



# Rancho Codorniz

A desert retreat shaped by  
architecture, culture and quiet.

Near the Joshua Tree-Palm Springs  
corridor

Development Partner Overview  
September 2026



Concept visualization. No site selected.

# The project today

A boutique resort with private desert stays, a cultural house and a pool landscape.

## Developed

Brand identity, guest experience concept, visual world and preliminary feasibility tests.

## Needed next

An experienced co-developer/operator, a viable parcel and professional feasibility.

## Three-year ambition

A meaningful first resort phase operating by September 2029, subject to feasibility.

Current stage: concept and predevelopment. No controlled land, approvals, committed development partner or project financing.





# The guest experience

## A private desert stay

Quiet paths lead to individual rooms with shade, privacy and generous outdoor space.

## A reason to gather

Casa Sabia brings music, meals and thoughtful programming into the guest experience.



# Pods and container homes



## Sleeping pods

Compact, distinctive stays for couples and solo guests.

Long-term concept: only 2-3 larger casitas. No unit count or construction system is approved.



## Container homes

Longer private rooms with indoor-outdoor living.





# Casa Sabia

## The cultural house

A flexible gathering space for listening, wellness, shared meals and creative work.

Acoustic planning and service access protect quiet guest rooms. Food, performances and public events need their own approval and operating review.





# The Oasis

Water, shade and outdoor living

A naturalistic pool landscape with shaded places to rest, dine and spend the day.

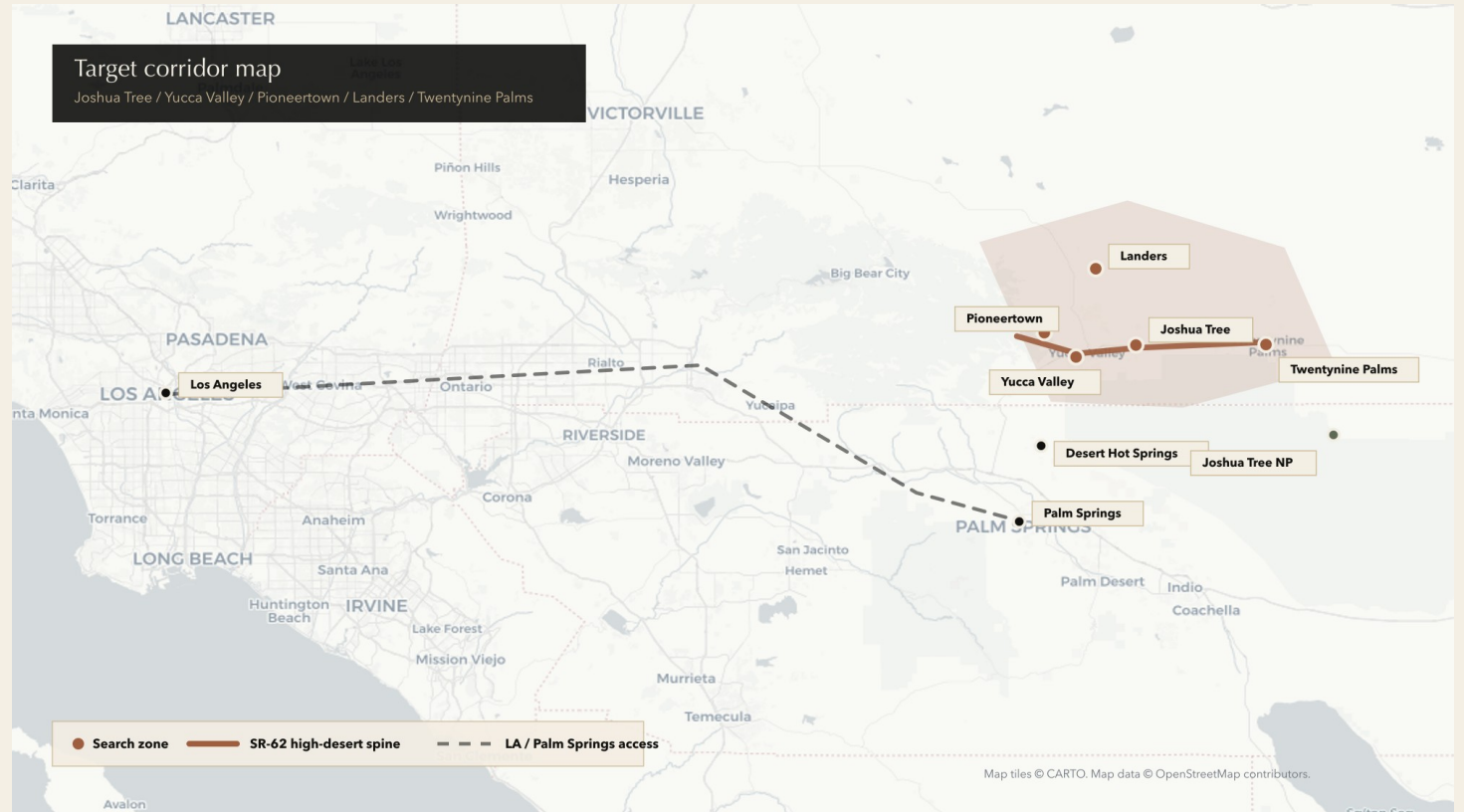
The design must support commercial pool requirements, accessible circulation and daily maintenance. Water supply and operating cost determine timing.

# The search region

2.93 million

Joshua Tree National Park  
visits in 2025

Park visitation supports a regional  
travel thesis. Room rates,  
occupancy and new supply  
require separate local research.



Search area only. No parcel selected or controlled.

Source: National Park Service, annual park statistics

# The competitive reference set

| Property             | Observed offering                                   | What Rancho must test                                   |
|----------------------|-----------------------------------------------------|---------------------------------------------------------|
| AutoCamp Joshua Tree | Airstreams and cabins, clubhouse and pool           | Guest preference for private stays and shared amenities |
| RESET Hotel          | 65 rooms on 180 acres, modernist architecture       | Service expectations and competition from new supply    |
| The Bungalows        | 14 mid-century suites at Joshua Tree Retreat Center | Appeal of intimate scale and cultural context           |

Next evidence: rates for the same dates, monthly occupancy, channel mix, seasonality and operator interviews.



# The path to a first resort phase

Target: September 2029

| Late 2026                                                 | 2027                                                      | 2027–2028                                            | 2028–2029                                           | Q3 2029                                                      |
|-----------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------|
| Partner and site search                                   | Site control and feasibility                              | Design and approvals                                 | Finance and construction                            | Commission and open                                          |
| Professional scopes, operator brief and parcel shortlist. | Option or contingent agreement, studies and a masterplan. | Entitlements, coordinated design and a costed scope. | Committed capital, permits and contractor delivery. | Inspections, staffing, operating systems and a soft opening. |

March 2028 checkpoint: reset the opening target if entitlements, financing or utility delivery remain unresolved.

# The right parcel supports the whole retreat

## Legal lodging and expansion

Written planning guidance must support a viable first phase and the intended resort use.

## Infrastructure and access

Confirm water, wastewater capacity, fire access, utilities and insurability before closing.

Landscape, privacy and neighbor compatibility remain core selection criteria.



Concept visualization. No site selected.



# The architectural commission

| Work stage              | Required deliverable                                                      | Lead                                        |
|-------------------------|---------------------------------------------------------------------------|---------------------------------------------|
| Before parcel selection | Program, room types, operating brief and site criteria                    | Founder with architect and operator         |
| Parcel feasibility      | Survey-based constraints, buildable areas, utilities and use path         | Architect, civil engineer and planner       |
| Schematic design        | Guest and service circulation, lodging mix, Casa Sabia, Oasis and phasing | Architect with engineering and cost adviser |
| Permit and construction | Coordinated drawings, code analysis, specifications and bid scope         | Licensed design team and contractor         |

Commission paid scopes in stages. Technical drawings establish what the project can build.



# A first phase with a path to the resort

The operator and design team must define the minimum viable resort experience and its unit count.

A small pilot makes sense only if its permits, infrastructure and guest product advance the approved masterplan.

Casa Sabia and The Oasis enter the first phase when the site and economics support them.



# The next 90 days

| Timing          | Completion evidence                                                           | Accountable lead                |
|-----------------|-------------------------------------------------------------------------------|---------------------------------|
| Days 1-30       | Partner conversations, adviser proposals and confirmed site criteria          | Founder                         |
| Days 31-60      | 15 professional conversations, current comp research and first parcel screens | Founder with broker and planner |
| Days 61-90      | 20 parcels screened, five retained and three written planning pre-checks      | Broker with planning specialist |
| Day 90 decision | Documented partner shortlist, credible legal paths and a funded next scope    | Founder with candidate partner  |

These are targets, not completed milestones. Initial desk research is not a professional parcel clearance.

# The delivery partnership

## Alexis Rodriguez

Creative founder. Brand, guest experience, cultural direction and storytelling.

## Hospitality co-developer

Role to fill. Site control, approvals, delivery, reporting and capital relationships.

## Operating partner

Role to fill. Service level, staffing, pricing and operating feasibility.

## Professional advisers

Roles to fill. Land use, architecture, civil engineering, cost, insurance and finance.

Partner selection: relevant California hospitality experience, references, entitlement capability and alignment with the brand.



# Predevelopment planning envelope

\$75,000–\$150,000

For evidence and site control work, not the resort budget. Current cost and operating tests require refinement.

| Scope                                 | Low      | High      |
|---------------------------------------|----------|-----------|
| Brand, audience and partner materials | \$10,000 | \$20,000  |
| Market research and partner search    | \$5,000  | \$10,000  |
| Legal and planning pre-checks         | \$10,000 | \$20,000  |
| Site control and deal costs           | \$15,000 | \$30,000  |
| Technical site diligence              | \$20,000 | \$40,000  |
| Architecture and cost planning        | \$10,000 | \$20,000  |
| Contingency and specialist reviews    | \$5,000  | \$10,000  |
| Total planning envelope               | \$75,000 | \$150,000 |

All allocations are unquoted planning assumptions. Approve each scope and funding source before spending.

# Audience, predevelopment and project capital

## Founding guests

Free interest list and interviews. Track guest preferences and the source of each signup.

## Predevelopment

Founder and prospective partner funding for defined professional scopes under written terms.

## Development capital

Equity and debt discussions follow site control, feasibility, a full budget and a credible operating model.

## Future rewards or stay credits

A separate customer campaign can follow only when site control, delivery feasibility, reward costs, redemption terms and legal review support it.

This overview invites development partner discussions. It does not offer securities or accept payments.

# The evidence that must support an investment

| Principal risk                     | Evidence required                                                                  |
|------------------------------------|------------------------------------------------------------------------------------|
| Legal use and environmental limits | Written jurisdiction guidance, entitlement strategy, site studies and title review |
| Water, wastewater and fire access  | Professional capacity, access and infrastructure findings                          |
| Costs and operating performance    | Professional development budget, local comps and operator-reviewed monthly model   |
| Capital and delivery               | Partner agreement, proposed capital structure, terms, schedule and risk allocation |

No controlled parcel. Initial operating tests show a funding challenge; they do not establish a financeable investment.





# The desert is not a backdrop. It is the luxury.

An invitation to build Rancho Codorniz

A first conversation will review partner fit, the site criteria and paid feasibility scopes for the next 90 days.

Alexis Rodriguez

[alexis@silvergunrecords.com](mailto:alexis@silvergunrecords.com)



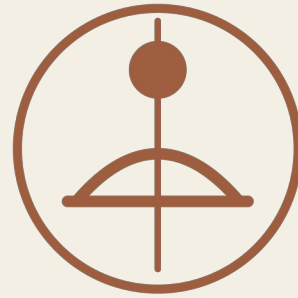
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# The identity of the ranch



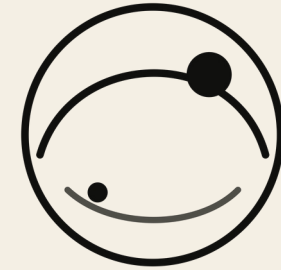
Horizon Seal

Rancho Codorniz



Solar Gate

Casa Sabia and arrival



Desert Orbit

Paths and the night sky

The original brand system carries through the architecture, signage and guest experience.

# Initial feasibility tests need refinement

Illustrative Base-case tests. None is a selected opening plan or an approved room count.

| Test program                                            | Total cash required | Annual room revenue | Annual cash before debt | Break-even occupancy |
|---------------------------------------------------------|---------------------|---------------------|-------------------------|----------------------|
| 4 rooms: 2 pods + 2 containers; no Casa Sabia or Oasis  | \$2.18m             | \$200k              | -\$54k                  | 73.5%                |
| 10 rooms: 6 pods + 4 containers; no Casa Sabia or Oasis | \$4.43m             | \$481k              | -\$59k                  | 60.5%                |
| Same 10 rooms, with Casa Sabia and Oasis                | \$5.79m             | \$481k              | -\$139k                 | 75.3%                |

2030 operating-year hypothesis: 49.5% occupancy; no event income. Cash includes replacement reserves, before debt service and income tax.

Source: Feasibility Model V2, 11 September 2026. Unquoted cost and operating assumptions; professional validation required.



# Sources and project status

| Subject                | Source or status                                                                      |
|------------------------|---------------------------------------------------------------------------------------|
| Regional visitation    | National Park Service, Joshua Tree annual park statistics, 2025 data                  |
| Competitive references | Official AutoCamp Joshua Tree, RESET Hotel and The Bungalows websites                 |
| Search map             | CARTO basemap with OpenStreetMap data. The search overlay is conceptual.              |
| Visuals and program    | Original brand assets and concept visualizations; revised lodging mix, September 2026 |
| Costs and schedule     | Feasibility Model V2 and planning assumptions; no site-specific professional budget   |

No controlled land, entitlement, professional construction budget, committed financing or bookable inventory. September 2029 is an ambition, subject to approvals and delivery.