



HOPE & GRACE

spa community living



QUERÉTARO,

A Retirement Perfect Place

Situated in the heart of Mexico, Querétaro has emerged as one of the safest cities, boasting an exceptional quality of life.

The city has experienced rapid growth in recent years, resulting in significant capital gains, solidifying its status as one of the most sought-after retirement destinations.

Querétaro stands out as a vibrant cultural center, providing a rich and diverse tapestry of experiences for those who call it home.

Querétaro's unique blend of safety, quality of life, favorable climate, outstanding medical facilities,

and cultural richness makes it a standout choice for individuals seeking an unparalleled living experience.

As the city continues to thrive, it solidifies its reputation as a premier destination for those who value security, well-being, and a flourishing cultural scene.

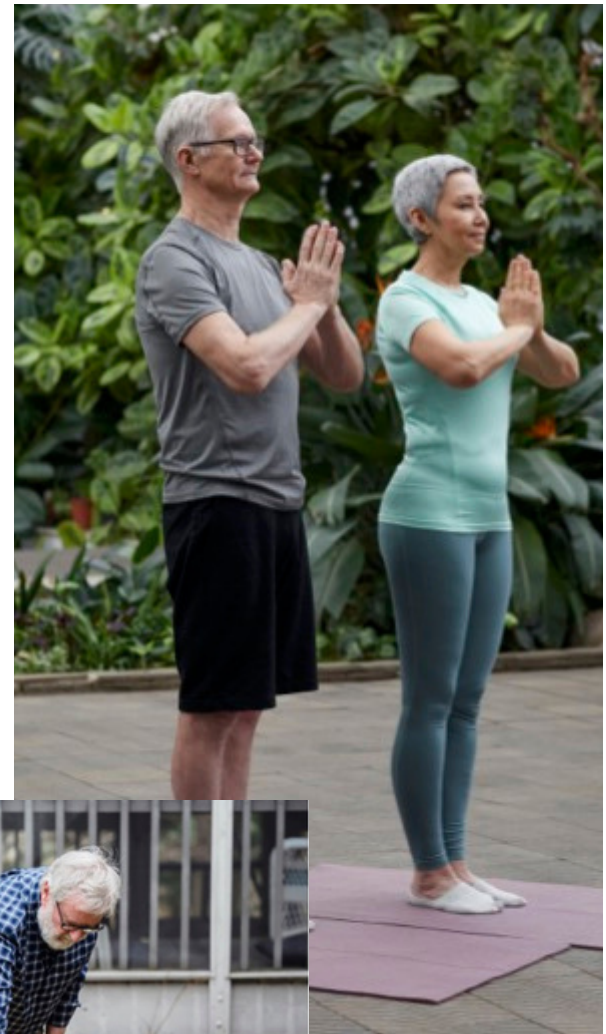
FitchRatings



Situated in the state of Querétaro, Hope and Grace stands as the first conceptual spa designed to provide a retreat of comfort and luxury for retirees.

We have crafted a space where older adults can thrive in a community setting, enveloped by sustainability and surrounded by nature.

Our urban planning is certified under the United Nations sustainability agenda, ensuring a commitment to environmentally conscious practices.



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Welcome to Hope & Grace Juriquilla **Elevating Your Lifestyle**

A groundbreaking conceptual spa, has been thoughtfully designed with functionality at its core, catering specifically to individuals aged 55 and over.

Immerse yourself in a luxurious living experience by acquiring these bespoke suites, meticulously crafted by visionary architects and urban designers, embodying a sustainable and harmonious ethos.

Introducing Hope & Grace Juriquilla, where 21,000 square feet of meticulously planned spaces beckon, promising a life of comfort, safety, and unparalleled proximity to all essentials. This visionary project is tailored to meet the desires of a market seeking a harmonious lifestyle, offering an oasis where luxury meets functionality.

Our mixed-use project seamlessly marries the spa experience with 24 opulent suites, all unified under the Living Wellness concept.

This visionary approach is centered on providing our exclusive residents with not just a residence, but a holistic living experience, surrounded by top-notch amenities aimed at ensuring their physical well-being.

At Hope & Grace, we redefine living for our esteemed residents, offering more than just a home – a harmonious lifestyle where every element is carefully curated to elevate your quality of life.



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Boasting a distinctive location in the thriving economic hub of Santiago de Querétaro, one of Mexico's foremost cities, our project unfolds across 2,130,000 square feet of meticulously planned usable spaces. Designed to offer a lifestyle of comfort and safety, our development is strategically positioned at the heart of the city, ensuring residents are enveloped by convenience.

This mixed-use project seamlessly integrates a state-of-the-art spa, a health-focused zone, 24 luxurious suites, and a rooftop adorned with amenities, all unified under the Living Wellness concept.

Here, residents can immerse themselves in an environment of relaxation and tranquility, with direct access to the spa and health facilities.

Our exclusive residents will enjoy proximity to bustling plazas and shopping centers, world-class hospitals, and seamless connectivity to the city's and state's major avenues. This carefully curated living experience harmonizes luxury, convenience, and well-being, creating a haven where every detail is designed to enhance the quality of life.



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CURRENT VALUATIONS:

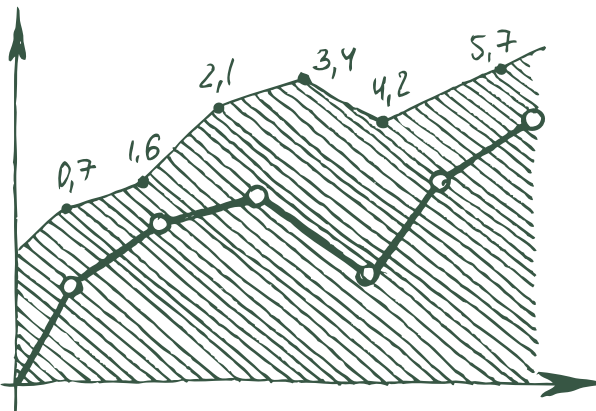
- **CURRENT COMMERCIAL VALUE OF EACH SUITE:** \$175,000 USD
- **CURRENT MONTHLY RENTAL INCOME:** \$2,000 USD

PROJECTIONS:

- **PROJECTED MONTHLY RENTS:** \$2,222 USD
- **PROJECTED CAP RATE:** 16%

NOTE: CAP RATE DATA TAKES INTO ACCOUNT ADMINISTRATION AND MAINTENANCE EXPENSES, AND PROJECTIONS ARE BASED ON THE ASSUMPTION OF 100% OCCUPANCY.

THE PRICE IS CONSIDERED IN PRE SALE AND MAY CHANGE WITHOUT ADVISE





HOPE GRACE
epic community spaces



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