

## REQUEST FOR A PROPOSAL

SUMMARY: OPEN INVITATION TO PROPOSE A PLAN FOR USE/DEVELOPMENT OF OASIS RIO BAJA 67. THE LEASE WILL BE ASSIGNED TO THE BEST PROPOSAL

BACKGROUND. For almost 50 years, Oasis Rio Baja ([www.oasisriobaja.net](http://www.oasisriobaja.net)) has been an exclusive retired community in Mulege, Baja, Mexico, mostly occupied by US and Canada retirees who enjoy the relaxed, peaceful, and friendly environment from Fall to Spring. Residents of the community take a long-term lease on a lot, build a house, use it for several years, and sell it afterwards or hand it down to their successors.

House 67 sits in one of three lots still available on the waterfront. Lot size is 480.36 Sq meters. There are operational water, power, and sewer connections. The house was built around 1985, with materials of better quality than currently available, like copper imported from the US.

The area is zoned for residential use, exclusively.

## OUR SPECIFIC REQUEST

We are welcoming proposals to take over the lease. The proposals will be evaluated based on the following criteria:

### A) DEGREE OF IDENTIFICATION WITH THE VOCATION OF THE PLACE AS A COMMUNITY FOR RETIREMENT

We are extremely interested in preserving the orientation of the community. Most current owners purchased their house expecting to be able to enjoy a quiet place for relaxation.

### B) DEVELOPMENT PLANS

We expect the house to be remodeled or the lot to be redeveloped. Since the house sits on the waterfront, we require the finished product to look attractive and in line with surrounding houses.

### C) PROPOSED PURCHASE PRICE AND LEASE RATE

The proposal should include a purchase price for the improvements and a rate for the lease. The improvements were appraised at \$474,900 pesos in 2022, before the roof was removed. The average ground lease rate in the community is \$11.50 pesos per sq meter per month.

PROPOSALS SHOULD BE SUBMITTED BY EMAIL TO [OASISRIOBAJA@OASISRIOBAJA.NET](mailto:OASISRIOBAJA@OASISRIOBAJA.NET)  
ON THE SUBJECT PUT THE FOLLOWING: PROPOSAL FOR ORB 67 BY (YOUR NAME)  
BESIDES NAME, INCLUDE CELLPHONE NUMBER AND VALID EMAIL ADDRESS.

## TIMELINE

Interested parties need to pre-register by submitting contact information before October 22, 2024

Proposals should be received by midnight, PST, November 27<sup>th</sup>, 2024.

The new lease could begin on January 1<sup>st</sup>, 2025.

## QUESTIONS:

Write [oasisriobaja@oasisriobaja.net](mailto:oasisriobaja@oasisriobaja.net)

Call 1 (657) 248-1868