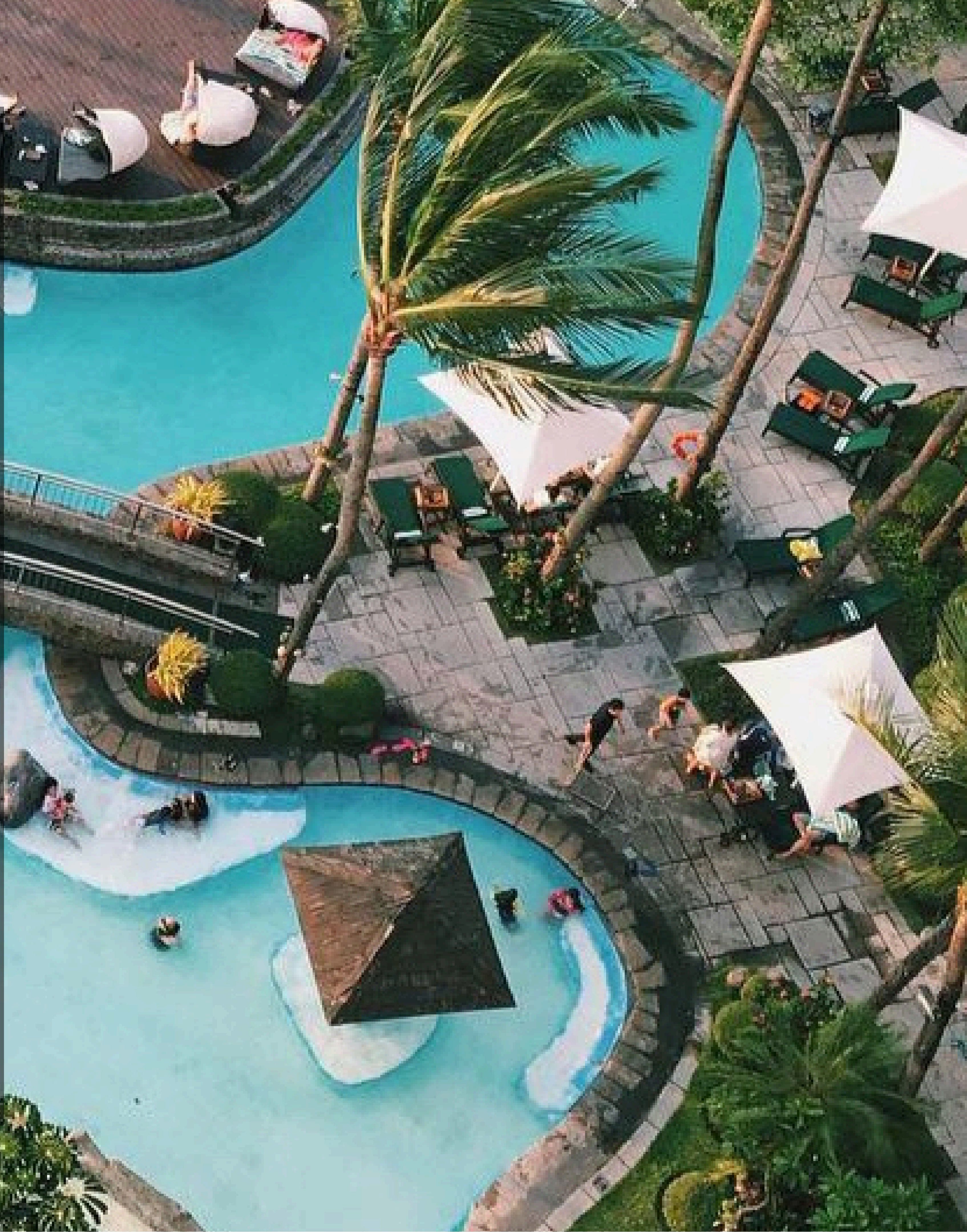

MEXICO
2 HOTELS FOR SALE
Reference Code: RHC25156

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



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: $132 / 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.