



MEXICO HOTEL FOR SALE

Reference Code: RHC25231

DESCRIPTION

This is an exclusive investment opportunity in a luxury hotel located in Ixtapa Zihuatanejo, Guerrero, one of Mexico's most prestigious tourist destinations.

- Rooms: 474
- Restaurants and Bars: 2 restaurants, 1 lounge bar
- Pools: 2 outdoor pools
- Land Area: 10,500 m²
- Built Area: 7,200 m²
- Year Built: 2008
- Latest Renovation: 2021 (partial modernization)
- Category: 4-star superior

- Net Profit: 9,1%

Price: \$93,500,000 USD + fees



A modern hotel room with a large bed, a TV, and a desk. The room features a large bed with white linens and a brown and white striped throw. A large flat-screen TV is mounted on the wall above a dark wood console. To the right of the TV is a desk with a lamp and a chair. The room has a high ceiling with recessed lighting and a large window with brown curtains. The floor is made of light-colored wood.

CHARACTERISTICS

Luxury Facilities:

- Rooms: 474 rooms distributed across 3 buildings with 8 floors each
- Restaurants and Bars: 2 restaurants, 1 lounge bar
- Pools: 2 outdoor pools, including one with ocean view
- Spa and Wellness Center

Strategic Location:

- Oceanfront location, 20 minutes from Ixtapa International Airport
- Direct access to beaches, tourist areas, and luxury destinations

ECONOMIC FINANCIAL ANALYSIS

Assumptions:

- ADR 2023: \$95 USD/night
- Average Occupancy 2023: 65%
- Projected ADR 2024: \$100 USD/night
- Projected Occupancy 2024: 70%

Projected Revenue 2024

- Total Projected Revenue: 16,933,980 USD
- Estimated Operating Costs: 8,466,990 USD
- Projected EBITDA: 8,466,990 USD
- Return on Investment (Yield): $8,466,990 / 93,500,000 = 9,1\%$



ZIHUATANEJO

"SITUATED ON THE PRISTINE SHORES OF IXTAPA ZIHUATANEJO, THIS HOTEL OFFERS UNPARALLELED ACCESS TO ONE OF MEXICO'S MOST SOUGHT-AFTER LUXURY DESTINATIONS, COMBINING NATURAL BEAUTY WITH HIGH-END TOURISM APPEAL."

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