

# FRACTIONAL OWNERSHIP Lifestyle

## Owning a second home is a dream shared by many

North Americans, among others, set their sights on Mexico when thinking of an ideal location for a vacation home for reasons such as its great climate, hospitality, natural beauty, infrastructure, proximity, cultural wealth, low cost of living, and more.



EL DORADO

Private Residence Club

However, purchasing a second home in full may not always be financially feasible. Also, many people who do fully own a vacation property often feel frustrated by the fact that they are not able to spend enough time there to justify the money spent in their purchase. After all, covering the expenses of a possible mortgage, property taxes, insurance, association fees, maintenance, and furnishings for a home that is used only a few weeks or months each year, is not necessarily the most practical or smart way to go.

Fortunately, **FRACTIONAL OWNERSHIP** is becoming more prevalent and allows vacation home purchasers to get the very most out of their money and their second home, while enhancing the enjoyment of their vacation experience and leisure. Fractional ownership is basically partial ownership of property, or co-ownership. It is not a new concept, Fractional Ownership has been around in the States for over 40 years, and is a widely However, it is important not to confuse fractional ownership with timeshares.

While both options are commonly used with vacation homes and resort properties, timeshares involve the purchase of a specific amount of time for use of a property (a right to use), and do not actually transfer any ownership in the property to the buyer. In contrast, with fractional ownership the buyer enjoys full ownership of the subject property for a selected period of time each year, in perpetuity. **FRACTIONAL OWNERSHIP** also has several advantages over regular full ownership, when purchasing a second/vacation home. While

**FRACTIONAL OWNERSHIP** allows the owner to have a vacation home to go to, he or she will not have to bear sole responsibility for the property and all expenses that come with it. So, the buyer can purchase ownership **ONLY** for the specific time he or she wishes to utilize the property for. The cost of furnishings is also **SPLIT EVENLY** into the price of the fractions, as well, and the association fees, including other normal costs, such as contents insurance, property taxes, etc., are also payable **ONLY** for the specific time purchased.

Additionally, the buyer will receive the deed to the share of the property being purchased, and will be able to sell, lease, or bequeath said fraction of ownership. In most of these type of **FRACTIONAL OWNERSHIP** Resorts, such as El Dorado, a storage area for some personal belongings, such as pillows, linen, golf clubs, etc. is provided with each fraction. Not surprisingly, these characteristics make fractional ownership very attractive to many people considering the purchase of a second home.

In short, **Fractional Ownership is the most cost effective and affordable way of owning luxuriously appointed second/vacation homes, and enjoying all the fine amenities and creature comforts offered by world class resorts, at a fraction of the cost.**

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## Why is El Dorado the right choice for Fractional Buyers ?

**Lake Chapala, by its own nature, is a seasonal destination...** the perfect setting for a Fractional Ownership Resort. **El Dorado Private Residence Club is the only development in town, offering Fractional Ownership.**

It is **strategically located** within a short walking distance to the new, fast developing, shopping district in town ( Centro Laguna Mall, Walmart, Super Lake, Plaza Interlago, La Playa, Tony´s Meat Market, La Paz, and the rest of the San Antonio Commercial area). It is also very close to the Chula Vista Golf Course, and is surrounded by similar high end residential developments, making it one of the safest and most desirable locations in town. The activity oriented common areas at El Dorado, once fully finished, will be the most extensive and attractive at Lakeside, affording its residents an exclusive, care free life style, typically found in Mexico only in top beach mega projects.

El Dorado is also affiliated to **The Registry Collection**, a division of Windham International,

**allowing its Fractional Members trade options to travel to over 175 similar world class vacation resorts around the world.** From an investment point of view, El Dorado Resort Residences, though very close to completion, is still offering preconstruction prices; a great opportunity for the savvy real estate investors looking to get in at the right time. There currently is a rapidly growing waiting list, of over a dozen people, that have signed up to have access to the first condominium rentals that open at El Dorado Residences for the next Winter season.

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