Estimated Profitability

Property Details	
Property Value	$ 243,000.00
Property Type	1 BedRoom
Furnished	Si/Yes
Square Meter	74
Vacantion Occupation	60%
Nightly Rate	$ 156.82
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 892.68
CONFOTUR	
Electricidad	$ 2,100.00

Avarage Data	
Average Rate	157
Average Gross Inconme	34,078
Average ROI 10 Years	7.82%
3rd Period Profit	51,403
Net Profit for 10 Years	189,983

Financial Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Hotel Ocupancie	55%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Nightly Price	145	148	148	151	154	157	160	163	167	175	
	29,109	32,390	32,412	33,060	33,721	34,396	35,084	35,785	36,501	38,325	$ 340,784
Hotel Management	8,733	9,717	9,724	9,918	10,116	10,319	10,525	10,736	10,950	11,498	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	1,785	1,785	1,785	1,785	1,785	1,785	1,785	1,785	1,785	1,785	
Resorts	893	893	893	893	893	902	911	920	929	938	
Energy	2,100	2,100	2,100	2,100	2,100	2,100	2,163	2,228	2,295	2,364	
Operation Expenses	13,511	14,495	14,502	14,696	14,894	15,106	15,384	15,669	15,959	16,585	$ 150,800
Annual Net Utility	15,598	17,895	17,910	18,364	18,827	19,290	19,700	20,117	20,542	21,740	$ 189,983
Monthly Net Utility	1,300	1,491	1,493	1,530	1,569	1,608	1,642	1,676	1,712	1,812	
ROI Average Profit 10 Years	6.4%	7%	7%	7.6%	7.7%	7.9%	8.1%	8.3%	8.5%	8.9%	
Valor Final Per Year	$255,150.00	$267,907.50	$281,302.88	$295,368.02	$310,136.42	$325,643.24	$341,925.40	$359,021.67	$376,972.76	$395,821.39	

Estimated Profitability

Property Details		
Property Value	$	355,000.00
Property Type		2 BedsRooms
Furnished		YES
Square Meter		106
Vacantion Occupation		55%
Nightly Rate	$	180.00
Annual Rate Growth		2%
Property Management		30%
Property Tax		0%
HOA	$	2.00
Cana Bay Maintenance	$	1,276.68
CONFOTUR		
Electricidad	$	3,150.00

Avarage Data	
Average Rate	233
Average Gross Inconme	51,596
Average ROI 10 Years	8.17%
3rd Period Profit	69,373
Net Profit for 10 Years	290,205

Financial Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Hotel Ocupancie	55%	55%	55%	60%	60%	60%	65%	65%	65%	65%	
Nightly Price	210	214	218	223	227	232	236	245	250	270	
	42,158	43,001	43,861	48,805	49,781	50,777	56,108	58,126	59,289	64,058	$ 515,962
Hotel Management	12,647	12,900	13,158	14,641	14,934	15,233	16,832	17,438	17,787	19,217	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	2,553	2,553	2,553	2,553	2,553	2,553	2,553	2,553	2,553	2,553	
Resorts	1,277	1,277	1,277	1,277	1,277	1,289	1,302	1,315	1,329	1,342	
Energy	3,150	3,150	3,150	3,150	3,150	3,150	3,245	3,342	3,442	3,545	
Operation Expenses	19,627	19,880	20,138	21,622	21,914	22,226	23,933	24,648	25,111	26,658	$ 225,757
Annual Net Utility	22,530	23,120	23,722	27,183	27,867	28,551	32,176	33,478	34,178	37,400	$ 290,205
Monthly Net Utility	1,878	1,927	1,977	2,265	2,322	2,379	2,681	2,790	2,848	3,117	
ROI Average Profit 10 Years	6.35%	6.51%	6.68%	7.66%	7.85%	8.04%	9.06%	9.43%	9.63%	10.54%	
Valor Final Per Year	$372,750.00	$391,387.50	$410,956.88	$431,504.72	$453,079.95	$475,733.95	$499,520.65	$524,496.68	$550,721.52	$578,257.59	

Estimated Profitability

Property Details	
Property Value	$ 364,000.00
Property Type	2 BedsRooms
Furnished	Si/Yes
Square Meter	115
Vacantion Occupation	60%
Nightly Rate	$ 233.97
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 1,376.88
CONFOTUR	
Electricidad	$ 2,500.00

Avarage Data	
Average Rate	**234**
Average Gross Inconme	**50,857**
Average ROI 10 Years	**7.93%**
3rd Period Profit	**76,181**
Net Profit for 10 Years	**288,711**

Financial Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Hotel Ocupancie	55%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Nightly Price	210	214	220	224	229	233	238	243	248	280	
	42,158	**46,910**	**48,180**	**49,144**	**50,126**	**51,129**	**52,152**	**53,195**	**54,259**	**61,320**	**$ 508,571**
Hotel Management	12,647	14,073	14,454	14,743	15,038	15,339	15,645	15,958	16,278	18,396	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	2,754	2,754	2,754	2,754	2,754	2,754	2,754	2,754	2,754	2,754	
Resorts	1,377	1,377	1,377	1,377	1,377	1,391	1,405	1,419	1,433	1,447	
Energy	2,500	2,500	2,500	2,500	2,500	2,500	2,575	2,652	2,732	2,814	
Operation Expenses	**19,278**	**20,704**	**21,085**	**21,374**	**21,669**	**21,983**	**22,379**	**22,783**	**23,196**	**25,411**	**$ 219,860**
Annual Net Utility	**22,880**	**26,206**	**27,095**	**27,770**	**28,458**	**29,146**	**29,773**	**30,412**	**31,063**	**35,909**	**$ 288,711**
Monthly Net Utility	1,907	2,184	2,258	2,314	2,371	2,429	2,481	2,534	2,589	2,992	
ROI Average Profit 10 Years	**6.3%**	**7%**	**7%**	**7.6%**	**7.8%**	**8.0%**	**8.2%**	**8.4%**	**8.5%**	**9.9%**	
Valor Final Per Year	$382,200.00	$401,310.00	$421,375.50	$442,444.28	$464,566.49	$487,794.81	$512,184.55	$537,793.78	$564,683.47	$592,917.64	

Estimated Profitability

Property Details		
Property Value	$	425,000.00
Property Type		2 BedsRooms
Furnished		YES
Square Meter		129
Vacantion Occupation		55%
Nightly Rate	$	315.00
Annual Rate Growth		2%
Property Management		30%
Property Tax		0%
HOA	$	2.00
Cana Bay Maintenance	$	1,545.60
CONFOTUR		
Electricidad	$	3,200.00

Avarage Data	
Average Rate	**316**
Average Gross Inconme	**70,305**
Average ROI 10 Years	**9.71%**
3rd Period Profit	**94,757**
Net Profit for 10 Years	**412,546**

Financial Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Hotel Ocupancie	55%	55%	55%	60%	60%	60%	65%	65%	65%	65%	
Nightly Price	275	281	286	292	298	304	310	355	362	400	
	55,206	**56,310**	**57,437**	**63,911**	**65,189**	**66,493**	**73,475**	**84,224**	**85,908**	**94,900**	**$ 703,054**
Hotel Management	16,562	16,893	17,231	19,173	19,557	19,948	22,043	25,267	25,772	28,470	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	3,091	3,091	3,091	3,091	3,091	3,091	3,091	3,091	3,091	3,091	
Resorts	1,546	1,546	1,546	1,546	1,546	1,561	1,577	1,592	1,608	1,624	
Energy	3,200	3,200	3,200	3,200	3,200	3,200	3,296	3,395	3,497	3,602	
Operation Expenses	**24,399**	**24,730**	**25,068**	**27,010**	**27,394**	**27,800**	**30,006**	**33,346**	**33,969**	**36,787**	**$ 290,508**
Annual Net Utility	**30,808**	**31,580**	**32,369**	**36,901**	**37,796**	**38,693**	**43,469**	**50,878**	**51,939**	**58,113**	**$ 412,546**
Monthly Net Utility	2,567	2,632	2,697	3,075	3,150	3,224	3,622	4,240	4,328	4,843	
ROI Average Profit 10 Years	**7.25%**	**7.43%**	**7.62%**	**8.68%**	**8.89%**	**9.10%**	**10.23%**	**11.97%**	**12.22%**	**13.67%**	
Valor Final Per Year	$446,250.00	$468,562.50	$491,990.63	$516,590.16	$542,419.66	$569,540.65	$598,017.68	$627,918.56	$659,314.49	$692,280.22	

Estimated Profitability

Property Details	
Property Value	$ 608,000.00
Property Type	3 BedsRooms
Furnished	YES
Square Meter	286
Vacantion Occupation	60%
Nightly Rate	$ 390.00
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 3,432.00
CONFOTUR	
Electricidad	$ 2,400.00

Avarage Data	
Average Rate	435
Average Gross Inconme	95,359
Average ROI 10 Years	8.87%
3rd Period Profit	144,884
Net Profit for 10 Years	539,291

Financial Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Hotel Ocupancie	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Nightly Price	390	398	406	414	422	431	439	448	457	550	
	85,410	**87,118**	**88,861**	**90,638**	**92,451**	**94,300**	**96,186**	**98,109**	**100,071**	**120,450**	**$ 953,593**
Hotel Management	25,623	26,135	26,658	27,191	27,735	28,290	28,856	29,433	30,021	36,135	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	6,864	6,864	6,864	6,864	6,864	6,864	6,864	6,864	6,864	6,864	
Resorts	3,432	3,432	3,432	3,432	3,432	3,466	3,501	3,536	3,571	3,607	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	**38,319**	**38,831**	**39,354**	**39,887**	**40,431**	**41,020**	**41,693**	**42,379**	**43,079**	**49,307**	**$ 414,301**
Annual Net Utility	**47,091**	**48,287**	**49,506**	**50,750**	**52,019**	**53,279**	**54,493**	**55,730**	**56,992**	**71,143**	**$ 539,291**
Monthly Net Utility	3,924	4,024	4,126	4,229	4,335	4,440	4,541	4,644	4,749	5,929	
ROI Average Profit 10 Years	**7.75%**	**7.94%**	**8.14%**	**8.35%**	**8.56%**	**8.76%**	**8.96%**	**9.17%**	**9.37%**	**11.70%**	
Valor Final Per Year	$638,400.00	$670,320.00	$703,836.00	$739,027.80	$775,979.19	$814,778.15	$855,517.06	$898,292.91	$943,207.56	$990,367.93	

Rentabilidad Estimada del Proyecto

Descripcion de la Propiedad / Property Description	
Valor de Propiedad / Value	$ 199,000.00
Tipologia / Type	1 BedRoom
Full Amoblado / Furnished	Yes
Metraje / Meters / Footage	51
Ocupacion / Occupation	55%
Precio por Noche / Nithly Rate	$ 170.00
Aumento Tarifa / Rate Growth	2%
Administracion propiedad / Hotel Management	30%
Impuesto por propiedad / Taxes	0%
HOA	$ 2.00
Comunidad Cana Bay / HOA Resorts	$ 1.00
CONFOTUR	
Electricidad / Electricity	$ 2,050.00

Datos Estadisticos / Data	
Tarifa Promedia / Average Rate	144
Ingresos Brutos media / Net Income	30,888
ROI Promedio 10 años / 10 years profit	9.15%
Utilidad 3er Periodo / Profit in 3 years	43,933
Utilidad Neta Todos los Periodos / Net Profit within 10 Years	181,997

Proyección financiera Poseidonia Residences by Aston

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion / Hotel Occupation	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%	
Precio por Noche / Nightly Rate	125	128	130	133	135	138	141	169	169	175	
	25,094	25,596	26,108	29,051	29,632	30,224	30,829	37,011	37,011	38,325	$ 308,879
Administracion / Hotel Management	7,528	7,679	7,832	8,715	8,889	9,067	9,249	11,103	11,103	11,498	
Impuestos / Confotur / Free Taxes	-	-	-	-	-	-	-	-	-	-	
HOA	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	
Cana Bay Resorts Fee	1	1	1	1	1	168	168	168	168	168	
Electricidad / Electricity	2,050	2,050	2,050	2,050	2,050	2,050	2,112	2,175	2,240	2,307	
Total gastos operación / Total Expenses	10,803	10,954	11,107	11,990	12,164	12,509	12,752	14,670	14,735	15,197	$ 126,882
Utilidad neta annual/ Annual Net Income	14,291	14,642	15,000	17,060	17,467	17,715	18,077	22,341	22,276	23,128	$ 181,997
Utilidad neta menusal / Monthly Net Profit	1,191	1,220	1,250	1,422	1,456	1,476	1,506	1,862	1,856	1,927	
ROI Promedio 10 años / ROI 10 In 10 Years	7.18%	7.36%	7.54%	8.57%	8.78%	8.90%	9.08%	11.23%	11.19%	11.62%	
VF Activo en 10 años / Final Value Within 10 Years	$208,950.00	$219,397.50	$230,367.38	$241,885.74	$253,980.03	$266,679.03	$280,012.98	$294,013.63	$308,714.31	$324,150.03	

Rentabilidad Estimada del Proyecto

Descripcion de la Propiedad / Property Description	
Valor de Propiedad / Value	$ 205,000.00
Tipologia / Type	1 BedRoom
Full Amoblado / Furnished	Yes
Metraje / Meters / Footage	55
Ocupacion / Occupation	55%
Precio por Noche / Nithly Rate	$ 190.00
Aumento Tarifa / Rate Growth	2%
Administracion propiedad / Hotel Management	30%
Impuesto por propiedad / Taxes	0%
HOA	$ 2.00
Comunidad Cana Bay / HOA Resorts	$ 1.00
CONFOTUR	
Electricidad / Electricity	$ 2,050.00

Datos Estadisticos / Data	
Tarifa Promedia / Average Rate	152
Ingresos Brutos media / Net Income	32,460
ROI Promedio 10 años / 10 years profit	9.36%
Utilidad 3er Periodo / Profit in 3 years	47,910
Utilidad Neta Todos los Periodos / Net Profit within 10 Years	191,925

Proyección financiera Poseidonia Residences by Aston

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion / Hotel Occupation	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%	
Precio por Noche / Nightly Rate	135	138	140	143	146	149	152	169	169	175	
	27,101	**27,643**	**28,196**	**31,375**	**32,002**	**32,642**	**33,295**	**37,011**	**37,011**	**38,325**	**$ 324,602**
Administracion / Hotel Management	8,130	8,293	8,459	9,412	9,601	9,793	9,988	11,103	11,103	11,498	
Impuestos / Confotur / Free Taxes	-	-	-	-	-	-	-	-	-	-	
HOA	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	
Cana Bay Resorts Fee	1	1	1	1	1	168	168	168	168	168	
Electricidad / Electricity	2,050	2,050	2,050	2,050	2,050	2,050	2,112	2,175	2,240	2,307	
Total gastos operación / Total Expenses	**11,513**	**11,676**	**11,842**	**12,795**	**12,983**	**13,342**	**13,600**	**14,778**	**14,843**	**15,305**	**$ 132,677**
Utilidad neta annual/ Annual Net Income	**15,588**	**15,968**	**16,355**	**18,579**	**19,019**	**19,300**	**19,695**	**22,233**	**22,168**	**23,020**	**$ 191,925**
Utilidad neta menusal / Monthly Net Profit	1,299	1,331	1,363	1,548	1,585	1,608	1,641	1,853	1,847	1,918	
ROI Promedio 10 años / ROI 10 In 10 Years	**7.60%**	**7.79%**	**7.98%**	**9.06%**	**9.28%**	**9.41%**	**9.61%**	**10.85%**	**10.81%**	**11.23%**	
VF Activo en 10 años / Final Value Within 10 Years	$215,250.00	$226,012.50	$237,313.13	$249,178.78	$261,637.72	$274,719.61	$288,455.59	$302,878.37	$318,022.28	$333,923.40	

Rentabilidad Estimada del Proyecto

Descripcion de la Propiedad / Property Description	
Valor de Propiedad / Value	$ 209,000.00
Tipologia / Type	1 BedRoom
Full Amoblado / Furnished	Yes
Metraje / Meters / Footage	57
Ocupacion / Occupation	55%
Precio por Noche / Nithly Rate	$ 195.00
Aumento Tarifa / Rate Growth	2%
Administracion propiedad / Hotel Management	30%
Impuesto por propiedad / Taxes	0%
HOA	$ 2.00
Comunidad Cana Bay / HOA Resorts	$ 1.00
CONFOTUR	
Electricidad / Electricity	$ 2,050.00

Datos Estadisticos / Data	
Tarifa Promedia / Average Rate	155
Ingresos Brutos media / Net Income	33,246
ROI Promedio 10 años / 10 years profit	9.43%
Utilidad 3er Periodo / Profit in 3 years	49,981
Utilidad Neta Todos los Periodos / Net Profit within 10 Years	197,164

Proyección financiera Poseidonia Residences by Aston

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion / Hotel Occupation	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%	
Precio por Noche / Nightly Rate	140	143	146	149	152	155	158	169	169	175	
	28,105	28,667	29,240	32,537	33,187	33,851	34,528	37,011	37,011	38,325	$ 332,463
Administracion / Hotel Management	8,432	8,600	8,772	9,761	9,956	10,155	10,358	11,103	11,103	11,498	
Impuestos / Confotur / Free Taxes	-	-	-	-	-	-	-	-	-	-	
HOA	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	
Cana Bay Resorts Fee	1	1	1	1	1	168	168	168	168	168	
Electricidad / Electricity	2,050	2,050	2,050	2,050	2,050	2,050	2,112	2,175	2,240	2,307	
Total gastos operación / Total Expenses	11,841	12,009	12,181	13,170	13,365	13,731	13,996	14,804	14,870	15,331	$ 135,299
Utilidad neta annual/ Annual Net Income	16,264	16,658	17,059	19,366	19,822	20,120	20,532	22,207	22,141	22,994	$ 197,164
Utilidad neta menusal / Monthly Net Profit	1,355	1,388	1,422	1,614	1,652	1,677	1,711	1,851	1,845	1,916	
ROI Promedio 10 años / ROI 10 In 10 Years	7.78%	7.97%	8.16%	9.27%	9.48%	9.63%	9.82%	10.63%	10.59%	11.00%	
VF Activo en 10 años / Final Value Within 10 Years	$219,450.00	$230,422.50	$241,943.63	$254,040.81	$266,742.85	$280,079.99	$294,083.99	$308,788.19	$324,227.60	$340,438.98	

Rentabilidad Estimada del Proyecto

Descripcion de la Propiedad / Property Description	
Valor de Propiedad / Value	$ 210,000.00
Tipologia / Type	1 BedRoom
Full Amoblado / Furnished	Yes
Metraje / Meters / Footage	52
Ocupacion / Occupation	55%
Precio por Noche / Nithly Rate	$ 150.00
Aumento Tarifa / Rate Growth	2%
Administracion propiedad / Hotel Management	30%
Impuesto por propiedad / Taxes	0%
HOA	$ 2.00
Comunidad Cana Bay / HOA Resorts	$ 1.00
CONFOTUR	
Electricidad / Electricity	$ 2,050.00

Datos Estadisticos / Data	
Tarifa Promedia / Average Rate	137
Ingresos Brutos media / Net Income	29,316
ROI Promedio 10 años / 10 years profit	8.13%
Utilidad 3er Periodo / Profit in 3 years	39,567
Utilidad Neta Todos los Periodos / Net Profit within 10 Years	170,775

Proyección financiera Poseidonia Residences by Aston

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion / Hotel Occupation	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%	
Precio por Noche / Nightly Rate	115	117	120	122	124	127	130	169	169	175	
	23,086	**23,548**	**24,019**	**26,727**	**27,261**	**27,806**	**28,362**	**37,011**	**37,011**	**38,325**	**$ 293,156**
Administracion / Hotel Management	6,926	7,064	7,206	8,018	8,178	8,342	8,509	11,103	11,103	11,498	
Impuestos / Confotur / Free Taxes	-	-	-	-	-	-	-	-	-	-	
HOA	1,246	1,246	1,246	1,246	1,246	1,246	1,246	1,246	1,246	1,246	
Cana Bay Resorts Fee	1	1	1	1	1	168	168	168	168	168	
Electricidad / Electricity	2,050	2,050	2,050	2,050	2,050	2,050	2,112	2,175	2,240	2,307	
Total gastos operación / Total Expenses	**10,222**	**10,361**	**10,502**	**11,315**	**11,475**	**11,805**	**12,034**	**14,692**	**14,757**	**15,218**	**$ 122,382**
Utilidad neta annual/ Annual Net Income	**12,864**	**13,187**	**13,517**	**15,412**	**15,786**	**16,001**	**16,329**	**22,319**	**22,254**	**23,107**	**$ 170,775**
Utilidad neta menusal / Monthly Net Profit	1,072	1,099	1,126	1,284	1,316	1,333	1,361	1,860	1,855	1,926	
ROI Promedio 10 años / ROI 10 In 10 Years	**6.13%**	**6.28%**	**6.44%**	**7.34%**	**7.52%**	**7.62%**	**7.78%**	**10.63%**	**10.60%**	**11.00%**	
VF Activo en 10 años / Final Value Within 10 Years	$220,500.00	$231,525.00	$243,101.25	$255,256.31	$268,019.13	$281,420.08	$295,491.09	$310,265.64	$325,778.93	$342,067.87	

Rentabilidad Estimada del Proyecto

Descripcion de la Propiedad / Property Description	
Valor de Propiedad / Value	$ 215,000.00
Tipologia / Type	1 BedRoom
Full Amoblado / Furnished	Yes
Metraje / Meters / Footage	55
Ocupacion / Occupation	55%
Precio por Noche / Nithly Rate	$ 195.00
Aumento Tarifa / Rate Growth	2%
Administracion propiedad / Hotel Management	30%
Impuesto por propiedad / Taxes	0%
HOA	$ 2.00
Comunidad Cana Bay / HOA Resorts	$ 1.00
CONFOTUR	
Electricidad / Electricity	$ 2,050.00

Datos Estadisticos / Data	
Tarifa Promedia / Average Rate	155
Ingresos Brutos media / Net Income	33,246
ROI Promedio 10 años / 10 years profit	9.18%
Utilidad 3er Periodo / Profit in 3 years	50,060
Utilidad Neta Todos los Periodos / Net Profit within 10 Years	197,428

Proyección financiera Poseidonia Residences by Aston

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion / Hotel Occupation	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%	
Precio por Noche / Nightly Rate	140	143	146	149	152	155	158	169	169	175	
	28,105	28,667	29,240	32,537	33,187	33,851	34,528	37,011	37,011	38,325	$ 332,463
Administracion / Hotel Management	8,432	8,600	8,772	9,761	9,956	10,155	10,358	11,103	11,103	11,498	
Impuestos / Confotur / Free Taxes	-	-	-	-	-	-	-	-	-	-	
HOA	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	
Cana Bay Resorts Fee	1	1	1	1	1	168	168	168	168	168	
Electricidad / Electricity	2,050	2,050	2,050	2,050	2,050	2,050	2,112	2,175	2,240	2,307	
Total gastos operación / Total Expenses	11,814	11,983	12,155	13,144	13,339	13,705	13,970	14,778	14,843	15,305	$ 135,035
Utilidad neta annual/ Annual Net Income	16,291	16,684	17,086	19,393	19,848	20,146	20,558	22,233	22,168	23,020	$ 197,428
Utilidad neta menusal / Monthly Net Profit	1,358	1,390	1,424	1,616	1,654	1,679	1,713	1,853	1,847	1,918	
ROI Promedio 10 años / ROI 10 In 10 Years	7.58%	7.76%	7.95%	9.02%	9.23%	9.37%	9.56%	10.34%	10.31%	10.71%	
VF Activo en 10 años / Final Value Within 10 Years	$225,750.00	$237,037.50	$248,889.38	$261,333.84	$274,400.54	$288,120.56	$302,526.59	$317,652.92	$333,535.57	$350,212.34	

Rentabilidad Estimada del Proyecto

Descripcion de la Propiedad / Property Description	
Valor de Propiedad / Value	$ 219,000.00
Tipologia / Type	1 BedRoom
Full Amoblado / Furnished	Yes
Metraje / Meters / Footage	57
Ocupacion / Occupation	55%
Precio por Noche / Nithly Rate	$ 190.00
Aumento Tarifa / Rate Growth	2%
Administracion propiedad / Hotel Management	30%
Impuesto por propiedad / Taxes	0%
HOA	$ 2.00
Comunidad Cana Bay / HOA Resorts	$ 1.00
CONFOTUR	
Electricidad / Electricity	$ 2,050.00

Datos Estadisticos / Data	
Tarifa Promedia / Average Rate	152
Ingresos Brutos media / Net Income	32,460
ROI Promedio 10 años / 10 years profit	8.75%
Utilidad 3er Periodo / Profit in 3 years	47,831
Utilidad Neta Todos los Periodos / Net Profit within 10 Years	191,661

Proyección financiera Poseidonia Residences by Aston

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion / Hotel Occupation	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%	
Precio por Noche / Nightly Rate	135	138	140	143	146	149	152	169	169	175	
	27,101	27,643	28,196	31,375	32,002	32,642	33,295	37,011	37,011	38,325	$ 324,602
Administracion / Hotel Management	8,130	8,293	8,459	9,412	9,601	9,793	9,988	11,103	11,103	11,498	
Impuestos / Confotur / Free Taxes	-	-	-	-	-	-	-	-	-	-	
HOA	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	
Cana Bay Resorts Fee	1	1	1	1	1	168	168	168	168	168	
Electricidad / Electricity	2,050	2,050	2,050	2,050	2,050	2,050	2,112	2,175	2,240	2,307	
Total gastos operación / Total Expenses	11,540	11,702	11,868	12,822	13,010	13,369	13,626	14,804	14,870	15,331	$ 132,941
Utilidad neta annual/ Annual Net Income	15,562	15,941	16,328	18,553	18,992	19,273	19,669	22,207	22,141	22,994	$ 191,661
Utilidad neta menusal / Monthly Net Profit	1,297	1,328	1,361	1,546	1,583	1,606	1,639	1,851	1,845	1,916	
ROI Promedio 10 años / ROI 10 In 10 Years	7.11%	7.28%	7.46%	8.47%	8.67%	8.80%	8.98%	10.14%	10.11%	10.50%	
VF Activo en 10 años / Final Value Within 10 Years	$229,950.00	$241,447.50	$253,519.88	$266,195.87	$279,505.66	$293,480.95	$308,154.99	$323,562.74	$339,740.88	$356,727.92	

Rentabilidad Estimada del Proyecto

Descripcion de la Propiedad / Property Description	
Valor de Propiedad / Value	$ 243,000.00
Tipologia / Type	1 BedRoom
Full Amoblado / Furnished	Yes
Metraje / Meters / Footage	74
Ocupacion / Occupation	55%
Precio por Noche / Nithly Rate	$ 205.00
Aumento Tarifa / Rate Growth	2%
Administracion propiedad / Hotel Management	30%
Impuesto por propiedad / Taxes	0%
HOA	$ 2.00
Comunidad Cana Bay / HOA Resorts	$ 1.00
CONFOTUR	
Electricidad / Electricity	$ 2,050.00

Datos Estadisticos / Data	
Tarifa Promedia / Average Rate	**167**
Ingresos Brutos media / Net Income	**34,739**
ROI Promedio 10 años / 10 years profit	**8.37%**
Utilidad 3er Periodo / Profit in 3 years	**49,119**
Utilidad Neta Todos los Periodos / Net Profit within 10 Years	**203,434**

Proyección financiera Poseidonia Residences by Aston

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion / Hotel Occupation	50%	50%	50%	60%	60%	60%	60%	60%	60%	60%	
Precio por Noche / Nightly Rate	155	158	161	164	168	171	175	169	169	175	
	28,288	**28,853**	**29,430**	**36,023**	**36,743**	**37,478**	**38,228**	**37,011**	**37,011**	**38,325**	**$ 347,390**
Administracion / Hotel Management	8,486	8,656	8,829	10,807	11,023	11,243	11,468	11,103	11,103	11,498	
Impuestos / Confotur / Free Taxes	-	-	-	-	-	-	-	-	-	-	
HOA	1,776	1,776	1,776	1,776	1,776	1,776	1,776	1,776	1,776	1,776	
Cana Bay Resorts Fee	1	1	1	1	1	168	168	168	168	168	
Electricidad / Electricity	2,050	2,050	2,050	2,050	2,050	2,050	2,112	2,175	2,240	2,307	
Total gastos operación / Total Expenses	**12,313**	**12,483**	**12,656**	**14,634**	**14,850**	**15,237**	**15,524**	**15,222**	**15,287**	**15,749**	**$ 143,956**
Utilidad neta annual/ Annual Net Income	**15,974**	**16,370**	**16,774**	**21,389**	**21,893**	**22,241**	**22,704**	**21,789**	**21,724**	**22,576**	**$ 203,434**
Utilidad neta menusal / Monthly Net Profit	1,331	1,364	1,398	1,782	1,824	1,853	1,892	1,816	1,810	1,881	
ROI Promedio 10 años / ROI 10 In 10 Years	**6.57%**	**6.74%**	**6.90%**	**8.80%**	**9.01%**	**9.15%**	**9.34%**	**8.97%**	**8.94%**	**9.29%**	
VF Activo en 10 años / Final Value Within 10 Years	$255,150.00	$267,907.50	$281,302.88	$295,368.02	$310,136.42	$325,643.24	$341,925.40	$359,021.67	$376,972.76	$395,821.39	

Rentabilidad Estimada del Proyecto

Descripcion de la Propiedad / Property Description	
Valor de Propiedad / Value	$ 189,000.00
Tipologia / Type	1 BedRoom
Full Amoblado / Furnished	Yes
Metraje / Meters / Footage	53
Ocupacion / Occupation	55%
Precio por Noche / Nithly Rate	$ 150.00
Aumento Tarifa / Rate Growth	2%
Administracion propiedad / Hotel Management	30%
Impuesto por propiedad / Taxes	0%
HOA	$ 2.00
Comunidad Cana Bay / HOA Resorts	$ 1.00
CONFOTUR	
Electricidad / Electricity	$ 2,050.00

Datos Estadisticos / Data	
Tarifa Promedia / Average Rate	137
Ingresos Brutos media / Net Income	29,316
ROI Promedio 10 años / 10 years profit	9.02%
Utilidad 3er Periodo / Profit in 3 years	39,484
Utilidad Neta Todos los Periodos / Net Profit within 10 Years	170,496

Proyección financiera Poseidonia Residences by Aston

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion / Hotel Occupation	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%	
Precio por Noche / Nightly Rate	115	117	120	122	124	127	130	169	169	175	
	23,086	23,548	24,019	26,727	27,261	27,806	28,362	37,011	37,011	38,325	$ 293,156
Administracion / Hotel Management	6,926	7,064	7,206	8,018	8,178	8,342	8,509	11,103	11,103	11,498	
Impuestos / Confotur / Free Taxes	-	-	-	-	-	-	-	-	-	-	
HOA	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	1,273	
Cana Bay Resorts Fee	1	1	1	1	1	168	168	168	168	168	
Electricidad / Electricity	2,050	2,050	2,050	2,050	2,050	2,050	2,112	2,175	2,240	2,307	
Total gastos operación / Total Expenses	10,250	10,389	10,530	11,342	11,503	11,833	12,062	14,720	14,785	15,246	$ 122,660
Utilidad neta annual/ Annual Net Income	12,836	13,159	13,489	15,384	15,758	15,973	16,301	22,291	22,226	23,079	$ 170,496
Utilidad neta menusal / Monthly Net Profit	1,070	1,097	1,124	1,282	1,313	1,331	1,358	1,858	1,852	1,923	
ROI Promedio 10 años / ROI 10 In 10 Years	6.79%	6.96%	7.14%	8.14%	8.34%	8.45%	8.62%	11.79%	11.76%	12.21%	
VF Activo en 10 años / Final Value Within 10 Years	$198,450.00	$208,372.50	$218,791.13	$229,730.68	$241,217.22	$253,278.08	$265,941.98	$279,239.08	$293,201.03	$307,861.08	

Rentabilidad Estimada del Proyecto

Descripcion de la Propiedad / Property Description	
Valor de Propiedad / Value	$ 210,000.00
Tipologia / Type	1 BedRoom
Full Amoblado / Furnished	Yes
Metraje / Meters / Footage	52
Ocupacion / Occupation	55%
Precio por Noche / Nithly Rate	$ 150.00
Aumento Tarifa / Rate Growth	2%
Administracion propiedad / Hotel Management	30%
Impuesto por propiedad / Taxes	0%
HOA	$ 2.00
Comunidad Cana Bay / HOA Resorts	$ 1.00
CONFOTUR	
Electricidad / Electricity	$ 2,050.00

Datos Estadisticos / Data	
Tarifa Promedia / Average Rate	137
Ingresos Brutos media / Net Income	29,316
ROI Promedio 10 años / 10 years profit	8.13%
Utilidad 3er Periodo / Profit in 3 years	39,567
Utilidad Neta Todos los Periodos / Net Profit within 10 Years	170,775

Proyección financiera Poseidonia Residences by Aston

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion / Hotel Occupation	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%	
Precio por Noche / Nightly Rate	115	117	120	122	124	127	130	169	169	175	
	23,086	23,548	24,019	26,727	27,261	27,806	28,362	37,011	37,011	38,325	$ 293,156
Administracion / Hotel Management	6,926	7,064	7,206	8,018	8,178	8,342	8,509	11,103	11,103	11,498	
Impuestos / Confotur / Free Taxes	-	-	-	-	-	-	-	-	-	-	
HOA	1,246	1,246	1,246	1,246	1,246	1,246	1,246	1,246	1,246	1,246	
Cana Bay Resorts Fee	1	1	1	1	1	168	168	168	168	168	
Electricidad / Electricity	2,050	2,050	2,050	2,050	2,050	2,050	2,112	2,175	2,240	2,307	
Total gastos operación / Total Expenses	10,222	10,361	10,502	11,315	11,475	11,805	12,034	14,692	14,757	15,218	$ 122,382
Utilidad neta annual/ Annual Net Income	12,864	13,187	13,517	15,412	15,786	16,001	16,329	22,319	22,254	23,107	$ 170,775
Utilidad neta menusal / Monthly Net Profit	1,072	1,099	1,126	1,284	1,316	1,333	1,361	1,860	1,855	1,926	
ROI Promedio 10 años / ROI 10 In 10 Years	6.13%	6.28%	6.44%	7.34%	7.52%	7.62%	7.78%	10.63%	10.60%	11.00%	
VF Activo en 10 años / Final Value Within 10 Years	$220,500.00	$231,525.00	$243,101.25	$255,256.31	$268,019.13	$281,420.08	$295,491.09	$310,265.64	$325,778.93	$342,067.87	

Estimated Profitability

Property Details	
Property Value	$ 599,000.00
Property Type	3 BedsRooms
Furnished	YES
Square Meter	286
Vacantion Occupation	55%
Nightly Rate	$ 325.00
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 3,433.80
CONFOTUR	
Electricidad	$ 5,520.00

Avarage Data	
Average Rate	532
Average Gross Inconme	113,737
Average ROI 10 Years	10.61%
3rd Period Profit	158,707
Net Profit for 10 Years	635,718

Financial Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Hotel Ocupancie	50%	50%	55%	55%	55%	60%	65%	65%	65%	65%	
Nightly Price	510	520	531	541	552	563	574	586	598	350	
	93,075	**94,937**	**106,519**	**108,649**	**110,822**	**123,315**	**136,263**	**138,988**	**141,768**	**83,038**	**$ 1,137,373**
Hotel Management	27,923	28,481	31,956	32,595	33,247	36,994	40,879	41,696	42,530	24,911	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	6,868	6,868	6,868	6,868	6,868	6,868	6,868	6,868	6,868	6,868	
Resorts	3,434	3,434	3,434	3,434	3,434	3,468	3,503	3,538	3,573	3,609	
Energy	5,520	5,520	5,520	5,520	5,520	5,520	5,686	5,856	6,032	6,213	
Operation Expenses	**43,744**	**44,302**	**47,777**	**48,416**	**49,068**	**52,850**	**56,935**	**57,958**	**59,003**	**41,601**	**$ 501,654**
Annual Net Utility	49,331	50,634	58,742	60,233	61,754	70,465	79,328	81,030	82,765	41,437	**$ 635,718**
Monthly Net Utility	4,111	4,220	4,895	5,019	5,146	5,872	6,611	6,753	6,897	3,453	
ROI Average Profit 10 Years	**8.24%**	**8.45%**	**9.81%**	**10.06%**	**10.31%**	**11.76%**	**13.24%**	**13.53%**	**13.82%**	**6.92%**	
Valor Final Per Year	$628,950.00	$660,397.50	$693,417.38	$728,088.24	$764,492.66	$802,717.29	$842,853.15	$884,995.81	$929,245.60	$975,707.88	

Estimated Profitability

RIVIERA BAY

BY NOVAL PROPERTIES

Property Details	
Property Value	$ 182,000.00
Property Type	1 BedRoom
Furnished	Si/Yes
Square Meter	52
Vacantion Occupation	60%
Nightly Rate	$ 165.00
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 622.80
CONFOTUR	
Electricidad	$ 1,800.00

Avarage Data	
Average Rate	121
Average Gross Inconme	25,841
Average ROI 10 Years	7.89%
3rd Period Profit	36,302
Net Profit for 10 Years	143,552

Financial Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Hotel Ocupancie	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%	
Nightly Price	110	112	114	117	119	121	124	126	129	135	
	22,083	22,524	22,975	25,565	26,076	26,597	27,129	27,672	28,225	29,565	$ 258,410
Hotel Management	6,625	6,757	6,892	7,669	7,823	7,979	8,139	8,302	8,468	8,870	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	1,246	1,246	1,246	1,246	1,246	1,246	1,246	1,246	1,246	1,246	
Resorts	623	623	623	623	623	629	635	642	648	655	
Energy	1,800	1,800	1,800	1,800	1,800	1,800	1,854	1,910	1,967	2,026	
Operation Expenses	10,293	10,426	10,561	11,338	11,491	11,654	11,874	12,098	12,328	12,796	$ 114,858
Annual Net Utility	11,789	12,099	12,414	14,227	14,585	14,943	15,256	15,573	15,897	16,769	$ 143,552
Monthly Net Utility	982	1,008	1,034	1,186	1,215	1,245	1,271	1,298	1,325	1,397	
ROI Average Profit 10 Years	6.5%	7%	7%	7.8%	8.0%	8.2%	8.4%	8.6%	8.7%	9.2%	
Valor Final Per Year	$191,100.00	$200,655.00	$210,687.75	$221,222.14	$232,283.24	$243,897.41	$256,092.28	$268,896.89	$282,341.74	$296,458.82	

Rentabilidad Estimada del Proyecto

Descripcion de la Propiedad		
Valor de Propiedad	$	499,000.00
Tipologia		3 BedsRooms
Full Amoblado		SI/YES
Metros Cuadrado Constuccion		227
Ocupacion		60%
Precio por Noche	$	350.00
Aumento Tarifa		2%
Administracion propiedad		30%
Impuesto por propiedad		0%
HOA	$	2.00
Mantenimiento Cana Bay Resorts	$	2,723.16
CONFOTUR		
Electricidad	$	2,400.00

Datos Estadisticos	
Tarifa Promedia	**336**
Ingresos Brutos media	**71,775**
ROI Promedio 10 años	**7.93%**
Utilidad 3er Periodo	**99,461**
Utilidad Neta Todos los Periodos	**395,571**

Proyección financiera

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%	
Precio por Noche	305	311	317	324	330	337	343	350	357	380	
	61,229	**62,453**	**63,702**	**70,883**	**72,301**	**73,747**	**75,222**	**76,726**	**78,261**	**83,220**	**$ 717,745**
Administracion	18,369	18,736	19,111	21,265	21,690	22,124	22,567	23,018	23,478	24,966	
Impuestos / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	5,446	5,446	5,446	5,446	5,446	5,446	5,446	5,446	5,446	5,446	
Resorts	2,723	2,723	2,723	2,723	2,723	2,750	2,778	2,806	2,834	2,862	
Electricidad	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Total gastos operación	**28,938**	**29,305**	**29,680**	**31,834**	**32,260**	**32,721**	**33,263**	**33,816**	**34,381**	**35,976**	**$ 322,174**
Utilidad neta anual	**32,291**	**33,148**	**34,022**	**39,049**	**40,041**	**41,026**	**41,959**	**42,910**	**43,880**	**47,244**	**$ 395,571**
Utilidad neta/mes	2,691	2,762	2,835	3,254	3,337	3,419	3,497	3,576	3,657	3,937	
ROI Promedio 10 años	**6.5%**	**6.6%**	**6.8%**	**7.8%**	**8.0%**	**8.2%**	**8.4%**	**8.6%**	**8.8%**	**9.5%**	
VF Activo en 10 años	$523,950.00	$550,147.50	$577,654.88	$606,537.62	$636,864.50	$668,707.72	$702,143.11	$737,250.27	$774,112.78	$812,818.42	

Estimated Profitability

RIVIERA BAY
BY NOVAL PROPERTIES

Property Details		
Property Value	$	569,000.00
Property Type		3 BedsRooms
Furnished		YES
Square Meter		255
Vacantion Occupation		60%
Nightly Rate	$	450.00
Annual Rate Growth		2%
Property Management		30%
Property Tax		0%
HOA	$	2.00
Cana Bay Maintenance	$	3,060.00
CONFOTUR		
Electricidad	$	2,400.00

Avarage Data	
Average Rate	384
Average Gross Inconme	82,231
Average ROI 10 Years	8.06%
3rd Period Profit	115,782
Net Profit for 10 Years	458,613

Financial Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Hotel Ocupancie	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%
Nightly Price	350	357	364	371	379	386	394	402	410	430
	70,263	**71,668**	**73,101**	**81,342**	**82,968**	**84,628**	**86,320**	**88,047**	**89,808**	**94,170**
Hotel Management	21,079	21,500	21,930	24,402	24,891	25,388	25,896	26,414	26,942	28,251
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-
HOA	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120	6,120
Resorts	3,060	3,060	3,060	3,060	3,060	3,091	3,122	3,153	3,184	3,216
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701
Operation Expenses	**32,659**	**33,080**	**33,510**	**35,982**	**36,471**	**36,999**	**37,610**	**38,233**	**38,869**	**40,288**
Annual Net Utility	**37,604**	**38,587**	**39,591**	**45,359**	**46,498**	**47,629**	**48,711**	**49,814**	**50,939**	**53,882**
Monthly Net Utility	3,134	3,216	3,299	3,780	3,875	3,969	4,059	4,151	4,245	4,490
ROI Average Profit 10 Years	**6.6%**	**6.8%**	**7.0%**	**8.0%**	**8.2%**	**8.4%**	**8.6%**	**8.8%**	**9.0%**	**9.5%**
Valor Final Per Year	$597,450.00	$627,322.50	$658,688.63	$691,623.06	$726,204.21	$762,514.42	$800,640.14	$840,672.15	$882,705.75	$926,841.04

Total
$ 822,314
$ 363,701
$ 458,613