CABO ADVISOR

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LOS CABOS BUYER'S GUIDE

LOS CABOS • 2026

01 · DEFINE YOUR PURCHASE

Start with the goal, not the property.

An efficient search begins by clarifying how you want to use the property, how much you want to invest and how soon you want to buy.

01

Primary use

Full-time home, second home, rental or investment. Your goal changes which areas and properties are worth comparing.

02

Total budget

Set a realistic range and leave room for closing costs, furnishings, dues and future improvements.

03

Timeline

Clarify whether you want move-in ready, pre-construction or a property to hold for several years.

Quick checklist before you start

- Investment range in USD or MXN
- Target purchase date
- Bedrooms and bathrooms
- View, beach, golf or amenity priorities
- Personal use vs. investment
- Cash purchase or financing

02 · CHOOSE THE AREA

Compare lifestyle, not just price.

Los Cabos is made up of very different micro-markets. The best area is the one that fits your habits, commute and investment goals.

01

Cabo San Lucas

Urban energy, marina, restaurants and convenient access to services.

02

Tourist Corridor

Resorts, ocean views, private communities and access between Cabo and San José.

03

San José del Cabo

Historic center, dining, art and a more residential atmosphere.

04

Pacific / Todos Santos

Slower pace, desert landscape and communities with a distinct identity.

03 · DUE DILIGENCE

Before reserving, confirm the essentials.

The right property also needs to stand up to documentary and financial review. Work with local professionals and request key information in writing.

01 **Documentation**

Ask your advisor and notary what documents are available and what should be reviewed before signing.

02 **Fees and rules**

Review HOA dues, community rules, rental policies and recurring costs that apply.

03 **Physical condition**

For resale, consider a professional inspection. For pre-construction, review finishes and deliverables.

04 **Utilities**

Confirm water, electricity, internet, access, parking and maintenance according to the development.

05 **Buying from abroad**

Ask your notary or legal advisor to explain the acquisition structure that applies to your case.

04 · COMPARE

Do not compare only price per sq. ft.

Use a simple matrix so one attractive feature does not overshadow the factors that truly matter.

CRITERION	PROP. A	PROP. B	PROP. C
Location and commute	○	○	○
View / orientation	○	○	○
Amenities	○	○	○
Monthly fees	○	○	○
Rental potential	○	○	○
Condition / delivery	○	○	○
Privacy and noise	○	○	○
Resale liquidity	○	○	○

05 · VISIT

What to observe during a property tour.

A useful tour is not only emotional: take notes, photos and compare the same variables in every option.

1. Natural light and orientation
2. Interior and exterior noise
3. Ventilation and temperature
4. Privacy from terraces and windows
5. Kitchen and bathroom condition
6. Storage
7. Parking and access
8. Real distance to services
9. Condition of common amenities
10. How the area feels by day and night

06 · NEXT STEP

Arrive at the tour with a clear shortlist.

Arturo can help you filter options, coordinate tours and confirm key information before you move forward.

Before you contact Arturo, have ready:

- Approximate budget
- Travel dates or availability
- 3 non-negotiable priorities
- Areas that interest you
- Pre-construction, resale or both

Talk to Arturo to build a personalized shortlist.

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This guide is informational and does not replace legal, tax, financial or notarial advice. Prices, availability and terms may change.