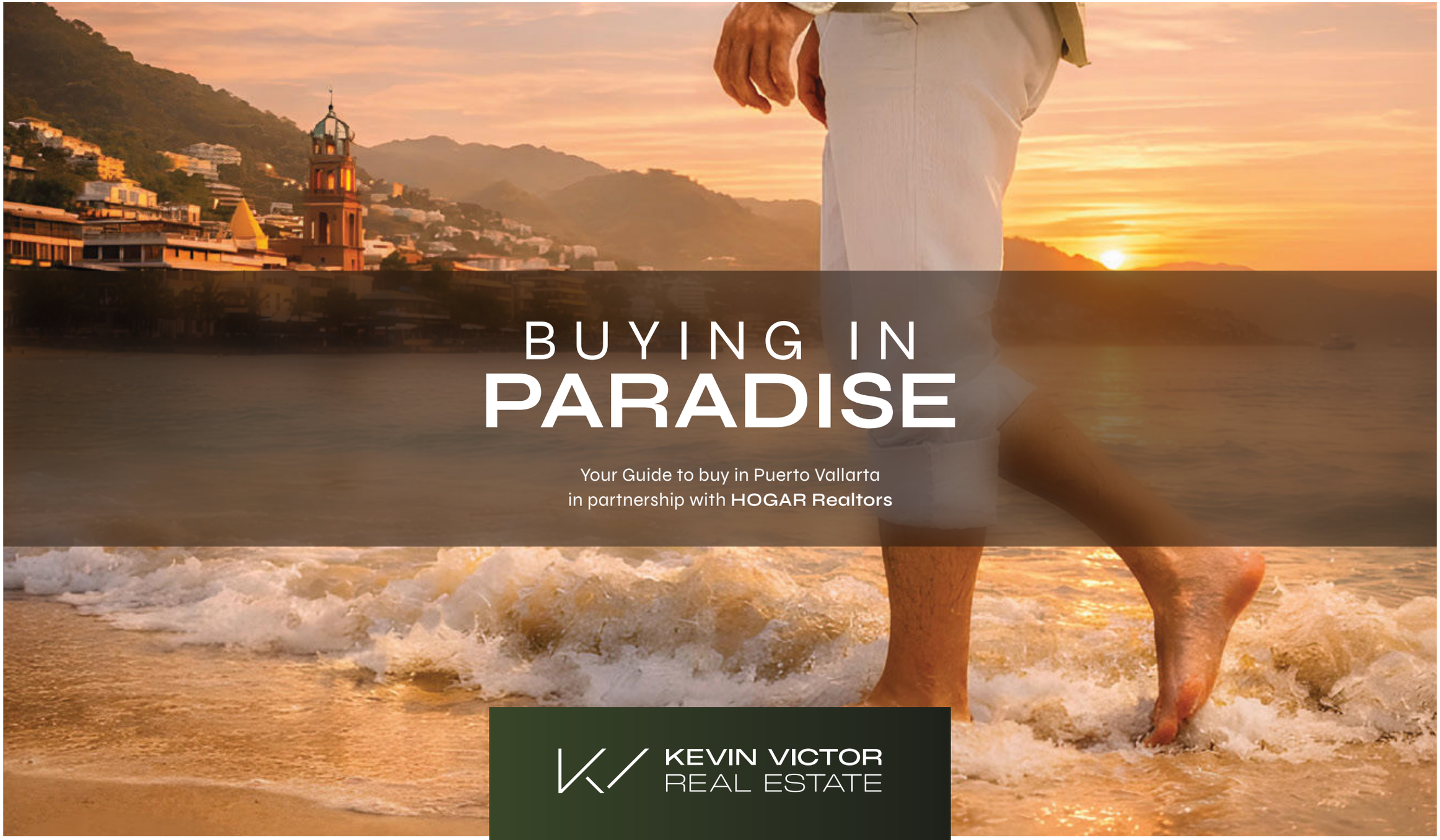


BUYING IN PARADISE

Your Guide to buy in Puerto Vallarta
in partnership with **HOGAR Realtors**

KEVIN VICTOR
REAL ESTATE

Welcome to

Your Vallarta Buying Journey.

Buying a property in Puerto Vallarta isn't just an investment, it's about discovering your own piece of paradise. Whether you're searching for a vacation retreat or planning a full time move to Mexico's stunning Pacific coast, my goal is to make your journey effortless, informed, and deeply rewarding.

Through this guide, you'll learn how the buying process works in Mexico, what makes Puerto Vallarta such a unique destination, and how I can help you navigate every step with confidence.

Welcome to your Vallarta home.

Kevin Victor



KEVIN VICTOR REAL ESTATE

About Kevin Victor Real Estate

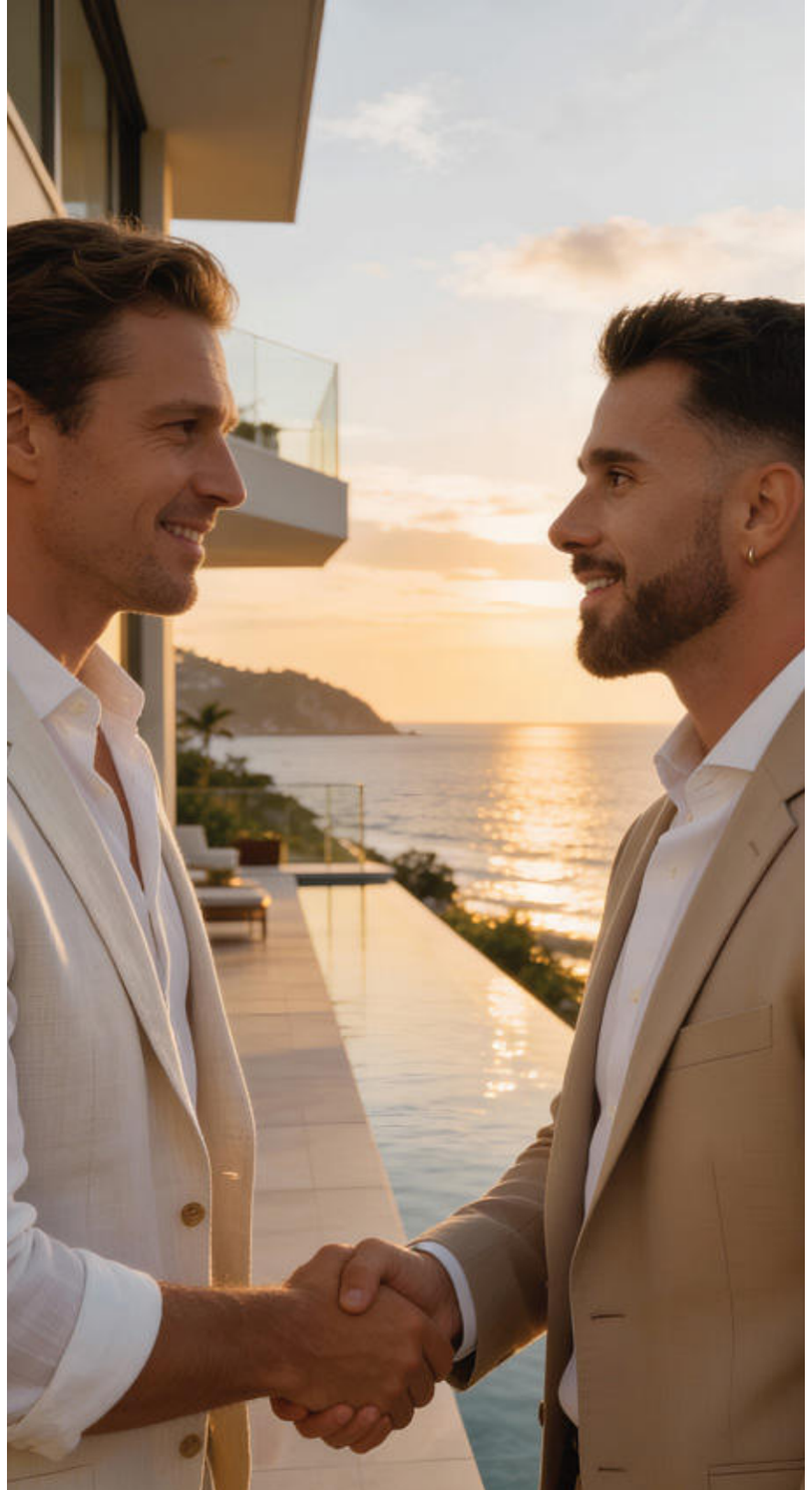
More Than Real Estate It’s About Relationships

At Kevin Victor Real Estate, we believe real estate is about more than just buying or selling, it’s about creating relationships rooted in trust, guided by expertise, and upheld with integrity.

With years of experience representing buyers from all over the world, Kevin’s approach combines a deep market knowledge with personalized attention and strong negotiation skills. His partnership with HOGAR Realtors, one of Puerto Vallarta’s leading boutique brokerages, allows him to offer clients a seamless experience, combining international standards with local insight.

Kevin’s professional background in international real estate and marketing has shaped his reputation for excellence, transparency, and commitment. He’s passionate about helping clients find homes that reflect their lifestyle and aspirations, ensuring each step of the process feels supported and clear.

> Every client deserves a realtor who listens first, guides with honesty, **and celebrates their success as if it were their own.**



Why Work with Kevin Victor

What Makes the Difference

Every buyer deserves a realtor who goes beyond listings and paperwork. My role is to make your real estate journey in Puerto Vallarta seamless, informed, and enjoyable, from the first conversation to the day you hold the keys to your new home.



Deep Market Knowledge

With years of experience in Puerto Vallarta and Banderas Bay, I provide insight that goes beyond what's online, helping you find opportunities others may miss.



Trusted Network

I work closely with a network of attorneys, mortgage specialists, escrow companies and developers to ensure your transaction is secure and handled with care.



Personalized Guidance

No two clients are the same. I take time to understand your goals, lifestyle, and priorities so that every recommendation fits you perfectly.



Negotiation Expertise

My job is to protect your interests and secure the best possible outcome, every step of the way.



Ongoing Support

Even after closing, I remain a resource you can count on for advice, connections, future opportunities in Vallarta and in most cases, friendship.



For me, real estate is personal.
Every client becomes part of my story
and I take pride in being part of theirs.

Why Move to Puerto Vallarta

Live Beautifully by the Sea

Puerto Vallarta is more than a destination, it's a lifestyle. Nestled between the Sierra Madre mountains and the Pacific Ocean, this city offers a blend of natural beauty, safety, accessibility, and a welcoming international community.

- **Natural Beauty**
  From lush jungles and golden beaches to unforgettable sunsets, Vallarta's landscapes make every day feel extraordinary.
- **Accessible & Connected**
  A major international airport with direct flights from the U.S. and Canada makes getting here easy, and staying connected effortless.
- **Lower Cost of Living**
  Compared to other coastal destinations, Puerto Vallarta offers an affordable yet luxurious lifestyle.
- **Vibrant Expat Community**
  Thousands of foreigners now call Vallarta home, drawn by its warmth, inclusivity, and sense of belonging.
- **Healthcare & Safety**
  World class hospitals, bilingual professionals, and a strong sense of community ensure peace of mind for residents and visitors alike.







The Buying Process: From Dream To Deed

How Buying Works in Mexico

1. **Define your goals**
   Clarify budget, location, and property type.
2. **Find your agent**
   Choose an AMPI certified professional who represents your interests.
3. **Search & shortlist**
   Browse properties via FlexMLS and private listings.
4. **Write the offer**
   Your agent prepares it in Spanish, with English translation as a courtesy.
5. **Negotiation & acceptance**
   Seller accepts or counters; once agreed, both parties sign.
6. **Due diligence**
   Inspection, condo documents, and legal verification (10–15 days).
7. **Escrow setup**
   Deposit 10% of the purchase price in a secure account.
8. **Closing coordination**
   Notary and attorney prepare the deed and permits.
9. **Final payment & signature**
   Both parties sign at the notary's office.
10. **Welcome home**
    Receive your certified deed; the original registers within 6 months.

Note: Typical closing time: 45–60 days (up to 90 with financing).

Closing Costs Simplified

Understanding the Numbers

Closing costs in Puerto Vallarta typically **range from 4% to 6% of the purchase price** and may include:

- Notary and legal fees
- Bank trust (fideicomiso) setup
- Transfer tax and registration
- Escrow and coordination fees

Note: Your agent will provide a detailed estimate tailored to your property.



What Buyers Ask Most

Frequently Asked Questions

1. **Can foreigners buy property in Mexico?**
   Yes. Foreigners can buy property in Mexico through a fideicomiso (bank trust) if the property is within 50 km of the coast or 100 km of the border.

2. **What is a fideicomiso?**
   A fideicomiso is a renewable 50 year bank trust allowing foreigners to hold property rights with the same benefits as direct ownership.

3. **Why do I need a notary?**
   A Notario Público is a government appointed attorney who ensures all taxes are paid and the deed is legally registered.

4. **What are closing costs?**
   Typically 4–6% of the purchase price, including legal and bank fees.

5. **Can I buy without being in Mexico?**
   Yes. You can assign a Power of Attorney or authorize your representative to sign on your behalf.

6. **What about property taxes?**
   Property tax (predial) is very low, around 0.08% of the assessed value, usually a few hundred dollars per year.

7. **Can foreigners get financing?**
   Yes. Financing options are available for foreign buyers through both Mexican and international institutions. If needed, an updated list of specialized companies offering this service can be provided.



LET'S FIND YOUR
VALLARTA HOME

KEVIN VICTOR
REAL ESTATE

in partnership with **HOGAR Realtors**
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Buying in paradise begins with the right guidance.
Let's get started.