



Welcome
VILLAS
for Life



RBMB
ROCA BLANCA
MISSION BASE

Welcome



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An Invitation to “Villas for Life”

For more than three decades, Roca Blanca Missions Base has existed to proclaim the Gospel, make disciples, and plant churches throughout Oaxaca, Mexico. What began as a step of faith in 1990 has grown into a missions base that now serves and supports indigenous churches, schools, trade programs, medical outreach, and community transformation initiatives.

The Villas for Life program is an invitation for individuals and couples to prayerfully consider a deeper, ongoing partnership with the work God is doing through Roca Blanca.

- 1) **We invite retired people** asking how to finish strong, longing to invest your time, experience, and faith in something eternal. Villas for Life offers the opportunity to return each year for an extended stay that blends rest, service, and meaningful involvement in missions.
- 2) **We invite pastors or ministry leaders** seeking to reignite your vision and ministry calling. Villas For Life offers a sanctified, peaceful place to rest, pray, and be refreshed year after year, while remaining connected to a living missions environment.
- 3) **We invite people in the prime of life**, able to work remotely while staying connected to family or business back home. With reliable Starlink internet, Villas for Life allows you to remain productive while living within a Kingdom-focused community.
- 4) **We invite business leaders, tradespeople, educators, and professionals** of all ages to join us as we pursue a unique vision: planting businesses alongside church plants through our Trade Schools—creating sustainable models that strengthen local churches and communities across Oaxaca.

Villas for Life is not a real estate opportunity. It is a Kingdom partnership—a chance to return year after year to a place where your presence, prayers, and participation help extend the Gospel to the unreached.

Whether your season of life is one of finishing strong, rebuilding strength, or multiplying your influence, **we invite you to seek the Lord and consider becoming part of Villas for Life.**

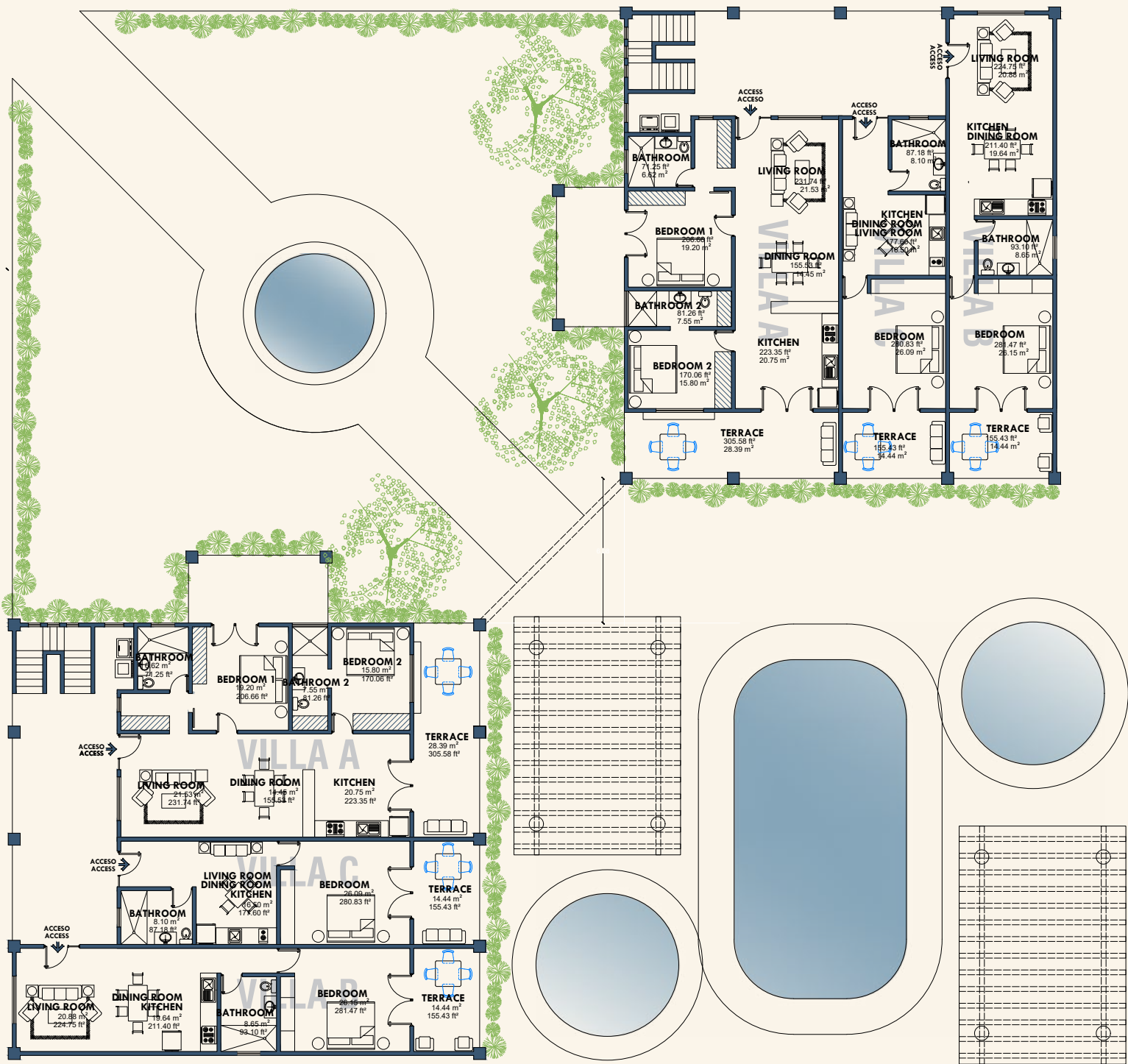
In His grace and service,

Duane y Susan Kershner

Founders, Roca Blanca Missions Base

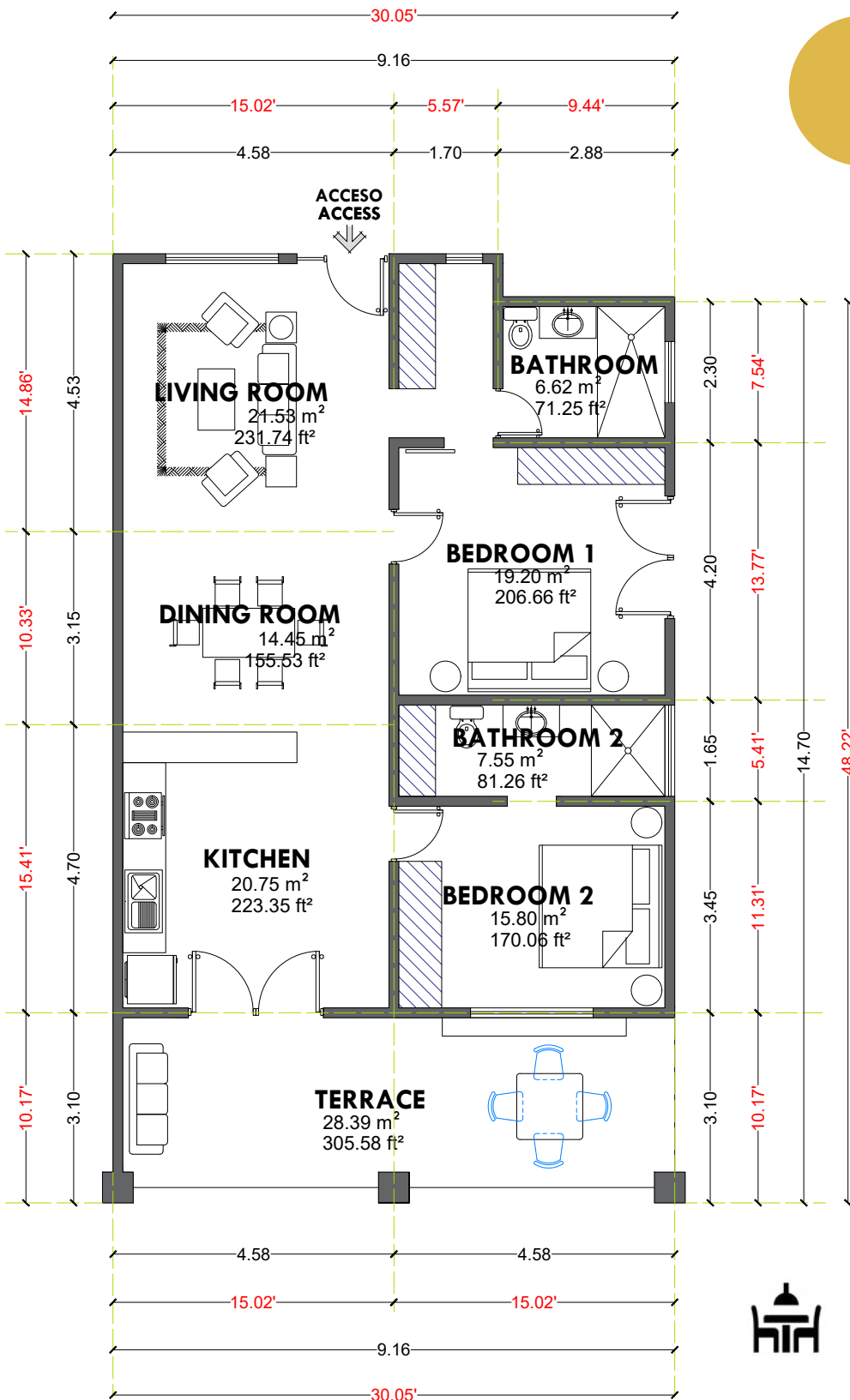


OVERVIEW OF FLOOR PLANS



VILLA A

145.71 m² / 1568.40 ft²



MASTER SUITE

1. Full living room
2. Kitchen and dining area
3. Two bedrooms with adjoining bath, closets, private patios
4. Large poolside oceanview patios
5. Square footage 1,568



DETAILS

- There will be 4 of these master suites
- Two on the ground level
- Two on the second floor
- Laundry facility on each floor

VILLA A

ONE TIME GIFT OF:

- \$10,500** One week each year for life
- \$19,000** Two weeks each year for life
- \$25,000** Three weeks each year for life
- \$30,000** One month each year for life

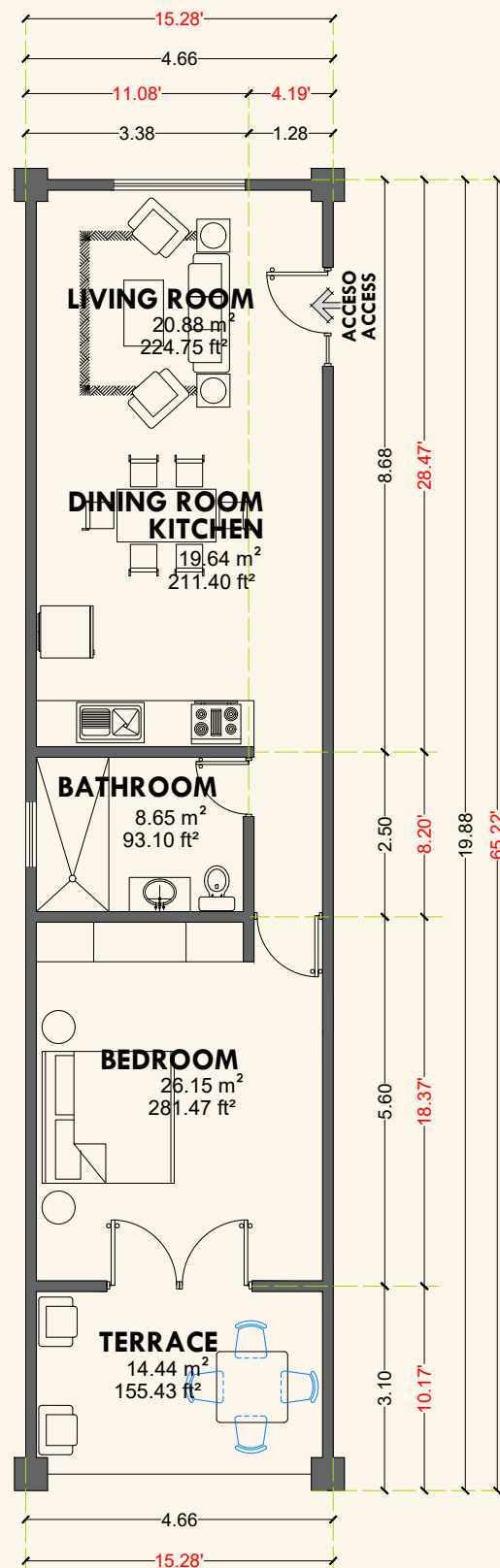
VILLA B

92.64 m² / 997.16 ft²



MEDIUM SIZE UNITS

1. Living room with adjoining kitchen and dinner area
2. Large bathroom
3. Kingsize bedroom with closets and adjoining poolside patio
4. Square footage **997.16**



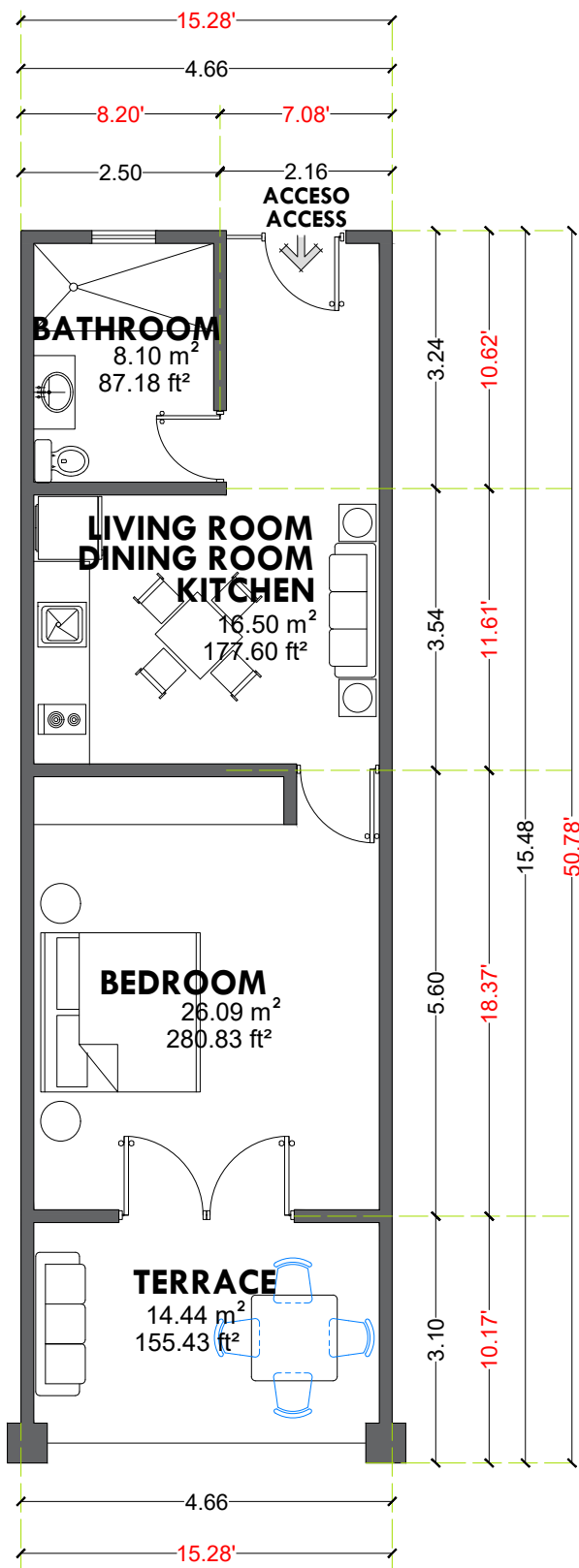
DETAILS

- There will be four of these apartments
- Two on the ground level
- Two on second floor
- Laundry facility on each floor

VILLA B

ONE TIME GIFT OF:

- | | |
|-----------------|--------------------------------|
| \$8,000 | One week each year for life |
| \$15,000 | Two weeks each year for life |
| \$21,000 | Three weeks each year for life |
| \$25,000 | One month each year for life |



VILLA C

72.13 m² / 776.40 ft²



FLOOR PLAN "C"

1. Smaller cozy apartment
2. Living room, dining and adjoining kitchenette
3. Large bathroom
4. Kingsize bedroom with closets and adjoining poolside patio
5. Square footage : 776.40



DETAILS

- There will be four of these apartments
- Two on the ground level
- Two on second floor
- Laundry facility on each floor

VILLA C

ONE TIME GIFT OF:

\$6,000	One week each year for life
\$11,000	Two weeks each year for life
\$15,000	Three weeks each year for life
\$20,000	One month each year for life

ADDITIONAL INFORMATION

COMMUNITY STANDARDS

To maintain a Christ-honoring environment, smoking, alcohol and illegal drugs are not permitted on the Roca Blanca property. Modest dress is to be respected during times at the restaurant, the beach and pool areas.

TRANSFERABILITY OF THIS DOCUMENT

During the first 20 years of the agreement, in case of the death of a Villa for Life partner, and upon the approval of the Villas for Life Board of Directors, a Villa may be transferred to an approved family member. This agreement, with the transferred Villa Partner, will be terminated 20 years after the original signing of the agreement.

CHURCH GROUPS

Church groups may share a Villa for the period of 20 years. The group will determine who stays when and for how long.

USE OF THE VILLA BY OTHERS

If a Villa Partner desires to allow another individual or couple to use their reserved time, pre-approval must be obtained through the “Villas for Life” administration. Guests will be asked to sign a Community Standards covenant.



ADDITIONAL COST

AIRPORT TRANSPORTATION:

There will be a minimum cost to and from the airports in our area: Puerto Escondido, Huatulco, Oaxaca City.

MEALS:

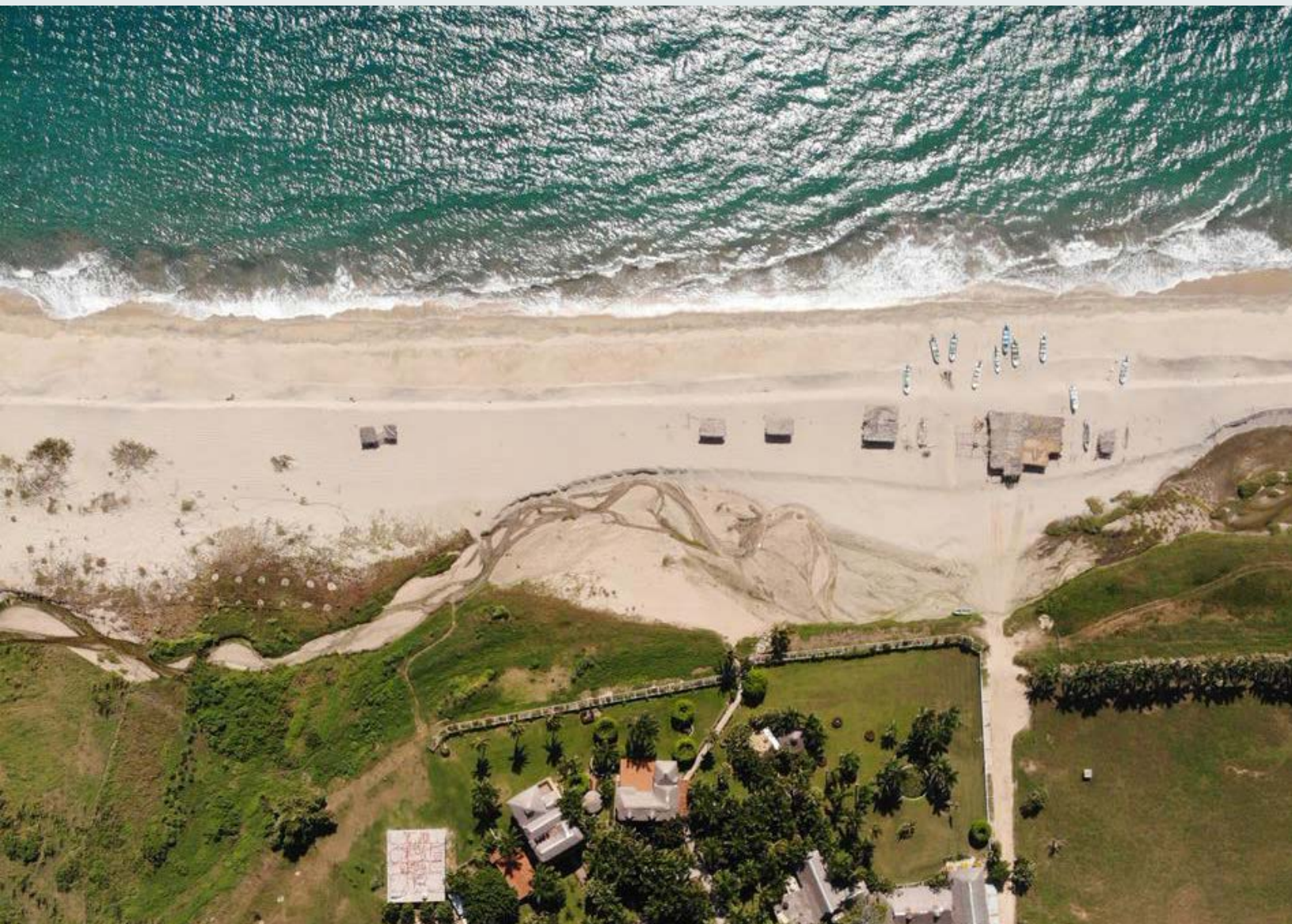
Each apartment has a kitchen, or you may choose the food services provided on the third floor of the villas for life facility.

MONTHLY MAINTENANCE:

There will be a monthly maintenance cost for the upkeep of the facility and grounds.

UTILITIES COST:

There will be a reasonable charge for electricity during your visit.



VILLAS FOR LIFE COVENANT AGREEMENT

Purpose & Spirit of This Agreement

This Villas for Life Covenant Agreement is entered into between Roca Blanca Missions Base (“Roca Blanca”) and the undersigned Villas for Life Partner(s) (“Partner”). This agreement reflects a relationship of shared faith, trust, and Kingdom purpose. It is not intended to be a legal document, but a good-faith covenant rooted in Christian fellowship, generosity, and mutual respect.

Nature of the Agreement

This agreement is not a real estate transaction. No ownership interest, deed, leasehold, or equity is conveyed. All financial contributions are charitable gifts made in good faith to support the construction, maintenance, and ministry use of Roca Blanca facilities.

Purpose of the Villas for Life Program

The Villas for Life program exists to invite committed Christian partners into long-term relationship with Roca Blanca Missions Base by providing a place of rest, renewal, prayer, and service while remaining connected to the Kingdom work taking place in Oaxaca, Mexico.







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