

Real Estate in Mexico: 10 Reasons to Buy in 2010

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As the church bells get ready to chime in another new year, the time has never been better to buy real estate in Mexico.

2009 has been an interesting year (to say the least!) for global financial markets and investors, but one positive aspect to come out of the crisis is that many investment property opportunities are now ripe for the picking in Mexico.

Let's take look at 10 good reasons why you should consider buying real estate in Mexico in 2010:

1) Emerging Markets are in Fashion

Take a look at which countries the smart institutional investors are putting their money into now and you'll find that "emerging market economies" - traditionally poorer countries with great growth prospects - are the latest fashion. Brazil and South Korea are popular, but Mexico top the list, partly due to it's proximity to the United States. The reason it's in fashion? Because the savvy investors know it has massive potential for growth as the world starts to bounce back from recession.

2) Secure and Stable Investment Environment

While the less wise might be put off by sensational headlines about drug trafficking problems along the U.S. border, the smarter ones amongst us know that the problem is isolated to certain areas and has no direct effect on tourism or

vacation real estate in Mexico. Add to this a massive number of overseas property owners already in Mexico and a solid legal framework and you can see Mexico is one of the safest high growth markets in the world to invest in.

3) Growth in Mortgage Loans

The end of 2009 has seen massive money raising in mortgage-backed securities and predictions of a boom in Mexico mortgage lending. This means a huge flow of liquidity is likely to hit real estate in Mexico in 2010, bringing with it a buying flurry. Economics 101 tells us that when demand outweighs supply prices go up. Buy real estate in Mexico in 2010 and wait to watch the value rise rapidly.

4) Government Investment in Infrastructure

Despite having to tighten public spending in 2009 like all countries around the world, in Mexico massive investment is still being made in infrastructure, particularly around the tourist zones. A new international airport is planned in the Riviera Maya, a huge new sea port is in the offing on the Pacific coast and there are hundreds, if not thousands, of smaller projects underway to improve highways and transport. Improved infrastructure boosts the prices of real estate in Mexico. Buy early in 2010 while they're still low and you'll have a huge smile on your face at the

end of the year.

5) *U.S. Health Care Reforms*

High quality, affordable health care has long been a reason why many baby-boomers buy real estate in Mexico and however the current reforms turn out this isn't going to change. Medicare and some private insurance companies may start to cover Mexico health care for Americans, or many may opt to buy it directly themselves, but whatever happens health care will remain many times cheaper in Mexico and the standards are superb.

6) *Sun, Sun and More Sun!*

This one's a no-brainer. The climate in Mexico is excellent, especially on the Caribbean side where the temperature is rarely low enough to warrant changing out of your shirt and shorts. This will remain the case in 2010!

7) *Dollar-Peso Exchange Rate*

The dollar in 2009 rose about 30% against the peso. You'll now get around 13 Mexican pesos to your greenback and it looks set to stay that way in 2010. Do the math and you'll soon see that this means living costs in Mexico, which were already very low, are now almost a third less again.

8) *Rub Shoulders with the Rich and Famous*

Okay, maybe not a big reason for some people, but all the top celebrities have been down here lately and many have their own real estate in

Mexico too: George Clooney, Mel Gibson, Meg Ryan, Leonardo DiCaprio, Jennifer Aniston, Bono, Kurt Russell, Jennifer Lopez, Goldie Hawn, Charlize Theron, Arnold Schwarzenegger, Brad Pitt, Adam Sandler - need we go on?

9) *Unrivaled Range of High Quality Real Estate*

There are not many places in the world that offer such an incredible range of architectural styles, property types and breathtaking locations. Whether you're looking for a beach lot in Tulum to construct your own dream home, a condo in Puerto Vallarta for the weekends with ocean and seas views or a cliff-top mansion in Los Cabos, you will find something to fit you taste.

10) *Mexican People and Culture*

Last, but by no means least, are the fantastic natural assets of this beautiful country: its people and culture. In economic recession or in boom times, you'll always find Mexicans to be a friendly, welcoming folk. The culture is a colorful kaleidoscope of history, food and fascinating customs and you can be sure of being met with open arms.

Now we come to think of it, there are more than 10 reasons to buy real estate in Mexico next year, but you'll have to wait to 2011 and later to find out the rest, or we'll spoil our theme of 10 reasons for the year 10!