide our opinions and strong support for our recent investment into the Pacifica Condo Project in the Romantic Zone Puerto Vallarta. My husband and i purchased pre-construction into the Pacifica and took possession of our fabulous unit early 2016. As an executive in the real estate industry myself with Sotheby's International Realty Canada, i was very impressed with the entire process from our initial interactions with the lead realtor representing the project (Roberto), and to the many opportunities we had throughout the build to meet directly with the developer (Eduardo) and Architect (Manuel), to the finished product produced "on time and on budget", and that surpassed our expectations for quality and excellence.

Investing in the Old Town should be a "no brainer" for anyone who loves the area and understands the many market dynamics impacting growth to this area. Some of these factors include:

- Low entry price point compared to most other "resort destinations"*
- Exceptional rental revenue opportunities with true "6 month" high season*
- Reasonable (low for US and CDN standards) costs for services including condo fees, cleaning services, utilities. (only air conditioning and satellite TV expensive)*
- Continually expanding market to draw from for investors and renters to increase future investment value and rental returns. More and more direct flights into PV plus the new highway from Guadalajara to PV with increase number of Mexican investors and tourists to the area - further appreciating values and rental opportunities*
- Cruise ship port building new boarding terminal in PV which will enable PV to be a destination to start and end cruises*
- Development of new large shopping malls and largest aquarium in Mexico providing further attractions to increase tourism.*

So once you have made the decision to buy in Old Town, there are an increasing array of options. All the new buildings offer great features, stunning rooftop pools, high end amenities, security, air conditioning and all the comforts you would expect. But I recommend you strongly consider the micro location of the building, and the quality and reputation of the team behind it. Do you really want to be surrounded by nightclubs that play loud music until 5AM, be directly on the bus route, or in a location further back in Old Town where you have stairs and hills to climb as you get older or have just had one too many mojitos! Location Location Location!

Invest with a proven local team who honor their commitments, who have a strong track record of performance and delivery, who are professional and ethical, and whose clients are strong advocates with many of them "repeat buyers" in new projects. We highly recommend this team and their development opportunities in Old Town.

You can check out our website (and even consider booking with us until your unit is ready!) at VRBO 827423. We are almost fully booked for 2017 winter season and already getting rental requests into 2018! Also happy to speak to anyone with questions about the opportunity and our experience if you want to contact me at the VRBO site, or request my contact info direct through Roberto.

Sincerely, Barb and Ron (Calgary Alberta Canada)



As a U.S. citizen, I was apprehensive when I decided to look for a property in Puerto Vallarta. I knew I wanted a new construction condo but also knew there could be risk with the building being completed as promised. I knew that the developer of The Park had success with a prior project so I decided to purchase my unit during the pre-construction phase with hopes that all the amenities and quality of materials would be delivered as promised. I can proudly say that Eduardo (the developer) and Applegate Realty (developer sales agents) followed through on all of the items promised (filtered water throughout, spectacular rooftop terrace, fitness center and beautiful lobby) and the finished product at The Park was way nicer than expected. It is evident the developer takes great pride in the properties he builds. As evidenced by The Park and Pacifica, he also learns from each project and makes the next one even better!! The central location and close proximity to the beach is ideal for The Park, Pacifica and now the new Oceana. I liked my unit at The Park so much, I found myself spending far more time in Puerto Vallarta than planned and have even decided to purchase a larger unit at the newest development, Oceana. I'm excited to watch it be built from the ground up and can't wait to see the new designs and finishes with this project.



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We met Roberto Flores in 2013, when The Park was simply a very large hole in the ground and the architectural design was beautiful. After we returned home, Roberto kept us regularly updated on the progress being made by email, including pictures of the work done. On our next visit to Puerto Vallarta in 2014, we were able to tour a model unit at The Park and see its phenomenal rooftop terrace. I wanted to purchase one of the units right then, the beautiful building, the terrace, the LOCATION, but my husband wanted to wait.

In 2015, we made our annual trip to PV, and I was hoping to convince my husband that it was time to buy our dream vacation home at The Park. After several days of feet dragging, we finally met with Roberto, who told us that the unit I wanted had been SOLD. I was heartbroken. But Roberto asked if we wanted to see the newest project they were working on, and we walked two blocks to Pacifica! Beautiful brand new building, new upgrades, similar grand terrace, right on Basilio Badillo! Granite countertops, marble showers, marble floors, everything top quality. We signed the papers for our unit, still under construction. We were able to make some design changes that better fit our needs, and the developer was so easy to work with.

We took possession in January 2016, and it is everything we could have wanted, and more. Thank you, Roberto and Eduardo, for our wonderful piece of paradise!

Greg and Lori Svoboda



I could not be happier with my purchases in Pacifica and Oceana condominiums. In March of 2016 I took occupancy of my first unit in Pacifica. My purchase process was so easy thanks to Applegate Realtors. I had a small list of changes/upgrades I wanted to make to the unit. The developer was so quick and attentive to my requests and did a fantastic job with the work. Everything inside my unit is perfect. I couldn't be more pleased with the materials, finishes, and appliances selected by the designer. After moving in we have been amazed how well the administration maintains the premises and the door man couldn't be more helpful.

All of these details made us decide we wanted another unit built by the same developer. Once again I contacted Roberto at Applegate and he made the process so simple. I am thrilled to see the progress on the new project and look forward to its completion.



William A Moore and Clinton T Summers, Dallas Texas

We are from Oklahoma and have been vacationing in Puerto Vallarta for 25 years. We discovered "Old Town" or "Zona Romantica" about 19 years ago and immediately fell in love with the area, due to it's friendly atmosphere, charm and accessibility to so many fabulous restaurants, shops and the wonderful Los Muertos Beach. We'd considered investing in a property for several years and finally decided to make the plunge in 2015 when we discovered that Pacifica was being built and began to learn more and more about the reputable developer, Mesa Moral, represented by Eduardo Meza, an excellent developer who comes from a sound and deeply rooted Vallarta family pillar of Puerto Vallarta. Eduardo has been fantastic to work with throughout the building process and he has a strong bond and commitment to the community.

We purchased a 2 bedroom 2 bath condo in Pacifica in March 2015 and took ownership of it in Feb 2016. We absolutely love our condo and all the wonderful ammenities it provides. Eduardo allowed us to have input during the pre-construction phase and followed through with each and every promise he made to us. We would highly recommend him to anyone considering making an investment in Puerto Vallarta. We recently invested in another 2 bedroom 2 bath condo in the newest project being built in Zona Romantica by Mesa Moral, again represented by Eduardo Meza, called Oceana. Both condo buildings, Pacifica and Oceana are located in the most popular area of Puerto Vallarta, on Basilio Badillo Street (aka Restaurant Row) within a few easy steps of Los Muertos beach, fabulous restaurants, entertainment, open air Margaritaville across the street, art galleries, shopping, as well as the very popular Malecon boardwalk. There are no steps to climb, so it is very easy to get around on foot and also located within 1 block of the ever popular Saturday Farmers Market (during high season).

We listed our condo in Pacifica on VRBO.com916711 in Sept 2016 and as we expected, this beautiful building, located in a most sought after location, has proven to be a great investment, as we have booked many travelers in just a few short weeks.



I am delighted with the purchase of my Pacifica Residences condominium on Basilio Badillo. The quality construction combined with a high standard interior, attention to detail by the developer plus an excellent location made this an easy and comfortable decision. It checked all my requirement boxes. Working with Roberto Flores and Applegate Realtors in the selection and purchase of my new home has been a pleasure.

Clive Michael Marks

