



MEXICO HOTEL FOR SALE

Reference Code: RHC25162



DESCRIPTION

We present an exclusive opportunity to acquire a fully operational ultra-luxury beachfront resort located in Puerto Los Cabos—one of Mexico's most prestigious and sought-after destinations.

- 235 rooms, including oceanfront suites and premium categories.
- 5 restaurants, 4 bars, 3 pools, full-service spa, fitness center, and convention center.
- Land area: 52,000 m²
- Built-up area: 38,000 m²
- Year built: 2003
- Partial renovation completed in 2019 (rooms, common areas, spa).
- Category: 5-star all-inclusive luxury resort

Price: USD 300,000,000 + fees





CHARACTERISTICS

Luxury Facilities:

- 235 rooms and suites with private terraces and ocean views.
- 5 gourmet restaurants, multiple bars and swim-up lounges with panoramic views.
- World-class spa with private cabins, hydrotherapy circuits, and exclusive treatments.
- Direct access to an exclusive 18-hole golf course.
- 3 infinity pools with top-tier guest service.

Strategic Location:

- Situated in Puerto Los Cabos, Baja California's premier high-end destination.
- 25 minutes from San José del Cabo International Airport.

ECONOMIC FINANCIAL ANALYSIS

Key Financial Indicators (2023):

- ADR (Average Daily Rate): USD \$675
- Annual Occupancy: 85%
- Total Room Revenue: $\$573.75 \times 235 \text{ rooms} \times 365 \text{ days} \approx \text{USD } \$49,190,000$

Cost Structure & Margins:

- Operating expenses (340 employees): USD \$18,000,000
- Management fees: USD \$3,900,000
- Other operational costs: USD \$7,200,000
- Estimated EBITDA: $\approx \text{USD } \$33,000,000$
- Net Profit: $\approx \text{USD } \$25,350,000$

Investment Yield:

- Asking Price: USD \$300,000,000

Net Yield: $25,350,000 / 300,000,000 \times 100 = \approx 8.45\%$ Net ROI



PUERTO LOS CABOS

"PLAYA DEL CARMEN STANDS AS ONE OF MEXICO'S FASTEST-GROWING TOURIST DESTINATIONS, RENOWNED FOR ITS VIBRANT CULTURE, STUNNING BEACHES, AND STRONG YEAR-ROUND VISITOR DEMAND, MAKING IT A PRIME LOCATION FOR HOSPITALITY INVESTMENTS."

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