

MEXICO

HOTEL FOR SALE

9Reference Code: RHC25159

DESCRIPTION

An operating economy-class motel is offered for sale, strategically located in Chihuahua, Mexico. This asset presents a compelling opportunity for investors seeking:

- Land Area: 27,287.30 m²
- Estimated Built Area: approx. 2,400 m²
- Number of Rooms: 39
- Last Renovation: 2022
- Zoning: Commercial / Mixed Use
- Legal Status: Clean title, free of encumbrances.

Price: MXN \$50,000,000 + fees



A photograph of a bedroom with two beds, a nightstand, and a window with curtains. The beds are covered with white and blue bedding. The nightstand has a lamp and some small items on it. The window shows a view of greenery outside.

CHARACTERISTICS

Facilities

- 39 individual suites with private enclosed parking.
- Discreet reception with controlled access.
- CCTV and private security infrastructure.
- Internal paved roads and maintenance areas.
- Basic on-site administration office

Strategic Location

- Located on a high-traffic road corridor.
- Easy access from industrial zones and residential neighborhoods.
- Only 15 minutes from downtown Chihuahua.

ECONOMIC FINANCIAL ANALYSIS

Estimated Revenue for 2024

- Average rate per stay: MXN \$280
- Estimated occupied shifts (75%): 21,353

Total Estimated Revenue: ≈ \$6,128,840 MXN

Operating Costs

- Payroll (approx. 6 staff): \$1,500,000 MXN
- Utilities and maintenance: \$750,000 MXN
- Cleaning and supplies: \$400,000 MXN
- Security, CCTV, insurance, other: \$200,000 MXN

Total OPEX: ≈ \$2,850,000 MXN

EBITDA Estimate: \$3,278,840 MXN

Net Return on Investment (CAP Rate):

$(\$3,278,840 \div \$50,000,000) \times 100 = 6.56\%$



MEXICO

"STRATEGICALLY LOCATED ALONG ONE OF CHIHUAHUA'S BUSIEST HIGHWAY CORRIDORS, THE PROPERTY OFFERS EXCEPTIONAL VISIBILITY, EASY ACCESS TO URBAN CENTERS AND INDUSTRIAL ZONES, AND A CONSISTENT FLOW OF LOCAL AND REGIONAL TRAFFIC."

The information contained in this document is strictly confidential and is intended exclusively for the authorized recipient. The company issuing this report disclaims any liability arising from investment decisions based thereon. The buyer is recommended to consult with specialized legal and financial advisors before proceeding with the acquisition. This analysis is for guidance only and does not constitute a binding offer or financial or legal advice. The company issuing this report disclaims any liability arising from investment decisions based thereon. The buyer is recommended to consult with specialized legal and financial advisors before proceeding with the acquisition.

