

# **TIRP - Tankah Ideal Road Project**

3,530m of Tankah 3 y 4

A proposal made by a group of property owners in Tankah 4  
as Raul Negrete Cetina, Karolina Finkbeiner and Federico Finkbeiner

15. August 2022

# Executive Summary

If each owner of each 'key' meaning a house, a casita or a condo is contributing US\$ 7,000 to a new to establish 'Asociacion Tankah (AT) - Tankah Homeowners Association' AT could build and renovate the street with electric lines, internet lines, fresh water and sewage pipes under the street, asphalt it and lay a sidewalk.

The common fresh water is pumped from a great depth, the sewage is treated and disposed of elsewhere. Both areas, fresh and sewage water might be covered with a solar park, which means about six solar panels or 3 kWp for each CFE-connection, for each key.

With batteries AT can bridge power outages. AT will also lay empty pipes for e-chargers.

To make many property owner to join Asociacion Tankah (AT) and to be able to realize the TIRP in 2024, connecting to fresh and sewage water is only possible by a one-time payment which will increase by 4% every month.

# Tankah 3 y 4 in about 2024

147 lots

+ 353 condos (estimated)

= **500 keys**

12,000 Water trucks\*

500,000 US\$ for 'Agua Potable' p.a.

\*two water trucks/month/key

# Budget for an Ideal Road

1,100,000 US\$	Water (fresh and black)
1,200,000 US\$	Road Foundation
1,000,000 US\$	Electricity incl. e-Mobility
700,000 US\$	Solar Panels and e charging stations
1,200,000 US\$	Finishing incl. Sidewalks
800,000 US\$	15% Unforeseeable
<b>6,000,000 US\$</b>	<b>Total</b>

Cautious and Conservative Estimate

# Eight Weeks in 2024

- Road construction will work in seven phases at ~500m from dead end towards 307
- By offering a toll fee we might get a second access through Soliman Bay
- During eight weeks no construction on houses/condos might be possible
- Only Emergency cars, water trucks, CFE, .... will have access
- We might establish a 'Tankah Colectivo Transport System'
  - every 5 -15 minutes
  - to reach each spot in those 3,540 meters
  - with a secured parking-area near 307 (and maybe another in Soliman Bay)

# Promissory Contract – Membership at Asociacion Tankah - Tankah Homeowners Association

I, ...

herby become member of Asociacion Tankah (AT) with the day of that signature.

I will pay US\$ X to the bank account of AT 30 days after the request with the information that AT will realize TIRP – ‘Tankah Ideal Road Project’

AT will send out the request after the following 3 conditions are fulfilled

1. AT has chosen out of three offers the most reasonable in a transparent process
2. Promissory Contracts have been signed to reach least 50% of the Total
3. Binding commitments for loans for the remaining 50% to complete TIRP

I hereby accept that during the announced time period of two months - to be announced six months ahead - no construction traffic will be possible, but only emergency traffic, water trucks and special Tankah-Colectivos

As AT-member I will pay an annual fee for the 3 years 2022-2024 of US\$ YXZ co-financing road repair and security  
For 2025 and following years AT will announce another annual fee, if needed.

For construction after the new road is finished, a deposit of US\$ Z must be paid as a guarantee (for road damage).

Date, Signature

# The 'X' in TIRP-Contribution

The One Time TIRP-Contribution

US\$ 7,000 signing in December 2022 will increase every month by 4%

<b>X =</b>	<b>signing PC in</b>	<b>X =</b>	<b>signing PC in</b>	
<b>\$7.000</b>	<b>Dez 22</b>			
\$7.280	Jan 23	\$11.656	Jan 24	
\$7.571	Feb 23	\$12.122	Feb 24	
\$7.874	Mrz 23	\$12.607	Mrz 24	
\$8.189	Apr 23	\$13.111	Apr 24	
\$8.517	Mai 23	\$13.635	Mai 24	
\$8.857	Jun 23	\$14.181	Jun 24	
\$9.212	Jul 23	\$14.748	Jul 24	
\$9.580	Aug 23	\$15.338	Aug 24	
\$9.963	Sep 23	\$15.951	Sep 24	
\$10.362	Okt 23	\$16.589	Okt 24	
\$10.776	Nov 23	\$17.253	Nov 24	
\$11.207	Dez 23	\$17.943	Dez 24	
				<b>Average:</b>
				<b>\$12.000 * 500 = \$ 6,000,000</b>

# Financing-Rules

- Price per Key
- Condo, 'Casa', Casita = Key
  - Lot with 15 condos = 15 keys
  - Lot with Casa and rented or occupied Casita = 2 keys
- All or None - per lot/per development
- Price depending on time of signing promissory contract
- Payment 30 days after request
- Who pays late, must pay the price that is valid on the day of payment



# RoI of TIRP

- |  |              | 20 years          |
|--|--------------|-------------------|
| <b>1. Annual Water Cost Savings</b>  | ~ US\$ 2,750 | ~ US\$ 55,000     |
| 1. <i>Drinking Water</i>   | US\$ 1,020   |                   |
| 2. <i>Black Water</i>  | US\$ 1,730   |                   |
| <b>2. Added Value</b>  |              |                   |
| for each Lot   |              | ~ US\$ 100,000    |
| for each Condo   |              | ~ US\$ 12,000     |
| <b>3. Electricity</b> by solar panels  |              | Reduction by ~30% |
| <b>4. Financing</b> of all Services that 'Asociacion Tankah' will provide:<br>Security, Tankah Turtle Protection, E-Charger, Road<br>Beautification, Common Areas, ... |              |                   |
| <b>5. Avoid Collapse and Disaster</b>  |              |                   |

**Do we have an alternative?**

# Next Steps

1. AT with bylaws must be founded
2. AT Membership with Promissory Contract must be finished
3. AT Board must be elected
  - a.
  - b.
  - c.
4. TIRP-Management Team consists of
  - a.
  - b.
  - c.
5. Compliance: None of TIRP-Team- or TIRP-Board-Members will participate as supplier in the Road Construction Work