

An architectural rendering of a modern urban park. The scene is bathed in a warm, golden light, suggesting late afternoon or early morning. In the foreground, a paved walkway leads towards a central area where several people are walking and sitting on low, curved concrete benches. To the right, a multi-story building with a modern facade and balconies featuring lush greenery is visible. In the background, a tall, slender, cylindrical structure stands out against the sky. The overall atmosphere is one of a vibrant, green, and modern community space.

PARQUE PIMIENTA

CO↔IN



WHAT IS CO-IN?

Real Estate **Co-Investment (CO-IN)** is an accessible **investment** model that allows you to own a percentage of a strategic real estate project and generate steady income through its rental.



www.lopezrosa.com/co-in



2

3



WHAT IS PARQUE PIMIENTA BY CO-IN?

Parque Pimienta is a shopping center located within **Distrito de Arte Mérida (DAM)**, a mixed-use real estate development in a strategic area of Mérida, Yucatán.

This comprehensive project features a **three-level shopping mall**, **modular apartments**, an **entertainment forum**, a **120-key hotel**, and an **office building** – creating an integrated concept designed for living, working, and enjoying all in one place.



LOCATION



20 MINUTES TO
PROGRESO BEACH

MÉRIDA - PROGRESO HIGHWAY



Altozano



Country Club



Privada
Chaacun



La Ceiba



Fracc. Las
Américas



Dzityá

Distrito de
Arte Mérida



Concesionarios
de autos



Plaza The
Harbor



Galerías
Mérida



Gran Plaza



City
Center



H. Christus
Muguerza



H. de Alta
Especialidad



La Isla
Mérida

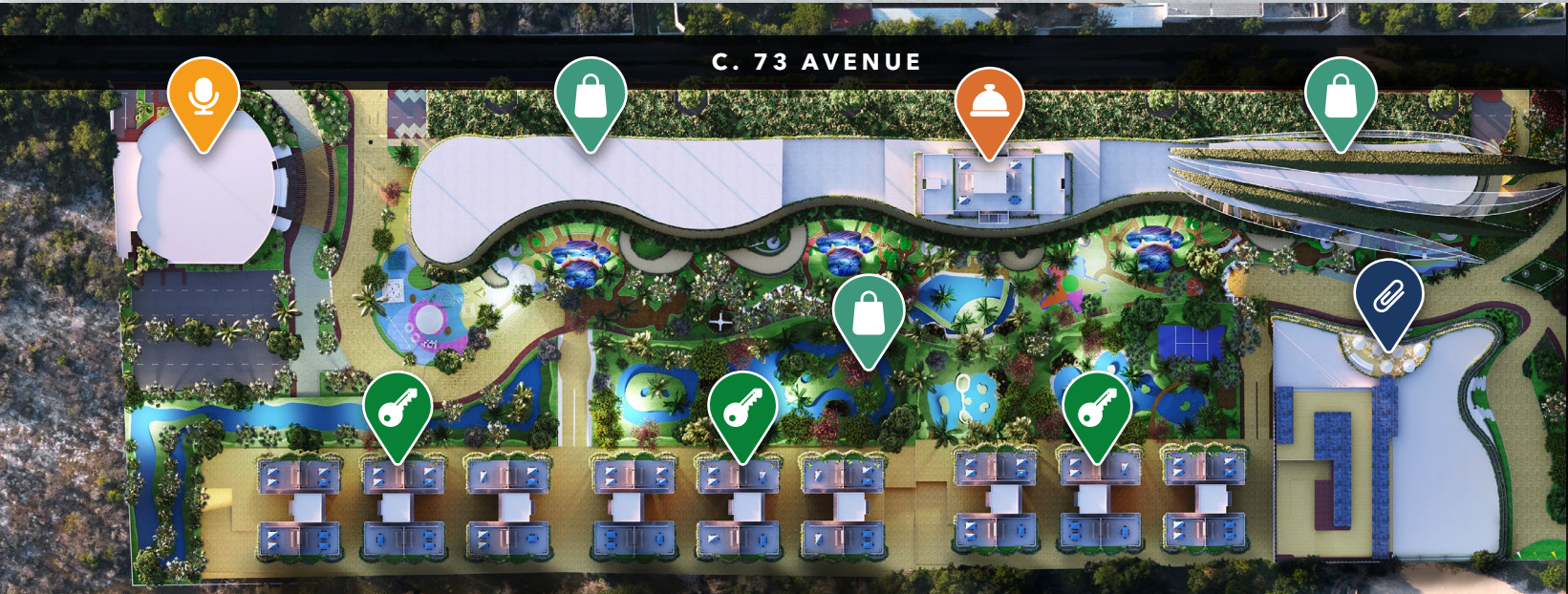


Temozón
Norte

MÉRIDA - CENTRO

MASTERPLAN

VIEW HERE
TOUR



MÉRIDA - PROGRESO HIGHWAY



OFFICE
TOWER



**PARQUE
PIMIENTA**

3-LEVEL
SHOPPING
CENTER



EL HOTEL

120-KEYS
HOTEL



SINFONÍA

MODULAR
APARTMENTS



EL FORO

EVENT &
PERFORMANCE
VENUE



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5

6

DISCOVER A NEW WAY TO INVEST

Investing with **CO-IN** lets you become an owner of a percentage of the Parque Pimienta shopping and cultural center. You'll earn steady rental income and/or have the option to resell all or part of your share at any time.

EARN CONSISTENT INCOME

- ✓ Regular rental income from over 14,000 m² of commercial space.
- ✓ Payments based on your ownership percentage.
- ✓ Valid for the entire lifetime of the project and transferable to heirs.



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6

7

2 WAYS TO GROW YOUR INVESTMENT



Property Appreciation

The value of your investment increases over time. You can sell all or part of your share whenever you choose.



Rental Income

Earn regular income from leasing the commercial spaces, based on your ownership percentage in the project.



PAYMENT PLAN



**You decide how
much to invest**

Starting from
5 UNITS



**Minimum
down payment**

15% DOWN



**Payment
options**

Pay in full or
finance over
**12,18 or 24
MONTHS**



INVESTMENT PROCESS



**Choose how many
shares you want
to acquire**



**Pay in full or
choose a
financing plan**



**Sign your
co-investment
agreement to
become a
co-investor**



**Earnings will be
distributed once the
shopping center begins
operations**



An aerial photograph showing a construction site adjacent to a modern, multi-story building with a curved facade. The construction area is filled with dirt and rocks, with several yellow excavators working. A road runs along the right side of the site, and a city skyline is visible in the background under a blue sky with scattered clouds.

PARQUE PIMIENTA

NOW UNDER CONSTRUCTION!



* Renderings for illustrative purposes only. The design, finishes, furniture, vegetation, and equipment shown herein are subject to change without prior notice. Their sole purpose is to represent a possible setting for the project.

An aerial photograph of a city, likely Mexico City, with a large residential complex in the foreground. The complex features several high-rise apartment buildings and a large, curved, modern structure that appears to be a community center or a large-scale retail/leisure space. The surrounding area is densely urban, with many smaller buildings and a network of roads. The sky is clear and blue.

CO↔IN

DEVELOPED BY

GRUPO

López-Rosa