

MEXICO
HOTEL FOR SALE

Reference Code: RHC25170

DESCRIPTION

We are pleased to present an exclusive investment opportunity in one of the most prestigious and profitable hospitality assets in the Mexican Caribbean.

- Guest Rooms: 650 luxury suites (expandable to 1,450 with approved permits)
- Dining & Bars: 9 restaurants, 5 signature bars
- Common Areas: Designer pools, expanded spa, and fitness center
- Built Area: 78,500 m²
- Land Area: 115,000 m² oceanfront parcel
- Original Construction: 2007
- Full Renovation Completed: 2023
- Official Rating: 5 stars

Price: \$500,000,000 USD + fees



A modern hotel room with a large bed, a desk, and a TV. The room is well-lit and features a minimalist design. The bed has white linens and a large, tufted headboard. A desk with a chair and a TV is visible in the background.

CHARACTERISTICS

Luxury Facilities

- Current Rooms: 650 fully renovated suites with integrated smart-home technology and high-end minimalist design.
- Expansion Potential: Valid permit in place to build an additional 800 rooms.
- Food & Beverage:
 - 9 high-end restaurants with international cuisine.
 - 5 signature bars with expert mixology.

Strategic Location

- Prime beachfront site in the Riviera Maya—one of the top-performing tourism markets in the Americas.
- Direct access to international airports, shopping, golf courses, and luxury entertainment.

ECONOMIC FINANCIAL ANALYSIS

Key Metrics & Forecast for 2024

- Average Daily Rate (ADR): 2021: \$420 / 2022: \$465 / 2023: \$490 / 2024 (forecast): \$510
- Occupancy Rate: 2021: 72% / 2022: 77% / 2023: 80% / 2024 (forecast): 82%
- Food & Beverage Revenue: Approx. 22% of total income
- Ancillary Revenue (events, wellness, retail): 8%

Cost Structure (2023)

- Employees: 900
- Avg. annual cost per employee: \$22,000
- Management fees: 3.5% of gross revenues

Forecasted 2024 Financials

- Estimated Total Revenue: \$192,000,000
- GOP (Gross Operating Profit): 38% → \$72,960,000
- EBITDA: 26% → \$49,920,000

Net Yield (post-tax): 7.6% on asking price



MEXICO

LOCATED IN THE HEART OF THE MEXICAN CARIBBEAN, THIS RESORT OFFERS DIRECT ACCESS TO ONE OF THE MOST VIBRANT AND PROFITABLE LUXURY TOURISM MARKETS IN THE AMERICAS.

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