



MEXICO HOTEL FOR SALE

Reference Code: RHC25179

DESCRIPTION

A unique opportunity is offered to acquire a premium adults-only resort, firmly established as a benchmark for luxury hospitality on the Sea of Cortez.

- Number of suites: 500 existing + approved expansion for 150 additional.
- Amenities: 13 restaurants and bars, 2 pools, 1,000 sqm spa, 1,500 sqm meeting and event space.
- Land area: 72,846 sqm (18 acres).
- Built-up area: Approx. > 25,000 sqm.
- Year of construction: Operating since 2013, with ongoing upgrades.
- Category: Luxury adults-only resort, 5 stars.

Price: USD \$450,000,000 + fees





CHARACTERISTICS

Luxury Facilities:

- 13 restaurants, bars, and lounges offering top-tier international cuisine.
- 2 outdoor swimming pools, one of them infinity-style overlooking the Sea of Cortez.
- 1,000 sqm spa, branded and internationally recognized.
- Access to a Jack Nicklaus and Greg Norman-designed 18-hole golf course.

Strategic Location:

- Situated in one of the most coveted destinations in Baja California Sur.
- Excellent international air connectivity.

ECONOMIC FINANCIAL ANALYSIS

Average Daily Rate (ADR): USD \$580

Average Occupancy: 85%

Estimated Annual Gross Revenue: ~USD \$130,460,125

Operating Costs:

- Estimated at ~65% of gross revenue for luxury all-inclusive resorts
- Management and franchise fees: ~5% of gross revenue.

Gross Operating Profit (GOP): ~35% of revenue = USD \$45,661,043

Estimated EBITDA: USD \$39,138,038

Estimated Net Profit (after taxes): USD \$28,701,227

Estimated Net Return: USD \$28,701,227 / USD \$450,000,000 = 6.4%



The background image shows a high-end resort poolside. In the foreground, there are rows of white lounge chairs with dark frames, some with white towels. Large white patio umbrellas are open over the chairs. To the left, a swimming pool is visible, bordered by a low stone wall and lush green plants with yellow flowers. In the background, there are several tall palm trees and a multi-story resort building with balconies. The overall atmosphere is bright and sunny.

SEA OF CORTÉZ

“NESTLED ALONG THE PRISTINE COASTLINE OF THE SEA OF CORTÉZ, THIS RESORT IS LOCATED IN THE EXCLUSIVE COMMUNITY OF PUERTO LOS CABOS, JUST MINUTES FROM SAN JOSÉ DEL CABO’S HISTORIC TOWN CENTER AND LOS CABOS INTERNATIONAL AIRPORT.”

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