

An aerial photograph of a coastal city, likely in Mexico, featuring a dense urban area with numerous multi-story buildings. The city is situated on a hillside that slopes down to a sandy beach. The beach is crowded with people and umbrellas. In the foreground, a cable car system is visible, with a circular platform extending over the water. The water is a vibrant blue, and several small boats are scattered across the surface. In the background, more hills and mountains are visible under a clear sky.

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 m²
- 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%

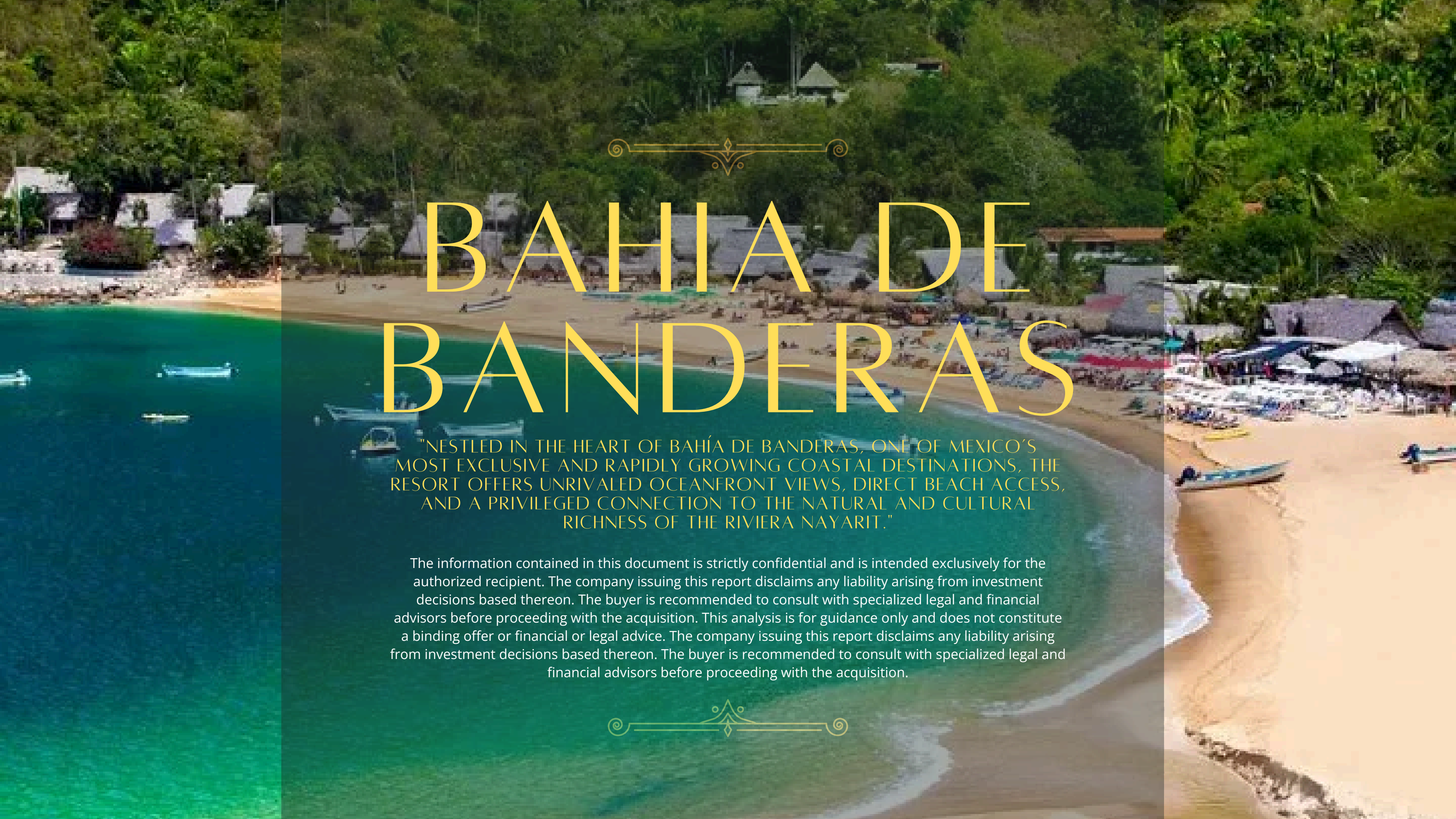
Total Annual Revenues = rooms + F&B + others = \$15,865,550 + \$4,442,354 + \$1,903,866 = \$22,211,770

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 = $7,596,420 / 170,000,000 \approx 4.47\%$



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."

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