



Hacienda
Santa Verónica



Santa veronica is a historical landmark in the Tecate-Rumorosa valley, founded by Don Alfonso Bustamante 50 years ago, this country-Ranch Hotel is a majestic property full of memories

Located in el Hongo, Hacienda Santa Veronica has sold thousands of lots, and many families have built their homes for RR.

For investment there canty be anything better, its operating with great occupancy all month

Country-Ranch Hotel Resort HACIENDA SANTA VERONICA
Tecate Baja California

By Luis@Bustamante.pro

General Description

Property Use: Tourism and housing

In the property you will find a hotel & spa and common areas for the whole country-ranch development, Santa Veronica also has a restaurant, pool, bathrooms, and dressing rooms, offices, six official size tennis courts, BBQ area, and six big lots divided in modules with built hotel rooms

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- The land has green areas all around, plus extensive parking
- **Module 1.** With a lobby for Access and a hallway that leads to 12 rooms with full bathroom and indoor patio
- **Module 2.-** shaped in the form of a horse shoe, with a patio in the middle and walkways in front of 16 individual rooms with full bathrooms
- **Module 3.-** shaped in the form of a horse shoe, with a patio in the middle and walkways in front of 14 individual rooms with full bathrooms, and one suite with living room and kitchen
- **Module 4.-** shaped in the form of a horse shoe, with a patio in the middle and walkways in front of 10 individual rooms with full bathrooms and private patio
- **Module 5.-** shaped in the form of a horse shoe, with a patio in the middle and walkways in front of 8 suites with living room, kitchen, and one bedroom with full bath
- **Module 6.-** under construction, shaped as a horse shoe with a patio in the middle, 16 individual rooms are being constructed, and are not ready to be rented out

SPA: with a common reception, half a bath, storage, in the men's area you will find. Jacuzzi, showers, bathroom area, steam room, sauna, massage room, there is also a room for couples' massage with a full bath, women's area: jacuzzi, bathroom area, steam room, sauna, massage room and stylist, it has an exterior jacuzzi where the temazacal is

Club House, Bar and Kitchen: the building has a bar area, bathrooms for both men and women, dining area for the restaurant in the kitchen there is a food prep area and storage for food and related articles, is has an area for outside dining

Reception Area, Store and Office: Space the building has a reception area for the hotel, a convenience store, storage area for the store an office with a half bath

Rental Office: this building has an area for the rental of SUVs, a game room, warehouse area, a toll shed a bathroom area with showers and dressers for the use of the pool

Bathroom Area: this is in the RV area with the BBQ are with bathrooms and showers

Laundry room and Warehouse: in the back module 1 it has a laundry room area and an area for storage

Installation (outside the sales area): inside de Santa Veronica master plan there is a bullring, where there have been memorable afternoons, there is also a church and school



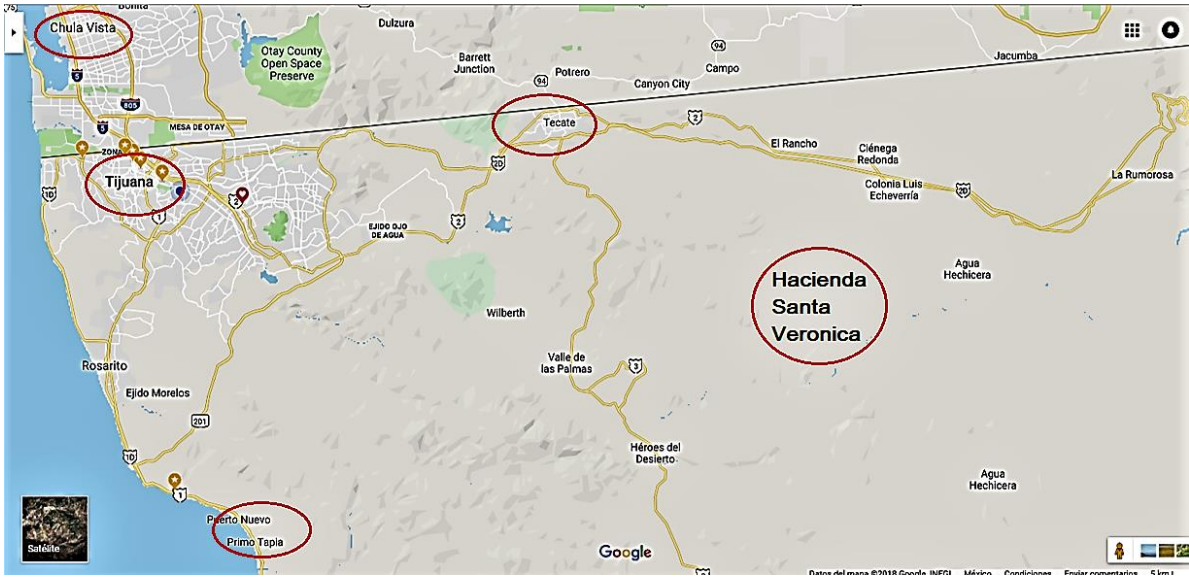
Location, Location, Location, privileged with Mexico and USA Access

The natural buyers are in the LA Area-San Diego-Tijuana-Mexicali more than 10 million potential buyers from California

Potential Market:

- Tourism and Food industry
- Wellness Hotel & Spa
- Meeting points, conventions, company retreats
- Weddings, baptisms, etc.
- Behavioral rehabilitation and addictions
- Explorer, outside activities, extreme hiking

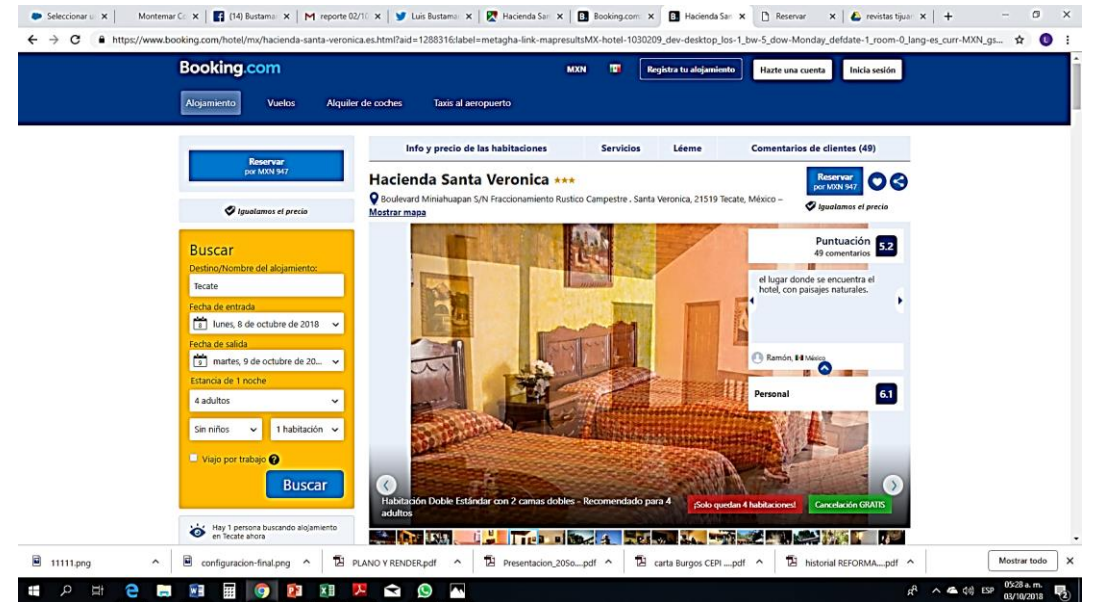
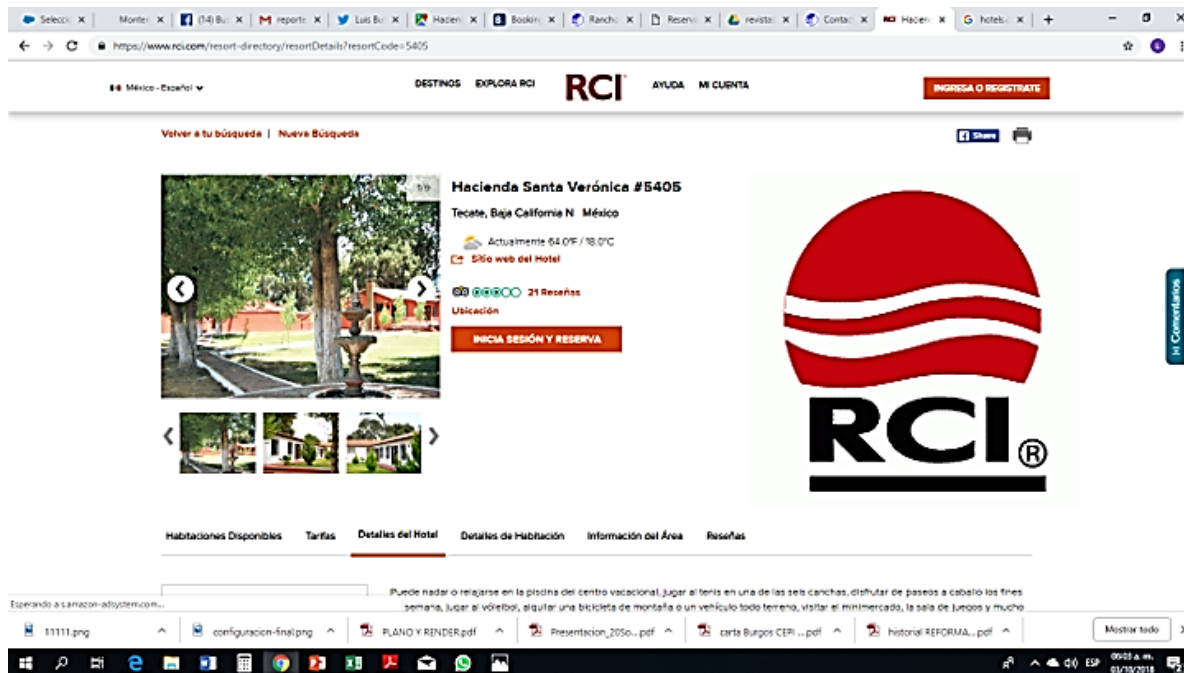
Distance from Hacienda Santa Veronica	
Tecate	42 min (46.4 km) from Mexicali-Tijuana/México 2D
Mexicali	2 h 14 min (177.5 km) from Mexicali-Tijuana/México 2D
Tijuana	1 h 40 min (84.7 km) from Mexicali-Tijuana/México 2D
San Diego	1 h 50 min (107.5 km) from Mexicali-Tijuana/México 2D
Los Angeles	4 h 1 min (294.5 km) por I-5 N



The Best Booking Sites to Visit

Hacienda Santa Veronica is registered in the best booking sites, and search engines for hotel rooms, this helps with immediate rent and cash flow

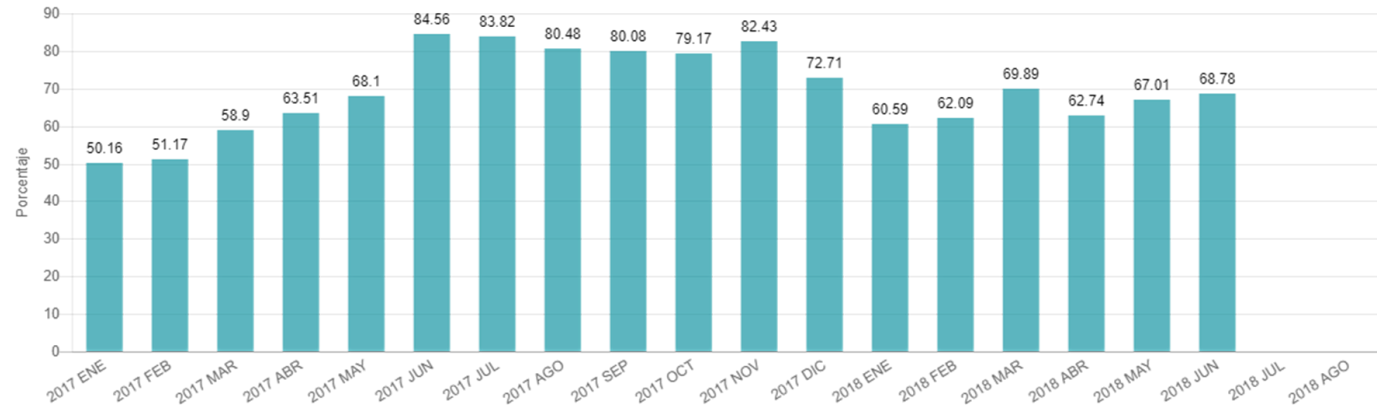
RCI – Booking.com – Trip Advisor – Hotels.com - etc.



Hotel occupancy percentage in Tecate minimum 37.7% maximum 68%

Complete service list

- 60 Hotel rooms
- Pool
- Sauna
- Spa y Temazcal
- Massages
- Tennis courts
- Horse back ridding
- Children's games
- Beautiful gardens
- BBQ
- chimney
- Restaurant
- Bar
- Pool Hall
- Security guard 24/7
- Free parking for visitors and campers
- Cleaning service
- English spoken



Tecate
Patrimonio Turístico y de Servicios
CAPACIDAD HOTELERA

Categoría	Nombre
4 Estrellas	ESTANCIA INN Blvd. Benito Juárez 1450 Col. El Encanto Sur, Tecate, BC, CP 21440 Tel: (665) 521-3066 al 69 Fax: (665) 521-3070 Email: info@estanciainn.com.mx
	EL DORADO Ave. Juárez y Esteban Cantú 160 Zona Centro, Tecate BC, 21400 Tel: (665) 654-1333 Fax: (665) 654-1102 Email: eldorado_1971@yahoo.com.mx
	TECATE INN Km. 65 Carretera Tecate - Ensenada Tel: (665) 103-0225 Fax: (665) 655-4226 Email: wnatecate@yahoo.com
3 Estrellas	HOTEL ROSITA RESORT INN Km. 3.6 Carretera Tecate - Ensenada Tel: (665)103 0093, (664)103 0155
3 Estrellas	MOTEL LA HACIENDA Blvd. Benito Juárez 861, Fracc. El Refugio Tecate, BC, 21440 Tel: (665) 654 1250

Renta promedio de habitación en hoteles \$2,888.000	
Hotel Santuario Diegueño	\$ 3,231.00
Hotel Rancho Tecate Resort	\$ 2,671.00
Hotel Rancho Los Chavacanos	\$ 1,670.00
Hotel Rancho La Puerta	\$ 6,000.00
Motel La Hacienda	\$ 2,500.00
Estancia Inn	\$ 1,780.00
El Dorado	\$ 1,800.00
Tecate Inn	\$ 1,000.00
Rosita Resort	\$ 900.00
Hacienda Santa Veronica	\$ 1,900.00
Hotel Hacienda Santana	\$ 1,724.00

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The income possibilities are extraordinary, it has a potential of getting to 1.5 million a year

At this point the Hotel is making money, but nothing compared to what it could make a specialized operator

SANTA VERONICA in numbers						
ideal setting		Nightly Rent	30 days per room	per 60 rooms		dollars yearly
60	Rooms	\$ 65.00	\$ 1,950.00	\$ 117,000.00		\$ 1,404,000.00
		tables en Bar	table ticket	daily ticket	monthly	
	Restaurant Bar	10.00	\$ 20.00	\$ 200.00	\$ 6,000.00	\$ 72,000.00
	SPA	8.00	\$ 100.00	\$ 100.00	\$ 800.00	\$ 9,600.00
						\$ 1,485,600.00
financial setting today						
60	Rooms	\$ 65.00	\$ 585.00	\$ 35,100.00		\$ 421,200.00
		tables	ticket per table	daily ticket	monthly	
	Restaurant	10.00	\$ 20.00	\$ 200.00	\$ 6,000.00	\$ 72,000.00
	Spa, Temazcal	8.00	\$ 100.00	\$ 100.00	\$ 800.00	\$ 9,600.00
						\$ 502,800.00



numbers today	Pesos	percentage	dollars	monthly
room rent	\$ 1,492,587.00	24.735%	\$ 82,921.50	\$ 6,910.13
food	\$ 925,618.00	15.339%	\$ 51,423.22	\$ 4,285.27
Spa y Temazcal	\$ 71,809.00	1.190%	\$ 3,989.39	\$ 332.45
Hotel & Spa membership	\$ 3,163,845.00	52.431%	\$ 175,769.17	\$ 14,647.43
convenience store	\$ 248,787.00	4.123%	\$ 13,821.50	\$ 1,151.79
interests gain	\$ 2.67	0.000%	\$ 0.15	\$ 0.01
exchanche rate	\$ 131,683.00	2.182%	\$ 7,315.72	\$ 609.64
	\$ 6,034,331.67	100.000%	\$ 335,240.65	\$ 27,936.72
miscelaneous	\$ 5,047,597.00	16.3520%		
before taxes	\$ 986,734.67			

superficie de Terreno	49,123.38	m2
superficie construccion		m2
Modulos de Hotel	3165.16	m2
SPA y Baños	151.6	m2
Casa Club, Bar y Cocina	478.3	m2
Recepcion, Tineda, y Oficina	259.26	m2
Oficina de Rentas	271.15	m2
Baños	36	m2
Lavanderia y Almacen	169.65	m2
Total	4531.12	m2

