



Nest Seekers
MEXICO

RANCHO ALTOS

ENDEMIC SANCTUARY

A premier investment opportunity where regenerative agriculture,
artesanal tequila production, hospitality and community living
merge together.



LOCATION & THE LAND



Rancho Altos sits at the height of the Cerro del Maguey (hill of the Agave) a small and no longer active volcano with traditional landscape and local farms connected by cobblestone roads that date from the 17th century. Its endemic vegetation and gorgeous trees expand all the way to the majestic Cerro Gordo, also a non-active volcano that today is a national park. This is an important attraction for locals and wonderers who travel these ancient roads by foot, bicycle, and horse.

Apart from its natural beauty, capable of creating an impression even upon the least observing visitor, this region located in the heart of tequila production is highly desired for its fertile volcanic soil and its marvelous climate. Tepalitlán and its surroundings are definitely among the richest agricultural regions of Mexico. The 82 hectares (203 acres) of outstanding beauty that are the material foundation of our project could not be in a more attractive location, nor with better neighbors.

The name of the project comes from the region of the Altos, considered one of the safest places to live in America. Tepalitlán combines in an unparalleled manner its traditional strength with an important modern-day life. Its extremely high development, reflected in United Nations development index, places it side by side with some of the top world cities. We find world class hospitals, varied cultural spaces, remarkable schools and universities, markets, and sophisticated boutiques which enhance its high quality of life.

The project is located less than an hour away from Guadalajara, the capital of Jalisco state, one of the hearts of Mexican culture and home of startups and consolidated enterprises related to arts, gastronomy, and software development, which place it as one of the most exciting cities of the future. Presently it has extraordinary culinary offerings, world class art galleries, important museums and universities, and an outstanding colonial heritage. It also holds an international film festival and one of the top book fairs in the world. Rancho Altos constitutes the perfect equilibrium between hectic global connectivity and humane, sustainable peace and tranquility.



HUMANS BEHIND THE PROJECT



Marcos Galindo Founder
Founder

Politologist and agave grower. Co-founder of Nebulosa, Ninfa Raicilla and Tequila La Dama. He advocates for sustainable farming practices and the revival of traditional knowledge in tequila production.



Diego Campos
Co-founder and COO

An Industrial Engineer, Project Manager and co-founder of Pachuco, a distribution company supporting small batch spirit producers. Passionate about nature, personal growth and community collaboration.



Casa Aceves® / Jose Aceves
Strategic Partner

Led by Jose Aceves, Casa Aceves produces premium tequila brands with a focus on sustainability and innovation. Creator of Tequila Cristalino 2.0, he develops technologies to repurpose agave waste for environmental and social impact.



Hector Esrawe/Francisco Pardo
Architecture and Masterplanning

Hector, a leading global figure in architecture and design, with multiple awards and recognitions. Francisco, a key figure in Mexico's architectural scene. Their joint collaboration in Rancho Altos has helped shape the overall project vision and conceptual design..



OUR FUNDAMENTAL PILLARS



Rancho Altos is a revolutionary project that seeks to drive a paradigm shift in our society. It is a call to develop ourselves in harmony, both individually and collectively, and in close relationship with our environment

Regeneration

Giving more than you take as a in everything we do. Applied to the design of spaces, construction of buildings, transformation processes, and farming system, as well as our governance as a company and community.

Sovereignty

Starting from the order and laws that prevail in the universe, we want to take to its purest expression the individual, popular, food, economic, energetic and environmental sovereignty.

Community

Foster the transition from individuality (separation - selfishness) to collectivity (unity - sharing). Co-creating an intentional and self-sustainable community with a variety of backgrounds and contexts but with a common vision.

KEY FACTS

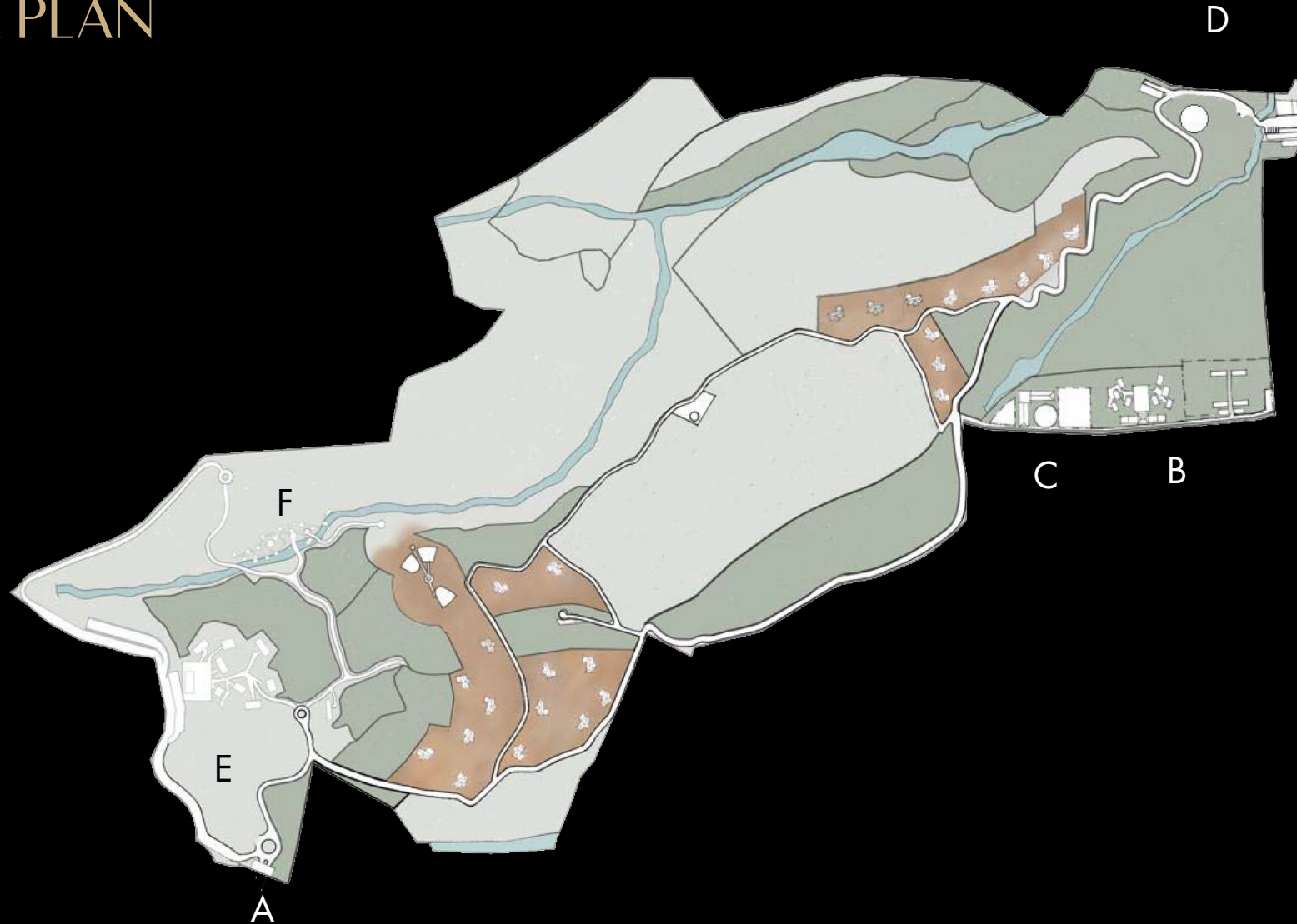
COMUNIDAD RANCHO DE LOS ALTOS SAPI DE CV, is a Sociedad Anonima Promotora de Inversion de Capital Variable constituted in 2021 under the laws of the Mexican United States. Acts as the holding company for the various businesses.

- Land status: private property. Comunidad Rancho de los Altos SAPI de CV holds the title and is free of liens.
- Water: the company owns a federal concession for 60,000 m3 (cubic meters) of water per year.
- Architecture and engineering: overall master plan and engineering for 1st phase of urbanization completed. Architectural project for the distillery completed.
- Permits: construction permits for Phase 1 (urbanization, distillery and hospitality) have been obtained.
- Investment YTD: seed round closed, successfully raising \$2.13 M USD.
- Setting up a Trust as a vehicle to manage all investments.





MASTER PLAN



- A. Main entrance
- B. Hospitality.
- C. Equestrian arena.
- D. Distillery.
- E. Cabins.
- F. Wellness.



THE OPPORTUNITY

Project Current valuation: \$33.12 M USD.
Total Shares Available for Sale: \$15.37 M USD.

2 Bussiness Models Available:

- Full ownership of shares via equity.
- Cost of 1 Share = \$331,229.46
- Minimum purchase of 5 Shares. (Total available 46.4 Shares).
- Share Presale Cost 60% below retail Value upon Phase 1 Termination.
- Projected Share Valuation by Year 4 of operation = \$861,675.69.
- Passive Income Projected = Full return by Year 5 of operation. Passive income begins on Year 2 of operation.

OR

- Convertible Note.
Financial investor with option to convert into equity (capital + interests).
- Term = 4 years
- Conversion valuation = \$662,827.45 (30% discount over 2029 Proyected valuation).
- Passive income begins upon conversion by the end of the term.

*Exchange rate used 1 USD = 19 MXN.



TIMELINE

YEAR 1

YEAR 2

YEAR 3

YEAR 4

YEAR 5

Distillery and Hotel Construction

Start of hotel
operations and
cash flow generation

Start of distillery
operations and
cash flow generation

Start of investment
recovery

Investment recovery
at the end of 5 years

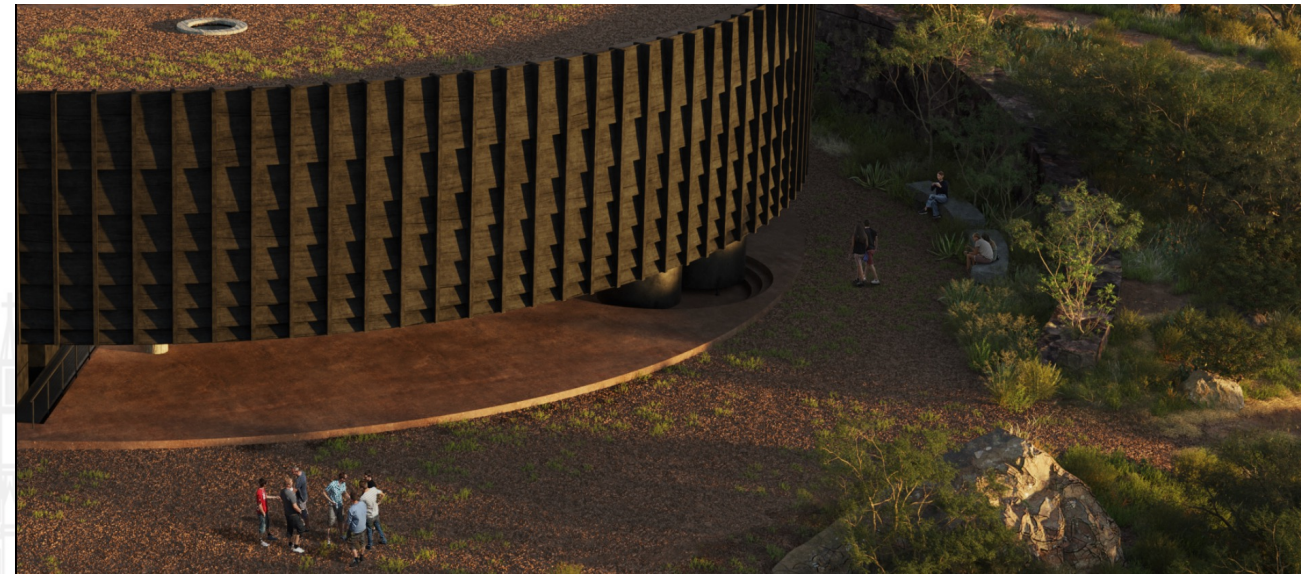


DISTILLERY



Conceived to be an architectural icon and a reference in sustainability.

With an installed capacity to produce 50,000 liters per month of artisanal, certified organic, premium tequila.



DISTILLERY



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DISTILLERY



DISTILLERY



HOSPITALITY

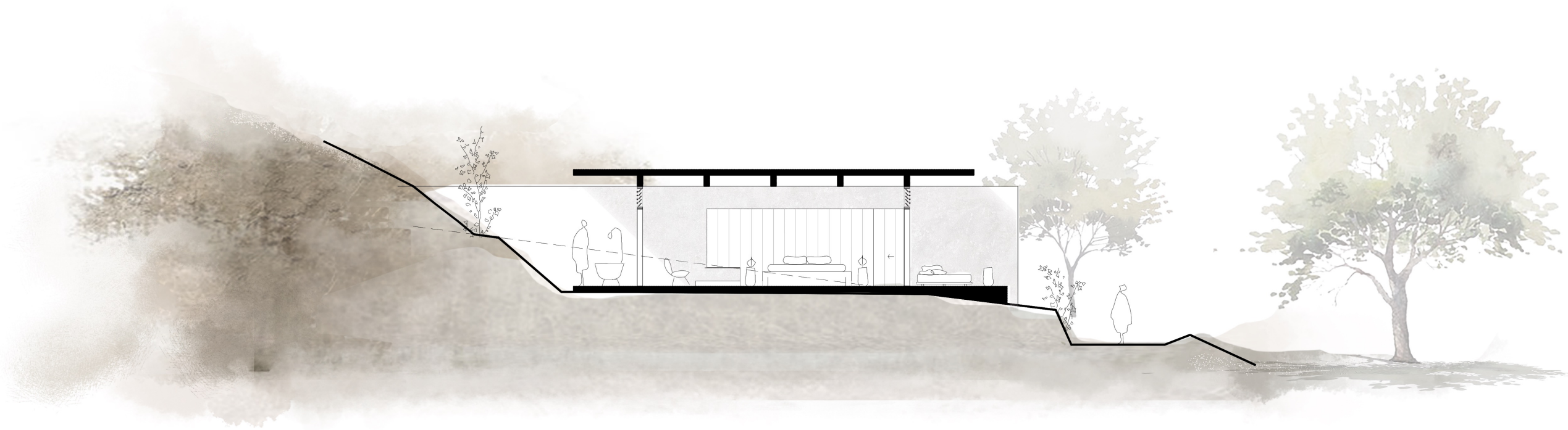


A 24-room boutique and experience-oriented hotel, farm-to-table restaurant and spa; intended to host friends, customers and visitors from around the world who want to immerse themselves in nature and experience first hand our regenerative and biodynamic approach to agriculture and tequila crafting.

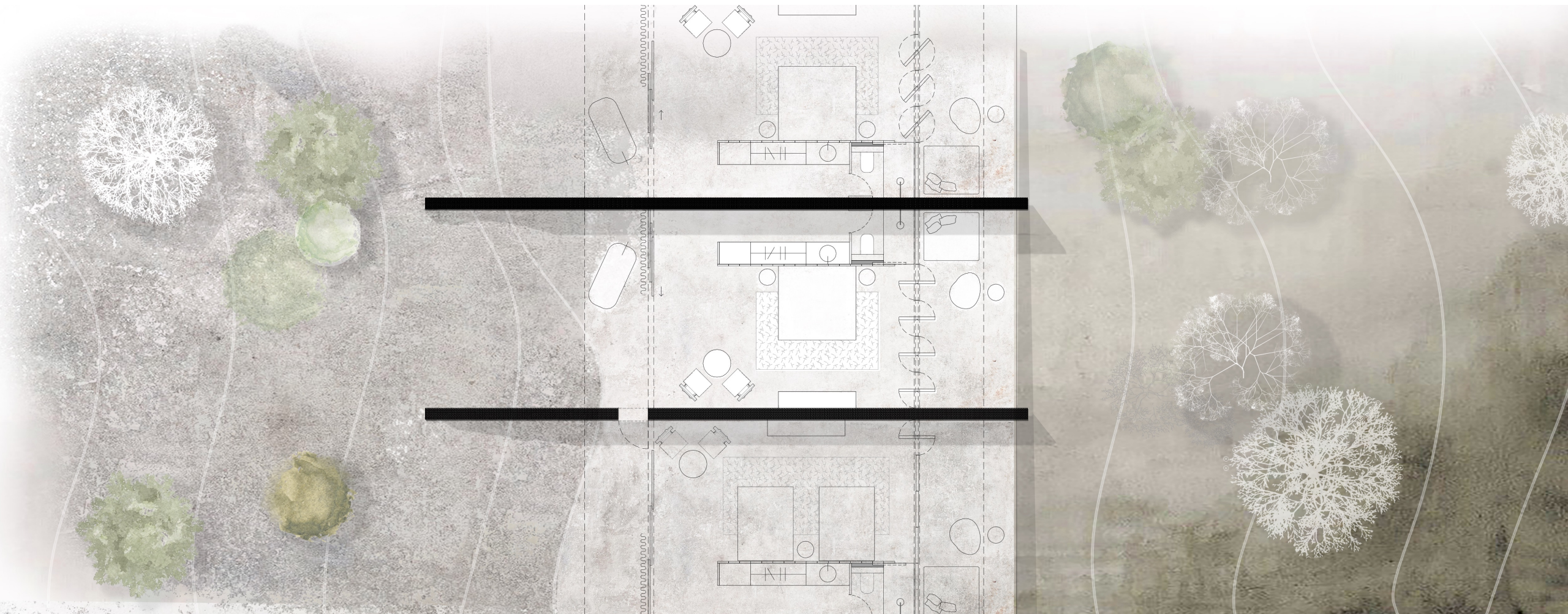
HOTEL



HOTEL



HOTEL



SPA



SPA



CABINS



CABINS



RANCHO ALTOS

ENDEMIC SANCTUARY

Cerro del Maguey, Jalisco, Mx.



"We will continue to create a new world — seed by seed, person by person, community by community — until this planet is embraced in a circle of resurgent life and resurgent love."

- Vandana Shiva -

Nest Seekers
INTERNATIONAL