

# Latitude 20 Equity Fund LLC

Where Real Estate Meets Strategic Global Asset Growth

Creating long-term value through strategic acquisition and management of high-performing real estate assets across Mexico's most dynamic markets.

**Astamar Asset Management LLC**



# The Problem



U.S. real estate markets are saturated. Cap rates are low. Growth is limited.

Meanwhile, Mexico's tourism boom creates untapped value.



## Accredited Investors

Need higher ROI and international diversification options.



## Wealth Managers

Struggle to find stable, high-yield vehicles for clients.



## Retirees

Seek passive income in growing markets with favorable tax structures.



# The Solution



## Turnkey Access

Enter Mexico's profitable vacation markets without legal, operational, or cultural barriers.



## U.S. Governance

In-house teams ensure transparency and compliance on both sides of the border.



## Rental Optimization

Properties selected for maximum income through Airbnb, VRBO, and Booking.com.



## Quarterly Dividends

Immediate income plus long-term appreciation (19%-30% annualized growth).

# Market Opportunity



## Global Market

Total short-term rental market value worldwide (2024)



## Latin America

Regional market share with Mexico representing largest portion



## Mexico by 2027

Expected vacation rental market value, driven by tourism and digital nomads

Less than 1% of U.S. real estate capital is deployed in Mexico, despite geographic proximity and high returns.

# Business Model



## Short-Term Rental Income

Daily and weekly bookings via major platforms with 70-80% occupancy.

14-18% targeted annual dividends distributed quarterly.

## Equity Appreciation

Properties in high-growth markets with 19-30% annual appreciation.

Strategic exit after 3-8 years for capital gains.

## Management Fees

2% annual management fee plus 20% carried interest above 8% hurdle.

Internal teams optimize operations to increase NOI.



# Traction and Validation

\$25.2M

Soft  
Commitments

From U.S. and  
Canadian accredited  
investors during pre-  
launch phase

23

Properties  
Secured

Flagship assets across  
Playa del Carmen,  
Cancun, and Puerto  
Vallarta

74%

Occupancy Rate

Portfolio-wide average  
with peak-season  
bookings reaching over  
85%

14-18%

Annual Returns

Net returns generated  
by Airbnb and VRBO  
listings, aligning with  
fund targets

# Our Key Principals



Carlo Dupone

Principal & CEO

Carlo holds a **degree in Economics** and a **Master's in Finance** from the **UCLA Anderson School of Management**. His professional journey began in the investment sector as a **Stockbroker** and **Certified Financial Planner**, giving him a strong financial acumen that later translated seamlessly into real estate. Following in his family's footsteps, he expanded his expertise into **apartment building acquisitions** and **private equity real estate financing**.

As a **developer**, Carlo has successfully managed **100–250-unit acquisitions** in a single transaction. He has played a pivotal role in **placing over \$90 million in debt financing** and currently manages a **\$15 million debt portfolio** focused on **multi-family and commercial construction and renovation**. Since 2014, he has been actively involved in the **development and disposition** of multiple real estate projects, including **six ground-up developments**.



Ozden "Dalia" Avsar

Principal & Strategic Advisor

30-year global entrepreneurship experience across multiple countries.

Dalia Ozden Eler is a visionary entrepreneur and community leader with a remarkable journey spanning continents and industries. Born in Izmir, Turkey, she inherits a rich heritage that spans three generations. Her academic journey commenced with a degree in Electronics Engineering from Istanbul Technical University, a testament to her early passion for technology. However, her quest for knowledge and adventure led her to the United Kingdom, where she pursued studies in Business Management.

Upon returning to Turkey, Dalia embarked on a career at Northern Telecom, where fate intertwined her path with that of her British husband, an oil executive based in Dubai. At the age of 23, she established the first computer showroom and training facility in Dubai, a groundbreaking venture that positioned her as a pioneering Turkish businesswoman in the region. Dalia is dedicated to empowering communities and has founded numerous professional groups for international and Turkish businesswomen, reflecting her commitment to mentorship and female empowerment.

# Financials & The Ask

1

Year 1

\$11.2M gross rental income based on 70% occupancy across 200 units.

2

Year 3

\$18.3M+ revenue with additional acquisitions and seasonal rate increases.

3

Year 5

Fund-wide asset value reaches \$81.4M with 13-17% annual appreciation. **NOI Margins:** 55–60% projected average net operating income.

**Capital Target:** \$50,000,000 USD fully funded REIT

**Current Status:** \$25.2M in soft commitments already secured



# Market Opportunity



## Why Mexico?



45 million international tourists annually



Low property taxes with favorable capital gains structure



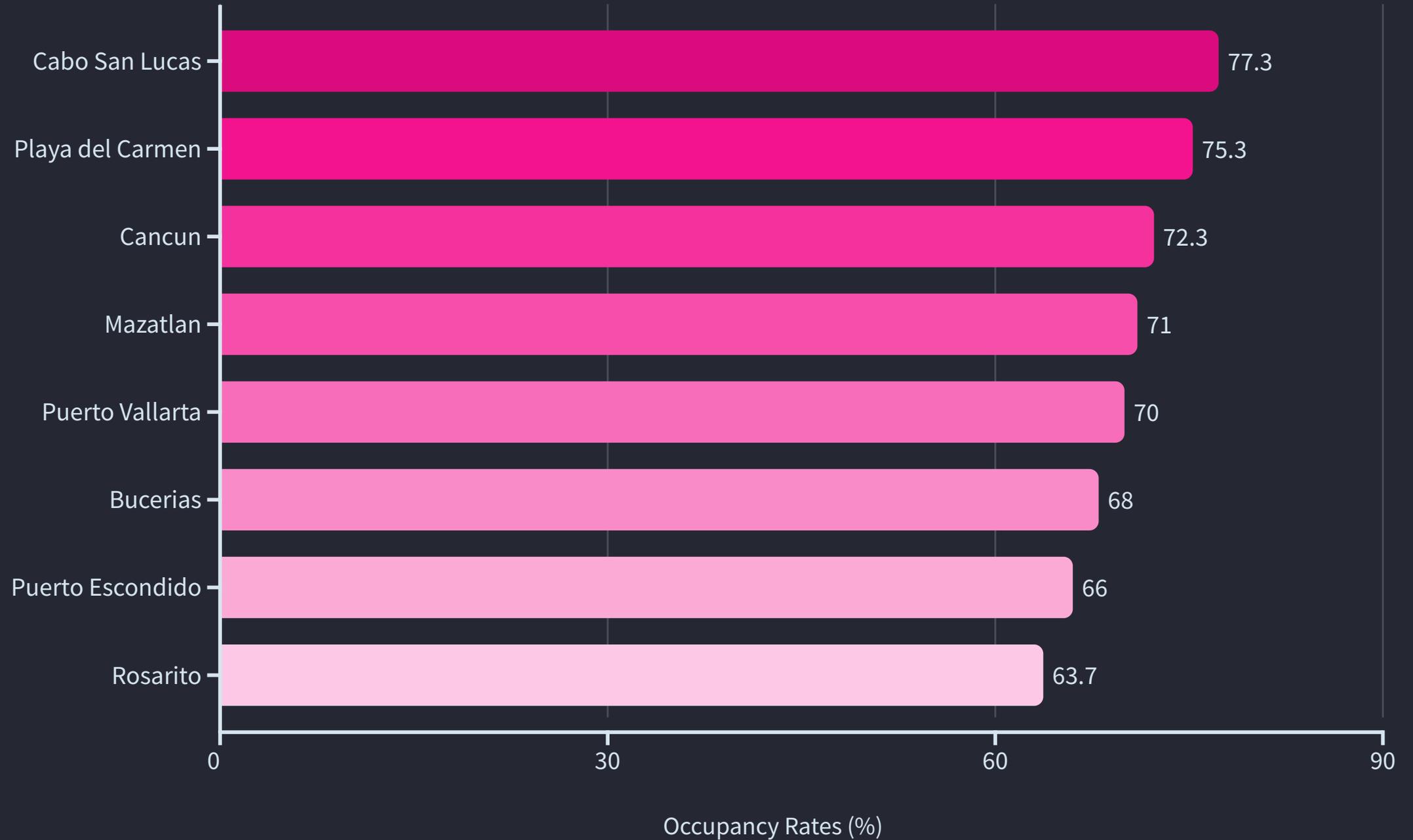
High demand for luxury short-term rentals



Year-round tourism and favorable exchange rates

Top Platforms: Airbnb, VRBO, Booking.com

# Target Markets & Performance



# Fund Strategy

## Acquire

Identify undervalued or emerging short-term rental assets in top coastal destinations.

## Exit

Strategic sale within 3-8 years via resale, refinance, or roll-up strategy.



## Renovate

Professionally upgrade properties using in-house teams to maximize appeal.

## Optimize

Maximize short-term rental income across Airbnb, VRBO, and Booking.com.

## Distribute

Provide quarterly dividends to investors from rental income.

# Financial Projections



Assuming \$100,000 initial investment:



Annual Dividends: \$14,000-\$16,000 per \$100,000 invested

# Legal & Compliance

## Fund Structure:

- U.S.-based LLC (Astamar Asset Management LLC) managing a Mexican property portfolio
- Designed to comply with both U.S. SEC Reg D 506(c) and Mexican real estate regulations

## Investor Eligibility:

- Accredited Investors (U.S.)
- KYC/AML Verification Required
- Subscriptions via PPM, Operating Agreement, and Subscription Documents

Legal Counsel: **Juan Pablo García** (Mexico), **Jesus Martinez** (U.S. Compliance Officer)



# Contact & Next Steps

## Latitude 20 Equity Fund LLC

Managed by: Astamar Asset Management LLC

Email: [investors@astamar.com](mailto:investors@astamar.com)

Website: [www.astamarholdings.com](http://www.astamarholdings.com)

Phone: 619-241-4954

## Office Locations

- Carlsbad, California USA
- Playa del Carmen, Mexico
- Guadalajara, Jalisco, Mexico
- Tijuana, Baja California, Mexico

[Contact Us](#)

[Learn More](#)