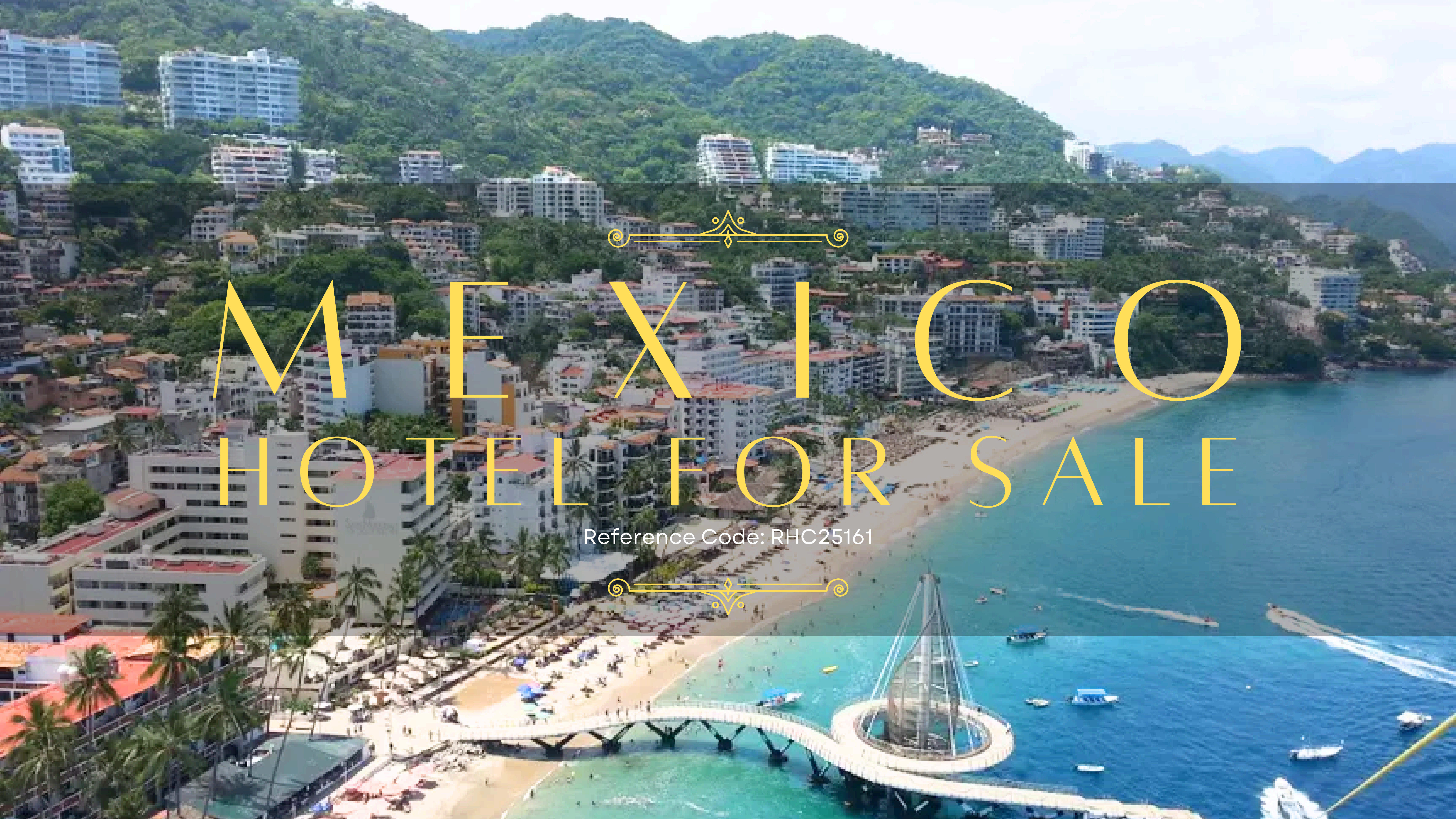
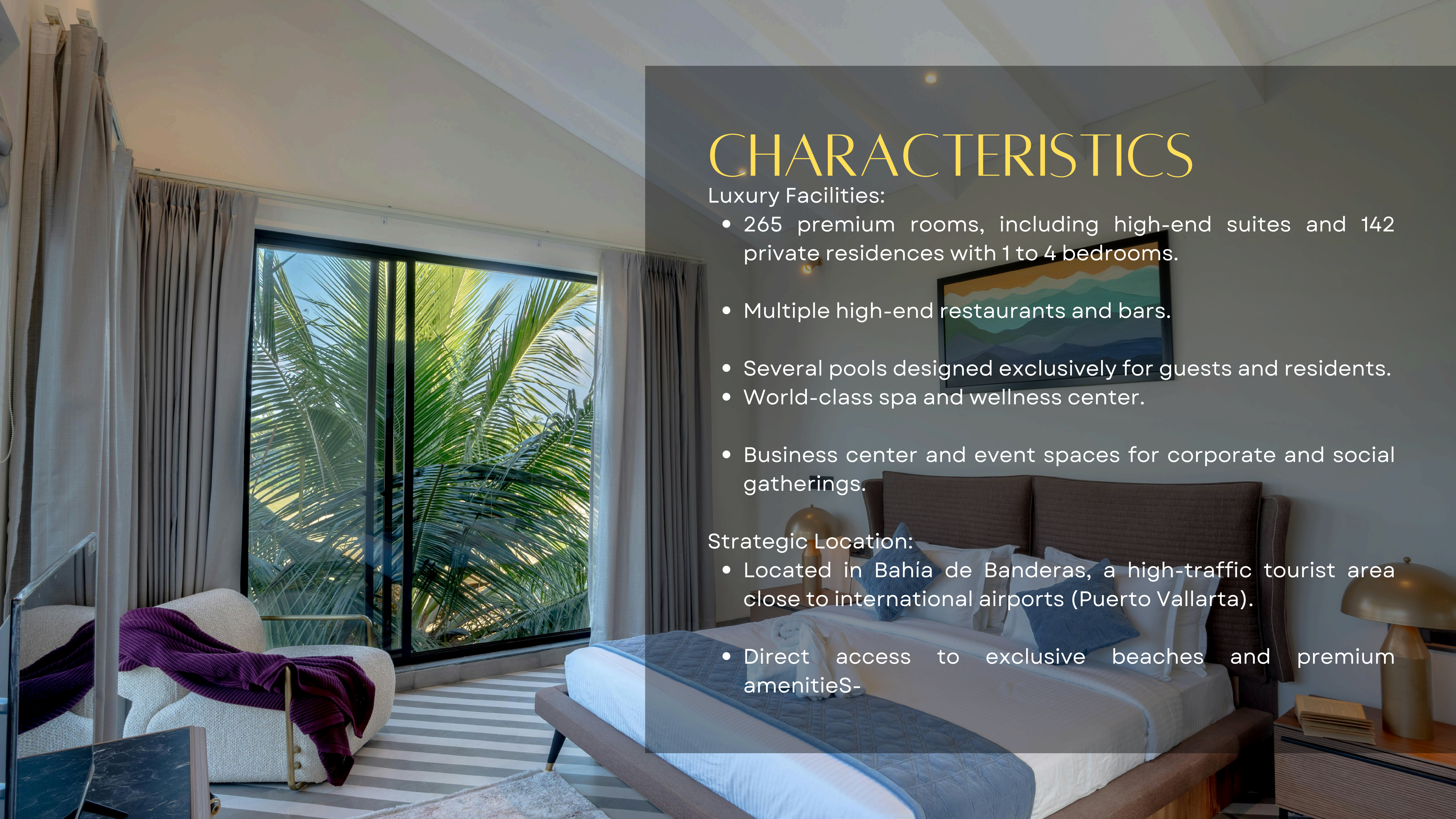

MEXICO
HOTEL FOR SALE
Reference Code: RHC25161

DESCRIPTION

This prestigious 4-diamond resort located in one of Mexico's fastest-growing tourist areas, Bahía de Banderas, represents a strategic investment opportunity in the premium segment

- Rooms: 265 standard and suite
- Private residences: 142 units with 1 to 4 bedrooms
- Pools: multiple, for guests and residents
- Total built area: approx. 60,000 m^2
- Year built: 2010, with periodic renovations (latest in 2022)
- Category: 4-Diamond Resort

Price: USD $170,000,000 + fees



CHARACTERISTICS

Luxury Facilities:

- 265 premium rooms, including high-end suites and 142 private residences with 1 to 4 bedrooms.
- Multiple high-end restaurants and bars.
- Several pools designed exclusively for guests and residents.
- World-class spa and wellness center.
- Business center and event spaces for corporate and social gatherings.

Strategic Location:

- Located in Bahía de Banderas, a high-traffic tourist area close to international airports (Puerto Vallarta).
- Direct access to exclusive beaches and premium amenitieS-

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: $180 / 2022: $190 / 2023: $200 / 2024: $210
Ocupación media: 2021: 65% / 2022: 70% / 2023: 75% / 2024: 78%
Total Annual Revenues = rooms + F&B + others = $15,865,550 + $4,442,354 + $1,903,866 = $22,211,770

Costs and Profitability:

- Operating costs (62% of total revenues): 0.62 * $22,211,770 = $13,771,303
- GOP (Gross Operating Profit): $22,211,770 - $13,771,303 = $8,440,467
- Estimated EBITDA (assuming 10% additional expenses and amortizations): $8,440,467 * 0.9 = $7,596,420

Return on Investment (ROI):

- Asking price: $170,000,000
- Projected EBITDA: $7,596,420
- Estimated ROI = EBITDA / Asking Price = 7,596,420 / 170,000,000 ≈ 4.47%

BAHIA DE BANDERAS

"NESTLED IN THE HEART OF BAHÍA DE BANDERAS, ONE OF MEXICO´S MOST EXCLUSIVE AND RAPIDLY GROWING COASTAL DESTINATIONS, THE RESORT OFFERS UNRIVALED OCEANFRONT VIEWS, DIRECT BEACH ACCESS, AND A PRIVILEGED CONNECTION TO THE NATURAL AND CULTURAL RICHNESS OF THE RIVIERA NAYARIT."