

TRUMP. Owning here is just the *BEGINNING*.



TRUMP
OCEAN RESORT
BAJA MEXICO

TRUMP OCEAN RESORT.
Your Baja adventure begins here.

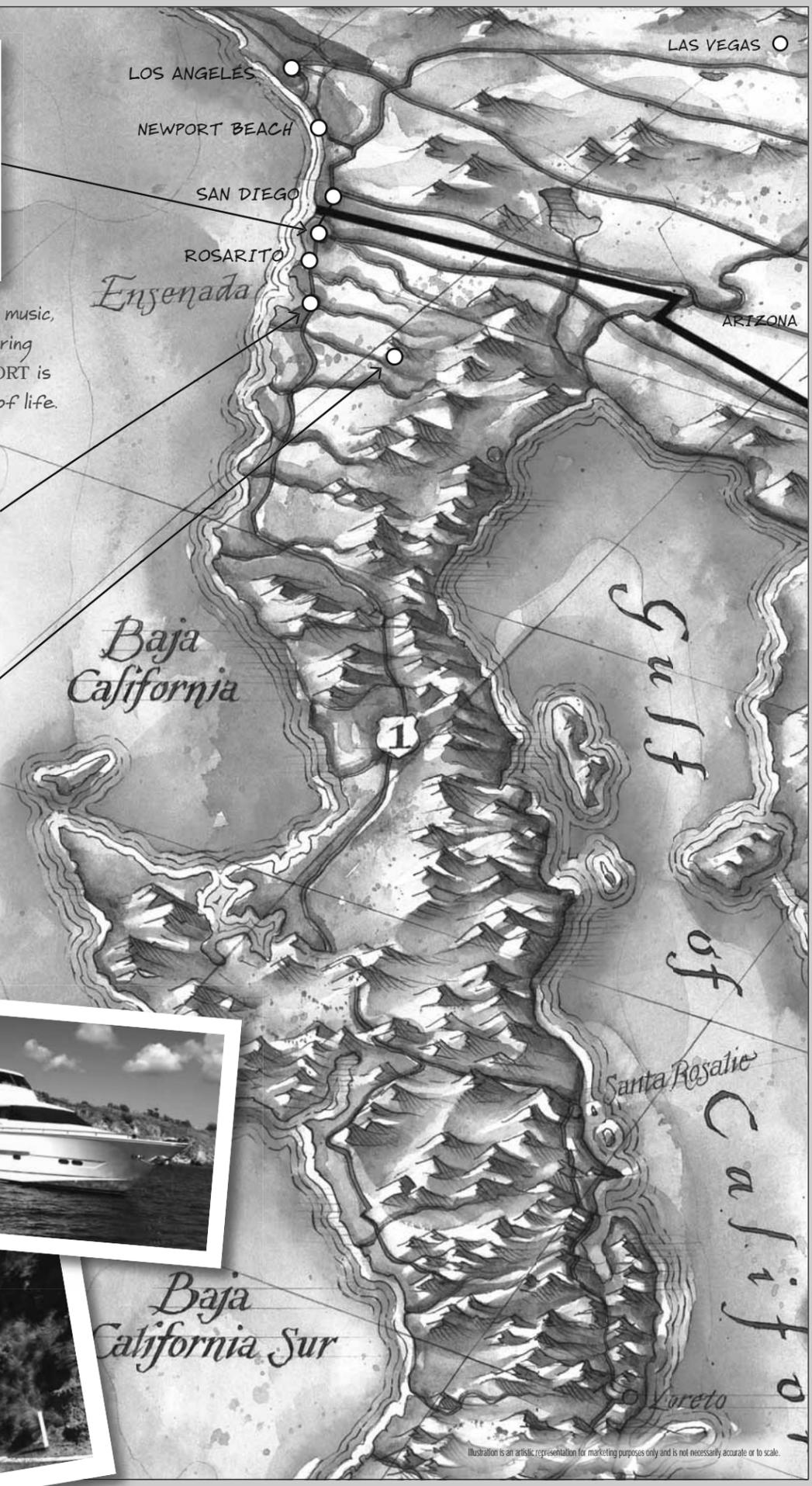
For generations, Southern Californians have escaped to North Baja to get away from the pace of everyday life for moments of adventure, reflection and rejuvenation. Your magnificent oceanfront home at TRUMP OCEAN RESORT is perfectly positioned for you to discover the spirit of Baja.



The magic of Baja is reflected in its music, culture, lush wine region and its alluring culinary history. TRUMP OCEAN RESORT is your gateway to the North Baja way of life.

Porto Hussong-located 40 minutes from TRUMP OCEAN RESORT will accommodate approximately 284 yachts, ranging in size from 40 to 400 feet. The Porto Hussong Marina will be the largest megayacht marina on the western coast of North America.

Northern Baja is home to the largest wine region in all of Mexico. With over 24,700 acres spread across six valleys and 13 wineries producing more than 90% of Mexico's wine, this is the perfect place for those passionate about wine.



PROJECT NAME
BAJA CALIFORNIA
 NORTH BAJA MEXICO

Irongate

DEVELOPER
 guerin glass architects

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 S&P DESTINATION PROPERTIES

MARKETING / SALES

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TRUMP
OCEAN RESORT
BAJA MEXICO

PROJECT NAME

NORTH BAJA ADVENTURE
NORTH BAJA MEXICO

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1. Tantalize your taste buds

Star lit evenings and candle light dinners set the scene for the dining experience offered at Susanna's. Nestled in the heart of Pueblo Plaza, this picturesque restaurant offers a tantalizing culinary experience inspired by the finest local ingredients. Savor dishes fresh from the Baja coast with friends and family while enjoying the warm atmosphere and indulging in the delectable cuisine.



2. Sea breezes and sunshine

Deep sea fishing off Baja's Pacific Coast while basking in the warm sun is an unforgettable way to spend your day. Set sail from Porto Hussong's Marina which will be home to world class yachts and is destined to become the largest marina on the Western coast of North America.



3. Baja wine country

Be among the first to discover the emerging wine region of Baja California. The Valle de Guadalupe is home to a collection of boutique vineyards and unforgettable wines. Critically acclaimed wineries such as the Adobe Guadalupe are land marks in this emerging region which is reminiscent of Napa in its early years.



4. Off the beaten track

Baja offers an endless spectrum of blue sky horizon and a myriad of opportunity for the adventurous spirit. Here you can go dirt biking in the legendary Baja desert, explore secluded beaches and hidden coves or find yourself on the top of a mountain experiencing views usually reserved for those in airplanes.

30 min. from San Diego



REAL DEL MAR GOLF COURSE

1

ROSARITO

4



3

VALLE GUADALUPE

ENSENADA MARINA

2

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Bringing a new echelon of contemporary luxury to North Baja, the resort offers both exquisite design and the utmost in service.

Balconies that offer vistas of the Pacific Ocean and Coronado Islands

Stone and glass hint at the duality of desert and water

Bold design mimics the topography of the coastline

Podium structure, pools and terraces balance the height of the towers

Water features are used throughout the site, connecting the building with the ocean

Sophisticated Architecture and Design Inspired by Great 20th Century Architects like Luis Barragan.

Designed to respect the topography of the site along the coastline, three towers will create a border between the outside world and the world at TRUMP OCEAN RESORT. Once you enter, you will forget how close the world is.

Garden paths that follow the natural curves in the terrain encourage connection with the tranquility of the property



TRUMP
OCEAN RESORT
BAJA MEXICO



PROJECT NAME

TRUMP ARCHITECTURE
NORTH BAJA MEXICO

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TRUMP
OCEAN RESORT
BAJA MEXICO

PROJECT NAME

OCEANFRONT RESORT
NORTH BAJA MEXICO

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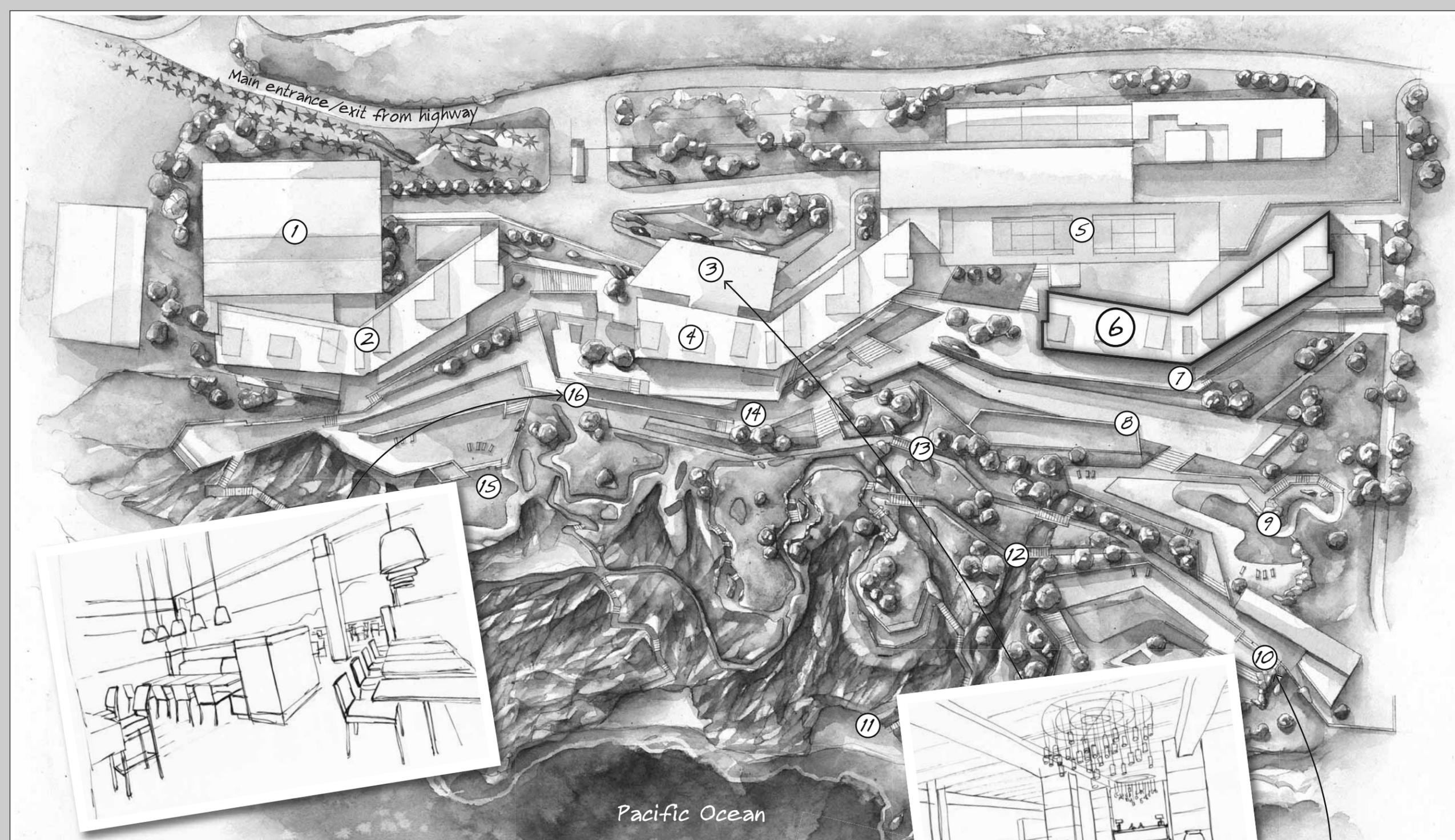


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Main entrance/exit from highway

Pacific Ocean

- 1) Parking Structure
- 2) North Tower (Future proposed phase)
- 3) Entry Court
- 4) Lobby Tower
- 5) Tennis Courts
- 6) Spa Tower
- 7) TRUMP Spa
- 8) Lap Pool
- 9) Kids Pool with Slide
- 10) Club Pool & Terrace (seats approximately 45 people)
- 11) Beach Access
- 12) Event Garden
- 13) Garden Paths
- 14) Meeting & Event Space
- 15) Resort Pool with Pool House
- 16) TRUMP Restaurant & Lounge (seats approximately 150 people)

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Welcome to the TRUMP way of life

TRUMP OCEAN RESORT is North Baja's first world-class resort, and the Spa Tower will be the next phase of its unprecedented luxury. These oceanside suites will evoke a sense of understated elegance and encourage relaxed living by balancing contemporary architecture with Mexican warmth.

Once you arrive at the resort and settle into the TRUMP way of life, you'll never want to leave. You'll have adult and family pools, tennis courts and a luxurious spa. Feel your cares fade away as you experience waterfalls, warm soaking pools and meditation gardens.

Ownership at TRUMP OCEAN RESORT entitles you to all the services and amenities you would expect of a luxury resort, including a concierge to cater to your every whim.

Relax and enjoy the TRUMP way of life.



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PROJECT NAME

BAJA LUXURY
NORTH BAJA MEXICO



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TRUMP
OCEAN RESORT
BAJA MEXICO

PROJECT NAME

FLOORPLATES
NORTH BAJA MEXICO

Irongate

DEVELOPER

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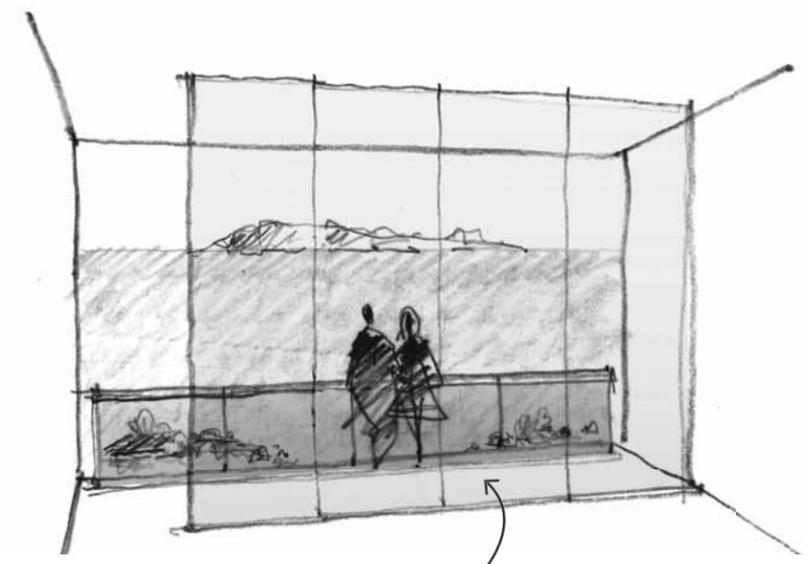


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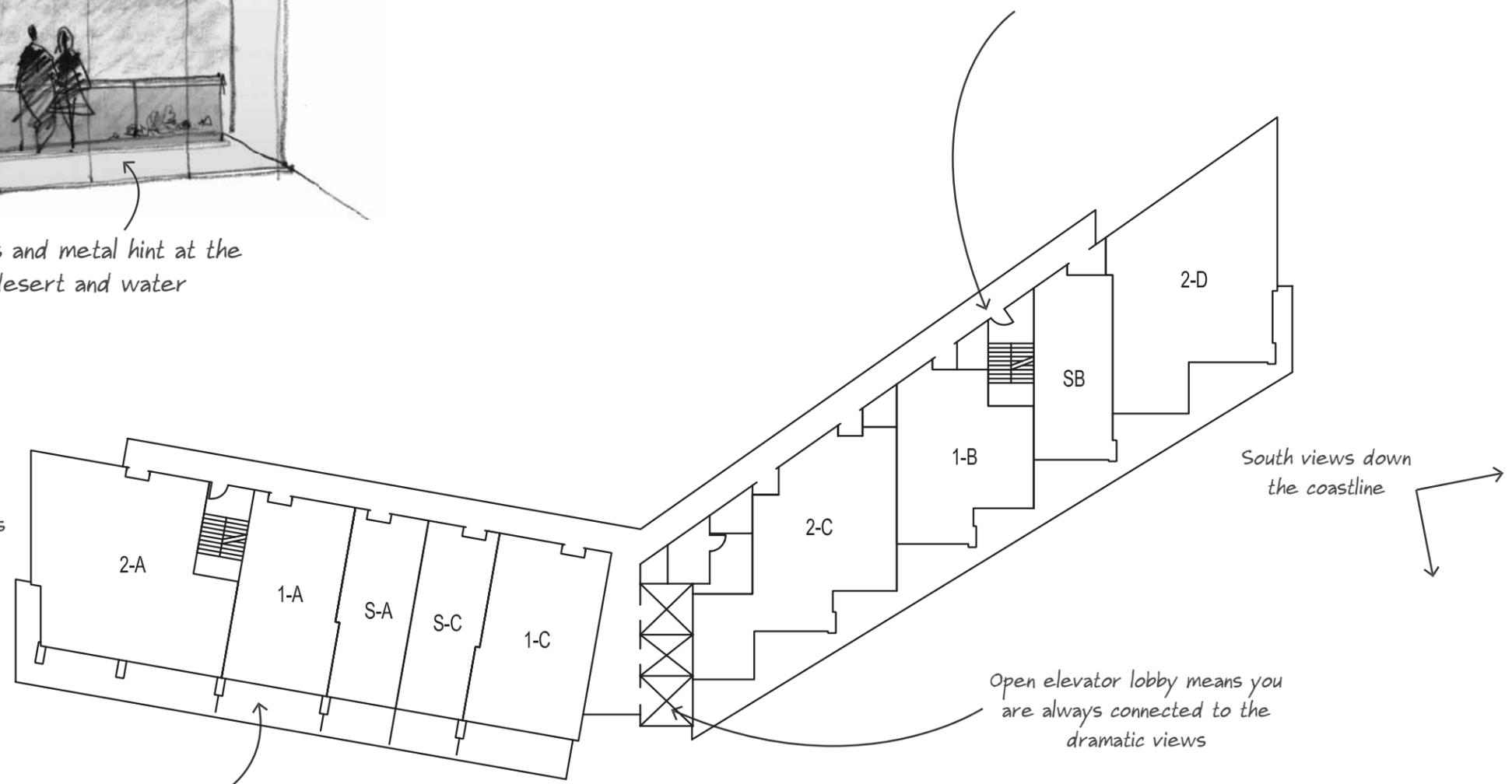


Stone, glass and metal hint at the duality of desert and water

Open air corridors take advantage of the temperate year-round climate

North views up the coastline and partial views of downtown San Diego

South views down the coastline



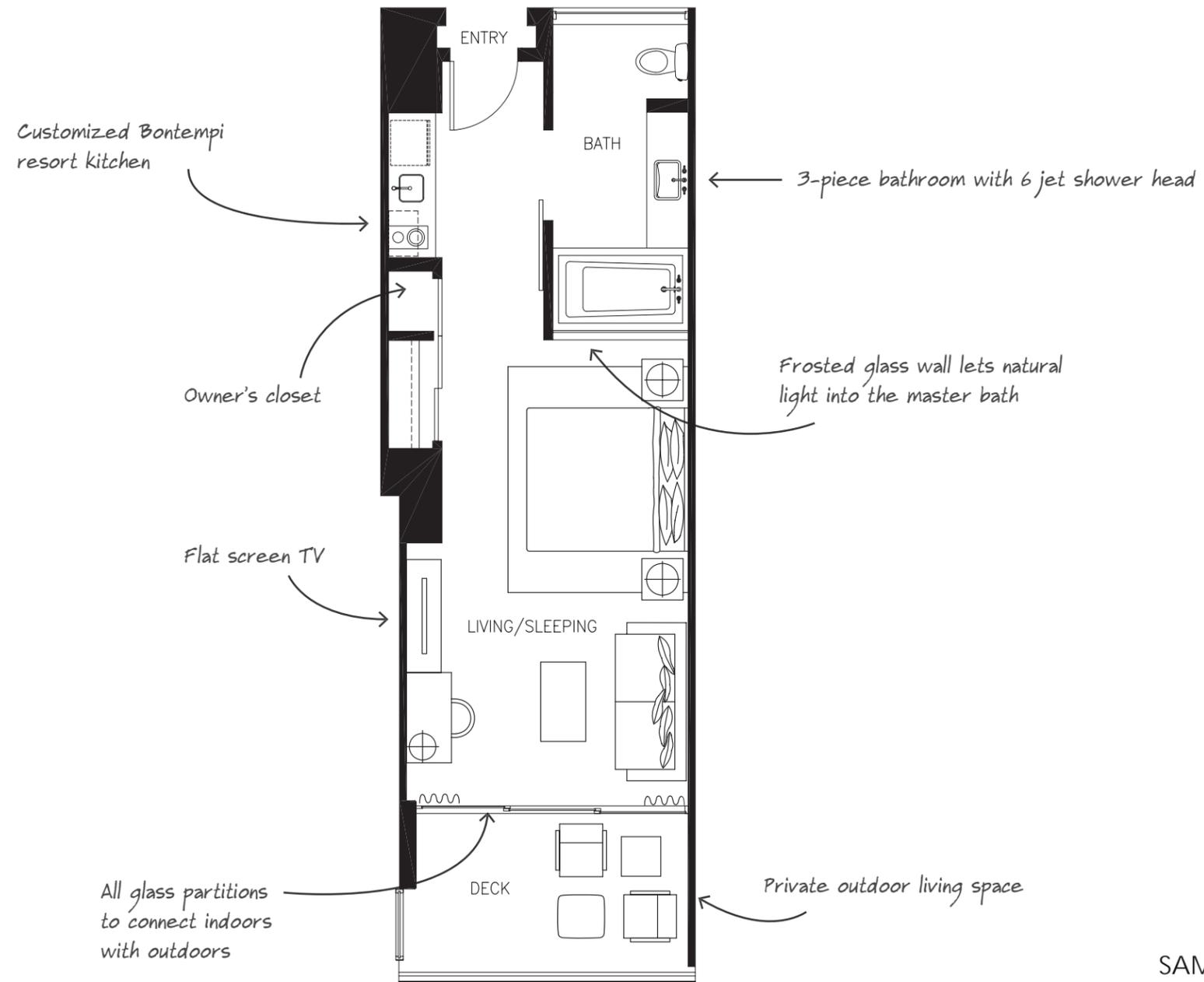
Open elevator lobby means you are always connected to the dramatic views

Fewer residences on each floor create a sense of privacy

The Coronado Island views to the west make for an interesting horizon

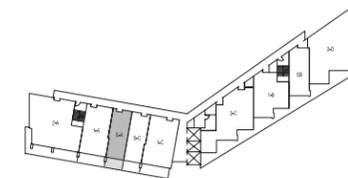
Suite Levels: Floors 6 to 24
Penthouse Level is on the 25th floor

In an effort to continually improve its product, the developer reserves the right to change floor plans and specifications. Floor plans are artist's conceptions and are not intended to be precise depictions of the buildings, landscaping, and other improvements and are not necessarily to scale. Variation may occur based on individual site locations. All square footage is approximate.

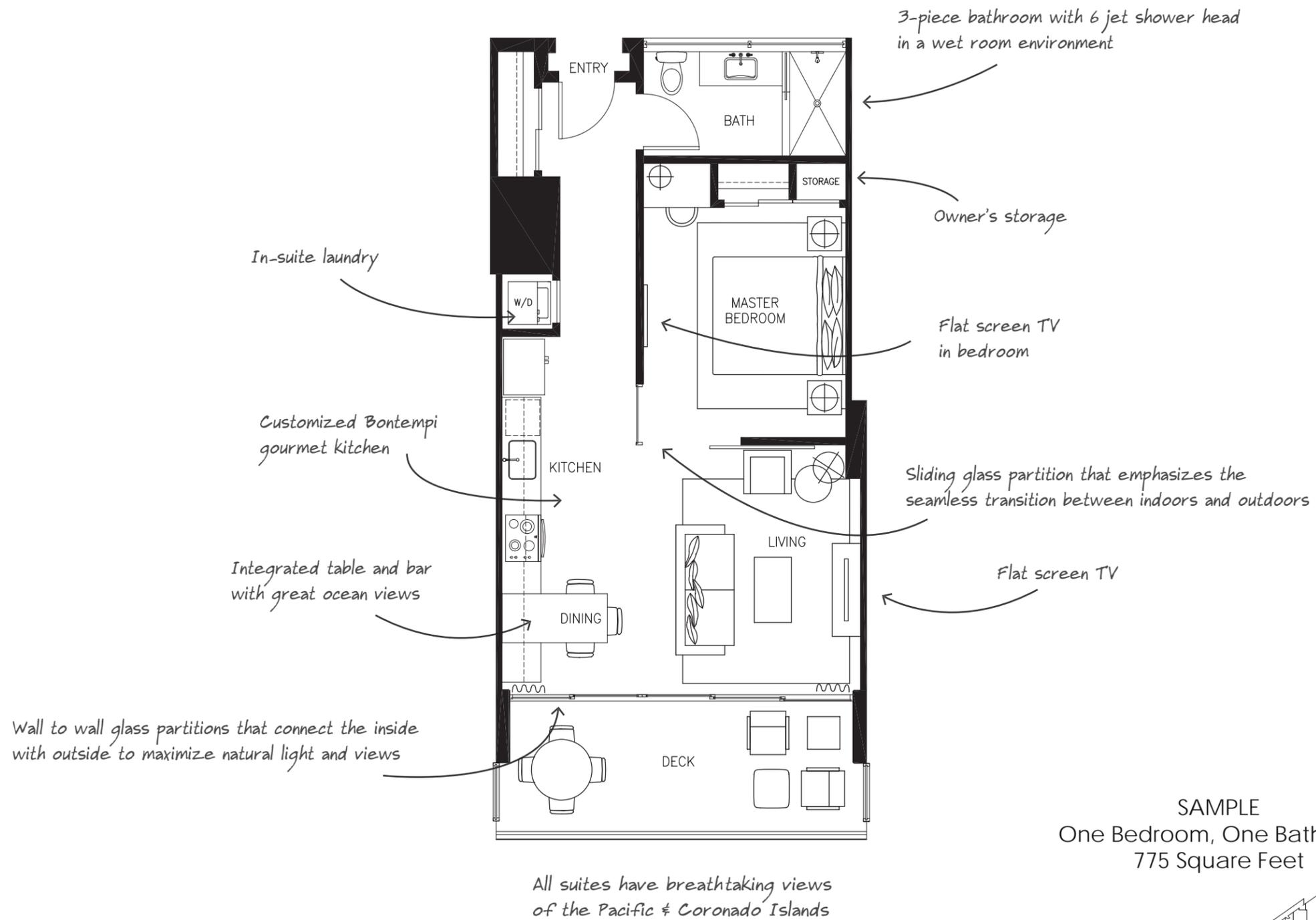


All suites have breathtaking views of the Pacific & Coronado Islands

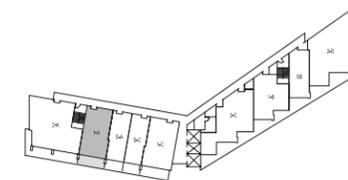
SAMPLE
Studio, One Bathroom
520 Square Feet



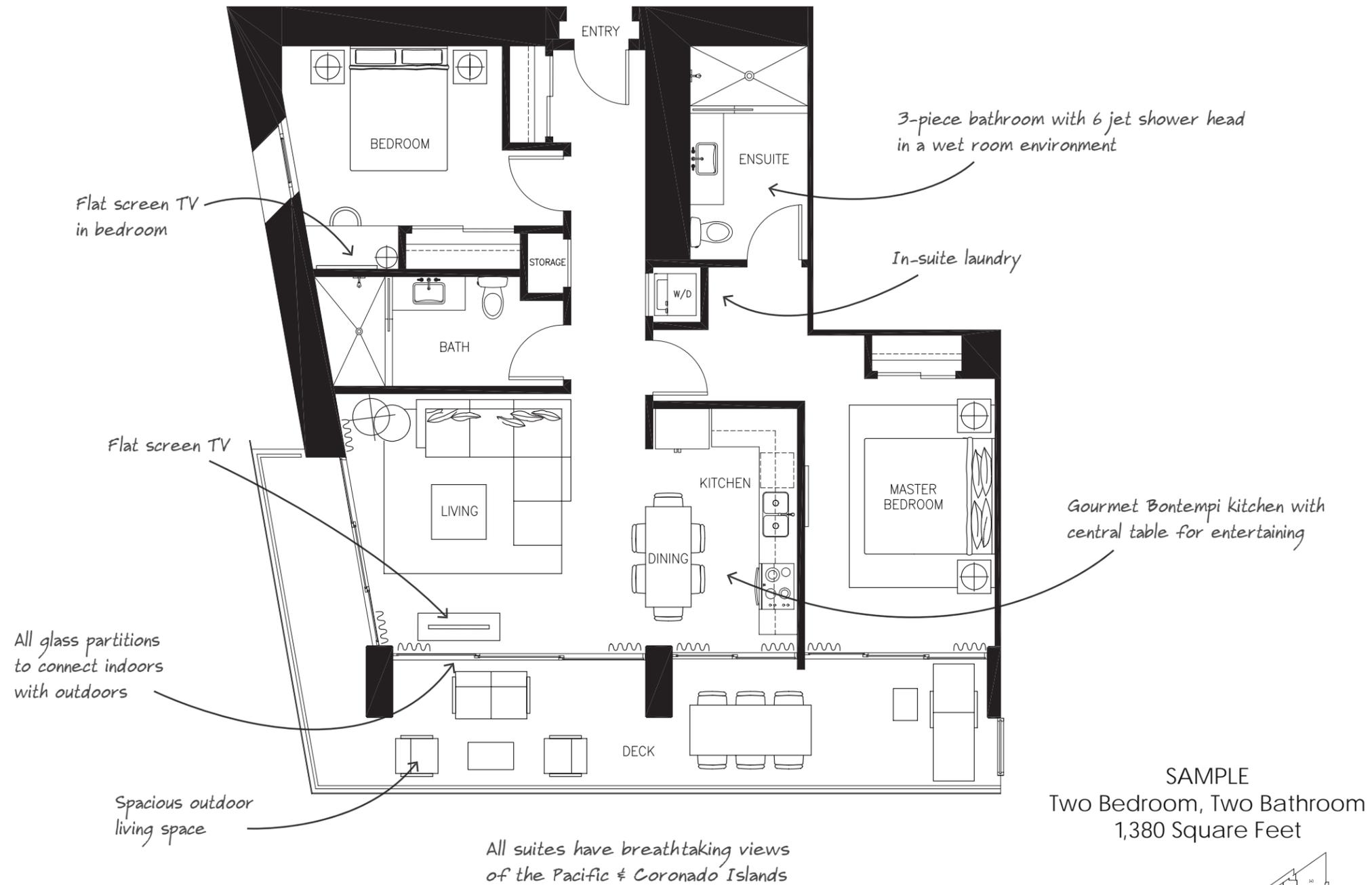
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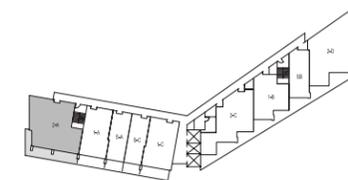
SAMPLE
One Bedroom, One Bathroom
775 Square Feet



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SAMPLE
Two Bedroom, Two Bathroom
1,380 Square Feet



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The TRUMP Resort Team



DONALD J. TRUMP

Donald J. TRUMP is the very definition of the American success story. He has continually set new standards of excellence while expanding his interests in luxury residential real estate, world-class hotels, office buildings, championship golf courses, gaming and entertainment. Mr. TRUMP is personally involved in everything that his name represents. This commitment has made him the pre-eminent developer of quality real estate known around the world. He is the archetypal businessman – a dealmaker without peer and an ardent philanthropist. www.trump.com



TRUMP TOWER, WAIKIKI

Irongate is an integrated real estate development and investment company. The Los Angeles-based company brings entrepreneurial creativity, financial discipline, and environmental and cultural sensitivity to each of its development projects. Irongate believes in creating value by being thoroughly immersed in all aspects of its projects from inception through realization, including design and architecture. This philosophy has produced a track record of success as witnessed at TRUMP Waikiki where 464 suites sold, setting a new single-day record worldwide. www.irongatedev.com



TERRANEA CALIFORNIA

S&P Destination Properties is a luxury and resort real estate company that specializes in the design, marketing and sale of luxury and resort properties throughout the Western United States, Hawaii, and Mexico. S&P is committed to its customers in the ownership and enjoyment of the world's finest real estate. www.sprealestate.com



THE WATERMARK, WAIKIKI

Guerin Glass Architects provides project-specific, contextual architecture. Partners Scott Glass and Brendan Guerin have over 30 years of experience in the architecture, design and construction fields, collaborating together on projects for nearly 20 years. Their New York City-based firm, founded in 2004, has extensive residential and institutional project experience and has worked on projects throughout the United States and Mexico. www.gueringlass.com



AEREA PLAZA, Mexico

Hellmuth, Obata + Kassabaum, Inc. (HOK) is a global provider of design and project delivery services, whose professionals are linked across a network of offices in North America, Latin America, Europe and Asia. Consistently ranked among the world's leading design firms, HOK manages the planning, design, and construction process for all types of clients and facilities in every part of the world. www.hok.com



SCOTT KNAPP INTERIORS

Partners Robyn Scott and Elizabeth Knapp have over 20 years of combined experience in the interior design industry ranging from boutique hotels to high-end luxury residences. Their combined expertise in creating what each client visualizes for their project has led to numerous awards and publications of their work. Their top level of full service design and professionalism has distinguished Scott Knapp as a leader in the industry. www.rsidesigns.com www.knappinteriors.com



PROJECT NAME

PARTNERS
NORTH BAJA MEXICO



DEVELOPER

guerin glass architects

ARCHITECT



ARCHITECT



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Things you need to know about buying real estate in Mexico

CAN I OWN REAL ESTATE IN MEXICO?

Yes, you can. It is a common misconception that Americans cannot own real estate in Mexico. All rights of ownership are obtained through a bank trust, also known as a Fideicomiso. The trust is established by the government and gives non-Mexican owners full rights of ownership. If you have any questions about setting up a bank trust, please contact one of our property specialists for detailed information.

HOW DOES THE TRUST WORK?

A bank trust, or Fideicomiso, is a trust agreement created for the benefit of a buyer from somewhere other than Mexico, executed between a Mexican bank and the seller of property. It is good for 50 years, after which it is perpetually renewable. The bank, as trustee has a fiduciary obligation to follow instructions given by you, the sole beneficiary of the trust. You retain and enjoy all the rights of ownership, while the bank holds your title. You are entitled to use, enjoy, and sell the property that is held in trust at its market value to any eligible buyer. The trust operates exactly as a family trust would operate in the US.

HOW DO I KNOW THAT MY PROPERTY PURCHASE IS SECURE?

US title insurance companies now offer title insurance for property in Mexico to ensure you have free and clear title, just like when you buy real estate in the US or Canada. Title insurance assures the marketability of your resort home and gives you no-fault recourse in the event of any problems.

AM I ABLE TO SECURE FINANCING?

Yes. TRUMP OCEAN RESORT has secured private funding with the second largest private real estate funding company – Charter Funding and CS Financial who is leading the way for American citizens to own property in Mexico. Historically, mortgages could only be obtained with US property as collateral. This is no longer the case. In Mexico, mortgage financing is much like mortgage financing in the United States. The Wolfe Capital Group has become the go to lender and financial innovator for investors in Canada, Mexico, the U.S. and overseas. For financing information please visit: www.theerskingroup.com, www.financenorthamerica.com, www.csfinancial.com/mexico, and www.wolfecapitalgroup.com.

WHY IS TRUMP OCEAN RESORT A GREAT OPPORTUNITY?

It has the stamp of approval from S&P. It has a world class name, and a developer with a great vision for the property. All of these teams, in conjunction will make TRUMP OCEAN RESORT one of the finest ocean front properties in the world!

Get involved in our Exclusive Priority Reservation Program

The Spa Tower of TRUMP OCEAN RESORT will only be offered through an Exclusive Priority Reservation Program.

You'll not only be privy to information before the general public, but you'll qualify for these exclusive privileges:

- Priority invitation to the TRUMP VIP Event
- Reserved appointment at the TRUMP Selection Event
- Pre-construction pricing and early selection

TRUMP OCEAN RESORT promises to become an iconic destination resort for Baja Mexico.

Learn more about this rare opportunity.

SECURE YOUR VIP INVITATION:

1. PHONE: 1-866-858-8736
2. FAX: 1-800-361-6271
3. EMAIL: INFO@TRUMP-BAJA.COM



TRUMP
OCEAN RESORT
BAJA MEXICO

PROJECT NAME

A FEW TRUTHS ABOUT BUYING
REAL ESTATE IN MEXICO
NORTH BAJA MEXICO

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