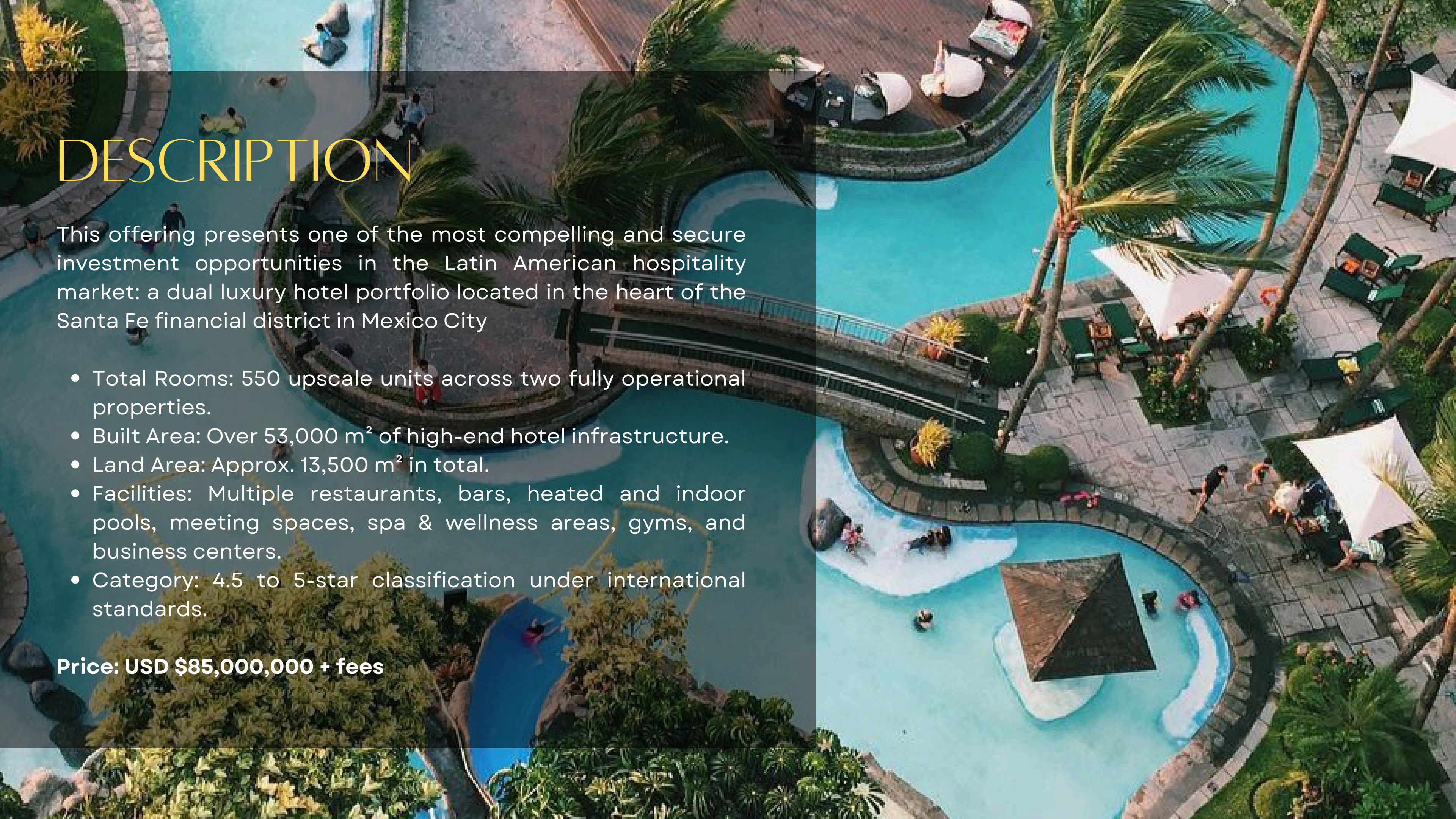


A tall, modern glass skyscraper with a blue-tinted facade, reflecting the sky and surrounding environment. The building has a curved top and many windows. In the foreground, there are other modern buildings with glass facades and some palm trees. The sky is blue with some clouds.

MEXICO

2 HOTELS FOR SALE

Reference Code: RHC25156

An aerial photograph of a resort pool complex. The pool is a large, irregular shape with a central island featuring a pyramid structure. The pool is surrounded by a paved deck with lounge chairs, palm trees, and other tropical vegetation. The water is a clear, light blue color. The overall scene is bright and sunny, suggesting a warm climate.

DESCRIPTION

This offering presents one of the most compelling and secure investment opportunities in the Latin American hospitality market: a dual luxury hotel portfolio located in the heart of the Santa Fe financial district in Mexico City

- Total Rooms: 550 upscale units across two fully operational properties.
- Built Area: Over 53,000 m² of high-end hotel infrastructure.
- Land Area: Approx. 13,500 m² in total.
- Facilities: Multiple restaurants, bars, heated and indoor pools, meeting spaces, spa & wellness areas, gyms, and business centers.
- Category: 4.5 to 5-star classification under international standards.

Price: USD \$85,000,000 + fees

A photograph of a hotel room. On the left, a large bed with white linens and a light-colored headboard. On the right, a lounge area with two armchairs and a small table. The room has a warm, golden light. A semi-transparent dark box is overlaid on the right side of the image, containing text.

CHARACTERISTICS

Luxury Facilities

- Property A: 361 premium rooms, executive suites, fine dining restaurant, sky lounge, heated pool, convention center, fitness center, wellness area.
- Property B: 189 upscale rooms, business lounge, bistro-style restaurant, business center, meeting rooms, indoor pool, gym.

Strategic Location

- Centrally positioned in Santa Fe, one of the most prestigious business and residential areas in Latin America.
- Immediate proximity to major corporate offices, private universities, high-end retail, and medical facilities.
- Fast connectivity to Mexico City International Airport and the new AIFA terminal.

ECONOMIC FINANCIAL ANALYSIS

Average Daily Rate (ADR): 2021: \$108 / 2022: \$124 / 2023: \$137 / 2024: \$145

Average Occupancy: 2021: 51% / 2022: 62% / 2023: 69% / 2024: 74%

Total Estimated Revenue 2024: ~ USD 33,200,000

Estimated Operating Costs: ~ USD 21,600,000 (includes payroll, brand fees, maintenance, utilities, and management)

Projected 2024 EBITDA: ~ USD 7,400,000

Estimated Net Profit (after brand fees and taxes): ~ USD 5,865,000

Net Yield on Investment (Post-Tax): 6.9% annually





SANTA FE

LOCATED IN THE HEART OF SANTA FE, MEXICO CITY'S PREMIER BUSINESS AND FINANCIAL DISTRICT, THIS DOSSIER PRESENTS A STRATEGIC HOTEL INVESTMENT OPPORTUNITY BACKED BY OPERATIONAL STRENGTH, INTERNATIONAL BRAND ALIGNMENT, AND HIGH-GROWTH MARKET FUNDAMENTALS.

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