

Mexico Resort Real Estate Update

From The Settlement Company®

Ver el anexo para leerlo en español.

Welcome to our first newsletter for 2013. We wish all of you, our readers, peace, happiness and above all health. During the first quarter of this year was highlighted by AMPI Inaugurations took place in many sections across the country.

The Settlement Company® celebrates an anniversary

On May 1, 1991, **The Settlement Company**® opened its doors in San Jose del Cabo and became the first title and escrow company in Mexico.

Since that time, our family of professionals has served clients in such far flung places Australia, Andorra, Hong Kong, Italy, Spain and of course North America. The company opened and operated the first MLS system in Mexico.

Happy 22nd Anniversary Settlement Team!

The Company also has the registered trademark in Mexico for the Virtual Closing® allowing us to do Closings anywhere in Mexico. It has developed a reputation as, "Your Safety Net in Mexican Real Estate."

Security in Mexico

From S.F. Gate

Quick - which national capital has the higher murder rate: Mexico City or Washington, D.C.?

If you answered Mexico City, you'd be in good company - after all, Mexico is a war zone, isn't it? But you would be wrong, on both counts.

Based on FBI crime statistics for 2010 and Mexican government data released early this year, Mexico City's drug-related-homicide rate per 100,000 population was one-tenth of Washington's overall homicide rate - 2.2 deaths per 100,000 population compared with 22. (Drug violence accounts for most murders in Mexico, which historically does not have the gun culture that reigns in the United States.)

And while parts of Mexico can be legitimately likened to a war zone, drug violence afflicts 80 of the country's 2,400 municipalities (equivalent to counties). Their locations have been well publicized: along the U.S. border in northern Baja California, Sonora,

Chihuahua, Nuevo Leon and Tamaulipas states, and south to Sinaloa, Michoacan and parts of San Luis Potosí, Nayarit, Jalisco, Guerrero and Morelos states.

The flip side is that more than 95 percent of Mexico's municipalities are at least as safe as the average traveler's hometown. Yucatan state, for example, had 0.1 of a murder for every 100,000 people in 2010 - no U.S. tourist destination comes close to that. Most cities in central Mexico, outside of the scattered drug hot spots, have lower murder rates than Orlando.

It would seem fairly clear - fly, don't drive, across the border into the safe regions. Yet whenever people say they are going to Mexico, the invariable response is "Aren't you afraid?"

Media sensationalism accounts for much of the wariness. "Gangland violence in western Mexico" "Journalists under attack in Mexico" and "Mexico mass grave toll climbs" sound as if the entire country were a killing field. The story might name the state, but rarely the town and almost never the neighborhood. And some reporters apparently are confused by the word "municipality" - some of the killings reported as being in Mazatlan, for example, actually happened in a town miles away from the city - akin to attributing East Palo Alto's slayings to San Francisco.

But the biggest factor may be that travelers looking for a carefree vacation simply find it easier to write the entire country off than to learn what areas to avoid.

The [Mexico Tourism Board](#) is working to change that. Efforts so far have concentrated on getting accurate information to travel agents, who funnel the lion's share of tourism to Mexico's popular destinations. Independent travelers' primary source of information is the State Department travel alerts (travel.state.gov), which are finally getting better at pinpointing the trouble spots.

"We are trying to work with U.S. authorities in making these travel alerts specific and not general," said [Rodolfo Lopez Negrete](#), the tourism board's chief operating officer. "Unfortunately, they have projected a somewhat distorted image."

In the meantime, we have done some of the work for you. The chart above recommends destinations for various comfort levels and travel styles. If you're totally spooked, there are places that pose no more risk than Disneyland. If you're open-minded but don't want to take unnecessary risks, we have places safer than Miami, New Orleans or Washington, D.C. For fearless travelers, these sometimes dicey destinations are worth the extra caution.

Swearing-In Ceremony of AMPI's National Board of Directors

This year the inauguration of the President and officers of the Mexican Association of Real Estate Professionals took place in Cuernavaca. The Governor of the state of Morelos,

Governor of the State of Morelos, Graco Ramirez Garrido Abreu, delivered the oath Guillermo Salgado Castañeda became the National President for 2013. Among the dignitaries attending were; Jorge Morelos Barud, Mayor of Cuernavaca, Ms. Zolla Ma. Alejandra Jarillo, federal delegate of the Secretary of the Economy for Morelos and other government officials. Jeffrey Hornberger, Director Global Business Alliances for the National Association of Realtors® (NAR) was there as well as delegations from of real estate associations from Brazil and Central America, along with representatives from the International Real Estate Federation and the International Consortium of Real Estate Associations. .

During his acceptance speech, Mr Salgado mentioned that for the first time this event was held outside Mexico City.

During the evening an agreement of cooperation was signed between NAR and AMPI. AMPI members at the "Socio" level become are included as I NAR International members.

The year 21013 has been designated as Spotlight in Mexico by NAR. This program will include investment newsletters and bulletins on investment opportunities in Mexico. One special event will be an investment, resort and second home forum to be convened in Los Cabos in June, followed by a CIPS Institute. AMPI will be high profile at the annual NAR Conference and Trade Expo which will be held in San Francisco this year, in November.

A letter of intent was signed between CILA - Confederación Inmobiliaria de Latinoamérica (Real Estate Confederation of Latin America) and AMPI.

The first quarter of 2013 saw a flurry of Inaugurations at AMPI's 70 local Sections. In Baja California Norte, there were five in one week. To the south there was an international affair.

AMPI Los Cabos new President Vincent Ferrero was born in France. A few days before taking office, he became a citizen of Mexico.

So, 2013 promises to be a banner year for the Mexican Association of Real Estate Professionals.

Uruapan, Michoacan- a city of Festivals

All year long there are festivals occurring in Uruapan. The two most noteworthy and that fill the hotels are; Noche de Muertos (Night of the Dead) and Semana Santa (Holy Week) The first is November 1 and the second is Holy Week.

Michoacan is the center of the part pagan, part Christian celebration of Noche de Muertos. (Night of the Dead) Tzintzuntzin the capital of the Tarascan empire is especially important, but Ofrendas (altars) are also abundant in the streets of Patzcuaro and Uruapan. For the past three years, Uruapan has also had a celebration of velas. (candles) More than 10,000 adorn the Centro Historica and the main plaza.

During Semana Santa, the artisans fill the four block long plaza in Uruapan. This year more than 1,200 came to display and sell their work. Representing 73 communities, the artisans came with 1 million pieces. These ranged from copper works of art (Santa Clara del Cobre) to fine guitars. (Paracho)

There war two parades during the week. One the parade of the artesanos and the other the parade of the aguadores. (Water carriers) The later in rational costume carried water from the Rio Cupatitzio, to the Inmaculada church for blessing. Of course both had musical groups in their processions

Spotlight on Mexico

Source: Realtor .org

In an effort to address countries and markets that offer the most business to NAR and its members, NAR Global has launched a “Spotlight” initiative to highlight these countries and the opportunities they present for our global practitioners.

Mexico has consistently been a top investor in US real estate over the past 10 years. On the outbound investment side, Mexico is the #1 destination for Americans and baby-boomers that retire abroad, with an estimated 1 million+ Americans residing there. Up to half of these expatriates own real estate. Anecdotally, Mexican practitioners report increasing sales to Americans, thanks to an improving economy and security situation in the country. Continue reading for information on conducting inbound and outbound business with Mexico, and events that will help you connect with potential referral partners.

[Mexico’s Well-to-do Move North](#) – a *Global Perspectives* article covering Mexican investors purchasing in the United States.

[Retiring in Mexico: Still an Option?](#) – a *Global Perspectives* article on what you should know if your clients are interested in spending their golden years in Mexico.

[Establishing a Network in Mexico](#) – a *Global Perspectives* article on how you can establish and maintain a network of referral partners in Mexico.

UPCOMING EVENTS

¡VIVA Mexico!, June 7-9 in Los Cabos, Mexico

This investment, resort, and second-home forum will take place in Los Cabos, Mexico, and will be followed by a CIPS Institute. Meet with real estate professionals and authorities on investing safely in Mexico for knowledge exchange and networking. Industry leaders from both sides of the border will address questions such as why buy in Mexico, how to invest in Latin America’s most dynamic and strong economy, and how to conduct referrals with members of the Mexican Association of Realtors (AMPI). [Learn more](#)

Flyer: [Los Cabos](#)

Flyer: [About ¡Viva Mexico!](#)

CIPS Institute, June 10-14 in Los Cabos

REALTORS® can earn the Certified International Property Specialists designation at the CIPS Institute in beautiful Los Cabos, Mexico. This event will include attendees from both the United States and Mexico, which will broaden the learning experience and strengthen your referral opportunities from the start. The course will be taught in English. For more information, contact Linda Jones Neil, linda@lindaneil.com.

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