



# MEXICO HOTEL FOR SALE

Reference Code: RHC25107

# DESCRIPTION

Situated on one of the most iconic boulevards in the Americas, this 5-star hotel stands as an architectural gem and a benchmark in global luxury. Designed by the renowned architect César Pelli and located on Paseo de la Reforma.

- Category: International 5-star
- Total Built Area: 79,510 m<sup>2</sup>
- Land Area: Approx. 2,000 m<sup>2</sup>
- Guest Rooms: 189 (including suites)
- Underground Parking: 7 levels / 2,000 vehicle capacity
- Dining Venues: 7 restaurants and bars
- Pool & Spa: Indoor pool, full spa, state-of-the-art gym
- Year Built: 2008

**Price: USD \$200,000,000 + fees**



# CHARACTERISTICS

## Luxury Facilities

- Rooms & Suites: 189 units, including panoramic suites with marble finishes, jacuzzis, and stunning city views.
- Dining: 7 bars and restaurants, including the exclusive King Cole Bar, inspired by its iconic counterpart in New York.
- Business & Events: High-end meeting rooms and private event spaces.
- Vertical Mobility: 15 high-speed elevators + escalators.

## Strategic Location

- Directly facing Diana the Huntress Fountain on Paseo de la Reforma 439.
- Core area for embassies, business, art, and tourism.
- Minutes from Chapultepec Park and the Historic Center.
- Easy access to Benito Juárez International Airport and future AIFA links.

# ECONOMIC FINANCIAL ANALYSIS

- ADR (USD): 2021: \$420 / 2022: \$475 / 2023: \$510 / 2024: \$530
- Average Occupancy: 2021: 65% / 2022: 72% / 2023: 78% / 2024: 80%

Estimated Total Revenue 2024:

- Rooms:  $189 \times 365 \times 80\% \times \$530 \approx \$29,212,000$
- F&B: \$7,400,000
- Other revenue: \$1,800,000
- Total Revenue:  $\approx \$38,412,000$

Operating Costs:  $\approx \$20,096,560$

- GOP (Gross Operating Profit):  $\$38,412,000 - \$20,096,560 \approx \$18,315,440$

Approx. EBITDA: Maintenance reserve and additional provisions:  $\approx \$2,000,000$

Net EBITDA:  $\approx \$16,315,440$

- Gross Yield (EBITDA):  $(\$16,315,440 / \$200,000,000) \times 100 \approx 8.16\%$





# MEXICO

"MEXICO CITY IS NOT ONLY THE FINANCIAL AND CULTURAL CAPITAL OF LATIN AMERICA—IT'S A GLOBAL DESTINATION WHERE LUXURY, HERITAGE, AND OPPORTUNITY CONVERGE."

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