

**MIRA COMPANIES PRESENTS WAKEUP CALL FOR MINDFUL LIVING WITH
NEW COMMUNITY IN TODOS SANTOS, BAJA CALIFORNIA, MEXICO**

Hospitality Industry Leader Chip Conley to Collaborate on a First-of-its-Kind Real Estate Community

DENVER, COLO. — December 10, 2014 — Real estate investment and development firm [MIRA Companies](#), an affiliate of Denver-based [Black Creek Group](#), today announced plans to develop [Tres Santos](#), a new mindful living community in [Todos Santos](#), Mexico, a charming coastal fishing village and beach town located 45 minutes north of Cabo San Lucas.

The master-planned community is designed to include a boutique beachfront hotel, private residences starting in the low \$200,000s, beachfront homes priced over \$1 million, an organic community garden, public town-to-beach trail, farm-to-table restaurant, private beach club, Colorado State University's first international research and education [center](#), and other unique experiences.

"Todos Santos is a magical place, and we are excited to contribute to its charm through the creation of Tres Santos," said Chairman of MIRA and Founding Partner of Black Creek Group Jimmy Mulvihill. "We want to create a place that sets the tone for a community centered on well-being, connectivity and a genuine appreciation for life's simple pleasures. Tres Santos will be formed to inspire locals, travellers and prospective homeowners to connect with the land, culture and themselves."

Designed to be a natural extension of Todos Santos and a place where those seeking a balanced lifestyle can connect, Tres Santos plans to infuse socially and environmentally conscious living into every facet of its foundation, with residents and locals working collaboratively to create innovations in food, agriculture, well-being, art and education.

Wellness entrepreneurs and established professionals will find this "Silicon Valley of Well-Being" to be a natural setting to introduce new ideas and co-create with other like-minded individuals.

TRES SANTOS – PHASE ONE

Through Tres Santos' initial partners, design, architecture and experiences, this pedestrian-friendly community plans to offer offer visitors, homeowners and wellness practitioners the opportunity to explore a harmonious relationship with Todos Santos, the land and each other through two [villages](#) – [Beach](#) and [Town Farm](#) – and a Zen-like setting for recreational mountainous activity with [Hillside](#), taking visitors from the ocean to rugged terrain.

The **first phase** of Tres Santos, which broke ground in May 2014 with the construction of the Colorado State University Todos Santos Center, is slated to include:

- ***Beach*** – a 32-room oceanfront boutique beach hotel, 22 oceanfront homes, six beach flats, 29 Punta Lobos hotel residences, a private beach club, non-denominational chapel, artisan retail spaces, plaza and facilities for the local commercial fisherman, public beach access and parking, and pedestrian and bike friendly streets stretching along approximately 1,312 linear feet of beachfront
- ***Town Farm*** – 41 residences including four garden cottages, 13 flats, 12 townhomes, 12 condominiums, an organic community garden, farm-to-table restaurant, bike shop, coffee shop, general store, artisan retail spaces, barn for events, farmers' market and an international research and education center for Colorado State University
- ***Colorado State University Todos Santos Center*** – Located near the center of Town Farm on five acres of farmland, the international innovative research and education center will consist of a research facility, learning center, and dormitory-style lodging for students and faculty
- ***3.5-mile town-to-beach trail*** – a first for Todos Santos and planned to be open to the public

TRES SANTOS COLLABORATORS

By teaming up with like-minded influencers such as hospitality industry leader [Chip Conley](#), founder and former CEO of Joie de Vivre, now Head of Global Hospitality & Strategy for Airbnb and a *The New York Times* bestselling author, Tres Santos is paving the way for a community that transcends existing categories by delivering transformative experiences for the way people live and connect with one another.

“I am excited to be a part of the development of Tres Santos,” said Conley. “It is set in the perfect location, offering everything from art and culture to wellness and adventure. With travellers increasingly seeking a genuine experience, Tres Santos is a community that will meet a variety of interests.”

Additional project collaborators include:

- [Bunkhouse](#), an Austin-based hospitality design and management company dedicated to creating memorable experiences that offer a sense of place
- [Lake|Flato](#), an award-winning leader in sustainable architecture and passive design that resonates with the landscape through regional inspiration
- [Robert McKinley Creative Services](#), a design firm committed to innovative branding, positioning and design, making each project a destination that speaks to the culture of its community.

Once built, Tres Santos plans to dedicate more than 30 percent of its 1,000 acres to conservation land and open spaces, providing a natural setting for farming, hiking, mountain biking, running and other outdoor activities. This commitment to preservation sets the framework for the community that supports a healthy, intellectually curious and balanced way of life.

The CSU Todos Santos Center will debut in March 2015, followed by the first 30 homes in Town Farm set to be completed by September 2015. Reservations for residences begin in January 2015. For more information, visit www.TresSantosBaja.com.

About Tres Santos

A haven for tranquility, wellness and beauty, Tres Santos will be a new community in Todos Santos, Baja California Sur, a charming coastal fishing village and beach town designated by the Mexico Secretariat of Tourism as a historical “Pueblo Mágico.” Tres Santos will embrace Todos Santos' local art, culture, agriculture and natural beauty through mindful design, meaningful experiences and charitable outreach that support a healthy, intellectually curious and balanced way of life. Tres Santos will be a pedestrian-friendly 1,000-acre community that will include two thoughtfully planned villages with three inclusive settings: Town Farm – planned to feature an organic farm, homes, a boutique hotel, a farm-to-table restaurant, retail stores, and an international research and education center for Colorado State University; Beach – planned to feature an oceanfront boutique hotel and homes, a beach club and fisherman’s facilities; and Hillside – planned to feature a zen-like backyard suitable for communing with nature through hiking, mountain biking and trail running. Organic farming, fishing, surfing, adventure-minded excursions and a new public town-to-beach trail will offer residents and guests the opportunity to explore and discover a harmonious relationship with the land, people and self. Tres Santos, located 45 minutes north of Cabo San Lucas, is supported and managed by Mexico-based MIRA, a fund sponsored by Denver-based Black Creek Group.

www.TresSantosBaja.com

About MIRA Companies

MIRA Companies, founded by Denver-based Black Creek Group in 2007, is the trade name for the fully integrated real estate investment and development company that focuses on middle- and high-income residential and residential-related assets, including master-planned residential, second home and large-scale mixed-use urban infill communities in Mexico targeting Mexican, U.S. and Canadian nationals. Projects include town centers with residential, office and retail components. MIRA’s approach to development emphasizes quality, selective locations, sensitivity to the surrounding community and a transformative experience for the way people live and connect with one another. Each project MIRA develops showcases the company’s innovation and long-term commitment to building communities that promote balance in everyday life, nurture a social conscience and create a sense of belonging. www.MiraCompanies.com, www.BlackCreekCapital.com



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Details and Conditions

The information contained herein shall not be construed as an offer in jurisdictions where the seller is not in compliance with applicable law. VOID WHERE PROHIBITED BY LAW. The information provided herein is solely for informational purposes, and is subject to change without notice. Refer to the governing documents and sales materials for the full details of the offering. Terms of this offer are subject to change.

This offer is sponsored by [client to insert name of Selling Entity]. Tres Santos (“Project”) offering is a real estate subdivision interest located in Todos Santos, Mexico and a purchaser will be delivered a constructed residence within twenty-four (24) months of the execution of the Promise to Purchase Agreement. Amenities are not yet constructed and shall be located off-site and/or adjacent to the Project, and there is no assurance of further development of the area or these adjacent amenities. Plans and specifications or artist’s renderings may not be accurate representations of the amenities as they may be altered, changed or deleted. Purchaser’s decision should not be based solely on the existence of the promised amenities.

Ownership of a residence does not include incidental charges such as local taxes, meals, telephone charges, gratuities and the like. The Seller is not currently offering financing. If and when Seller offers financing, the Seller will be an equal opportunity grantor of credit. Use of the amenities and facilities may require additional a la carte payment for services or goods.

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