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***CAC, Inc. Expands Phoenix Presence; Focuses on
Offering Mexican Resort Home Opportunities to Arizona
Residents and Realtors***

PHOENIX -- Denver-based Club Acquisition Company (CAC), a 12-year-old organization, is committed to its strong and expanding corporate presence in Phoenix. A leading residential and resort development and management company, CAC's holdings span from Mexico to Colorado. One of its principal assets is Estrella del Mar Golf and Beach Resort, Mazatlan, Sinaloa, Mexico.

In December, 2004, CAC joined forces with Paladin Reality Partners (formerly William E. Simon and Sons) to acquire the elegant Estrella del Mar property. CAC serves as managing partner and oversees all aspects of the resort development and operations.

Estrella del Mar boasts 3.5 miles of pristine beaches; a Robert Trent Jones Jr. championship 18-hole golf course and clubhouse; Lagunita condominiums; Las Villas, a boutique luxury hotel; and custom waterfront and golf course home sites with ocean views. CAC's long-term master plan for the community includes a branded hotel through an internationally recognized chain affiliation; an equestrian center and stables; tennis center; and spa.

Estrella del Mar currently targets vacation, second-home, and retirement consumers in San Francisco, Los Angeles, San Diego, Phoenix and Denver, and will soon include other U.S. and Mexican cities offering direct commercial airline flights to Mazatlan.

This upscale, gated, beachfront community offers the finest country club lifestyle in Mazatlan, rivaling the best in all of Mexico. It entices prospects with prices significantly lower than comparable properties in Los Cabos, Puerto Penasco, Puerto Vallarta, Loreto Bay and Acapulco, and certainly, any waterfront golf course development in the U.S.

Approximately 80 to 85 percent of all visitors to Mexico hail from the U.S. Mazatlan welcomes more than 1.5 million visitors annually. Accordingly, marketing projections predict U.S.-based sales will account for 90% of all sales at Estrella del Mar.

Estrella del Mar Condominiums start at \$275,000. Golf course, custom homesites with ocean views start at \$195,000.

For more information, contact the Customer Relations Office at 1-800-967-1889.

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