



MEXICO HOTEL FOR SALE

Reference Code: RHC25178

DESCRIPTION

This exclusive all-inclusive beachfront resort, located in the heart of Bahía de Banderas, represents a strategic high-yield hospitality investment opportunity.

- Rooms: 340 (233 in main tower + 107 suites in Condomar Tower).
- Category: 4-star all-inclusive resort.
- Beachfront: 120 linear meters.
- Restaurants & bars: 4 restaurants, 4 bars, 1 grill, 1 café.
- Land area:
- Hotel: 17,240.4 m²
- Adjacent plot: 14,100.7 m²
- Condomar Tower: 1,163.4 m²
- Year built: N/A – Full renovation in 2015.

Price: \$110,000,000 USD + fees



A modern hotel room with wood-paneled walls, a large mirror, and a bed with white linens. The room is dimly lit with warm, ambient lighting. A large mirror on the left wall reflects the bed and the room's interior. The bed is made with white linens and has a wooden headboard. A bedside table with a lamp is visible next to the bed. The overall atmosphere is cozy and sophisticated.

CHARACTERISTICS

Luxury Facilities:

- 340 rooms: split between 233 rooms in the main hotel tower (81 King, 151 Double, 1 Master Suite) and 107 suites in the Condomar Tower.
- Recreational areas: Water park for children, main pool redesigned for family safety, daily and nightly activities.
- Wellness services: Spa, fitness center, wellness and entertainment activities.

Strategic Location:

- Puerto Vallarta and Bahía de Banderas are among Mexico's top tourism destinations.
- Just 10 minutes from an international airport with strong connectivity.

ECONOMIC FINANCIAL ANALYSIS

ADR (USD): 2021: \$180 / 2022: \$195 / 2023: \$210 / 2024: \$225
Average Occupancy: 2021: 65% / 2022: 72% / 2023: 78% / 2024: 80%

Estimated Revenue:

- Room Revenue: $99,280 \times \$225 = \$22,338,000$ USD
- F&B + Other Revenue (~35%): $\$7,818,300$ USD
- Total Operating Revenue (2024 est.): $\$30,156,300$ USD

Estimated Costs:

- Operating expenses (45%): $\sim \$13,570,335$ USD
- Management fees (~5% of revenue): $\sim \$1,507,815$ USD
- Projected GOP: $\sim \$15,078,150$ USD
- Estimated EBITDA (GOP – G&A ~15%): $\sim \$12,816,427$ USD
- Projected net profit: $\sim \$10,300,000$ USD

Net ROI:

$\$10,300,000 / \$110,000,000 \approx 9.4\%$ per year



BAHIA DE BANDERAS

“IDEALLY POSITIONED ON BAHÍA DE BANDERAS’ GOLDEN COASTLINE, THIS PROPERTY OFFERS INVESTORS A FOOTHOLD IN ONE OF MEXICO’S MOST DYNAMIC TOURISM MARKETS, RENOWNED FOR ITS HIGH-END HOSPITALITY AND STRONG YEAR-ROUND DEMAND.”

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