Estimated Profitability

RIVIERA BAY

Property Details	
Property Value	$ 195,000.00
Property Type	1 BedRoom
Furnished	YES
Square Meter	67
Vacantion Occupation	55%
Nightly Rate	$ 130.00
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 804.00
CONFOTUR	
Electricidad	$ 2,400.00

Avarage Data	
Average Rate	143
Average Gross Inconme	31,368
Average ROI 10 Years	6.63%
3rd Period Profit	41,472
Net Profit for 10 Years	170,593

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%	65%	65%	65%	
Nightly Price	130	133	135	138	141	144	146	149	152	159	
	26,098	**26,619**	**27,152**	**30,213**	**30,817**	**31,433**	**32,062**	**35,428**	**36,137**	**37,723**	**$ 313,681**
Hotel Management	7,829	7,986	8,146	9,064	9,245	9,430	9,619	10,629	10,841	11,317	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	1,608	1,608	1,608	1,608	1,608	1,608	1,608	1,608	1,608	1,608	
Resorts	804	804	804	804	804	812	820	828	837	845	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	**12,641**	**12,798**	**12,958**	**13,876**	**14,057**	**14,250**	**14,519**	**15,611**	**15,908**	**16,471**	**$ 143,089**
Annual Net Utility	**13,456**	**13,822**	**14,194**	**16,337**	**16,760**	**17,183**	**17,543**	**19,817**	**20,229**	**21,252**	**$ 170,593**
Monthly Net Utility	1,121	1,152	1,183	1,361	1,397	1,432	1,462	1,651	1,686	1,771	
ROI Average Profit 10 Years	**6.90%**	**6.30%**	**6.29%**	**6.89%**	**6.73%**	**6.58%**	**6.39%**	**6.88%**	**6.69%**	**6.69%**	
Valor Final Per Year	$214,500.00	$219,500.00	$225,736.88	$237,023.72	$248,874.90	$261,318.65	$274,384.58	$288,103.81	$302,509.00	$317,634.45	

Capital Gains During Construction	
2024	$ 204,750.00
2025	$ 212,550.00
2026	$ 214,500.00

Investment Scheme			
Booking	$ 5,000.00		
Initial	20%	$ 39,000.00	
Intermediate	40%	$ 78,000.00	**Play Plan**
Final X Delivery	40%	$ 78,000.00	

Estimated Profitability

RIVIERA BAY

Property Details	
Property Value	$ 200,000.00
Property Type	2 BedsRooms
Furnished	SI
Square Meter	65
Vacantion Occupation	55%
Nightly Rate	$ 140
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 780.00
CONFOTUR	
Electricidad	$ 2,400.00

Avarage Data	
Average Rate	144
Average Gross Inconme	29,431
Average ROI 10 Years	6.05%
3rd Period Profit	38,158
Net Profit for 10 Years	157,759

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%	50%	55%	55%	60%	60%	60%	60%	60%	
Nightly Price	135	135	140	140	140	143	146	149	152	157	
	24,638	**24,638**	**25,550**	**28,105**	**28,105**	**31,273**	**31,899**	**32,537**	**33,187**	**34,383**	**$ 294,314**
Hotel Management	7,391	7,391	7,665	8,432	8,432	9,382	9,570	9,761	9,956	10,315	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	
Resorts	780	780	780	780	780	788	796	804	812	820	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	**12,131**	**12,131**	**12,405**	**13,172**	**13,172**	**14,130**	**14,397**	**14,671**	**14,950**	**15,396**	**$ 136,555**
Annual Net Utility	**12,506**	**12,506**	**13,145**	**14,934**	**14,934**	**17,143**	**17,501**	**17,866**	**18,237**	**18,987**	**$ 157,759**
Monthly Net Utility	1,042	1,042	1,095	1,244	1,244	1,429	1,458	1,489	1,520	1,582	
ROI Average Profit 10 Years	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	
Valor Final Per Year	$220,000.00	$227,000.00	$231,525.00	$243,101.25	$255,256.31	$268,019.13	$281,420.08	$295,491.09	$310,265.64	$325,778.93	

Capital Gains During Construction		
2024	$	210,000.00
2025	$	218,000.00
2026	$	220,000.00

Investment Scheme			
Booking	$ 5,000.00		
Initial	20%	$ 40,000.00	
Intermediate	40%	$ 80,000.00	**Play Plan**
Final X Delivery	40%	$ 80,000.00	

Rentabilidad Estimada del Proyecto

RIVIERA BAY

Descripcion de la Propiedad	
Valor de Propiedad	$ 200,000.00
Tipologia	1 BedsRooms
Full Amoblado	SI
Metros Cuadrado Constuccion	65
Ocupacion	55%
Precio por Noche	$ 140.00
Aumento Tarifa	2%
Administracion propiedad	30%
Impuesto por propiedad	0%
HOA	$ 2.00
Mantenimiento Cana Bay Resorts	$ 780.00
CONFOTUR	
Electricidad	$ 2,400.00

Datos Estadisticos	
Tarifa Promedia	144
Ingresos Brutos media	29,431
ROI Promedio 10 años	6.05%
Utilidad 3er Periodo	38,158
Utilidad Neta Todos los Periodos	157,759

Proyección financiera

	Año1	Año2	Año3	Año4	Año5	Año6	Año7	Año8	Año9	Año10	Total
Ocupacion	50%	50%	50%	55%	55%	60%	60%	60%	60%	60%	
Precio por Noche	135	135	140	140	140	143	146	149	152	157	
	24,638	**24,638**	**25,550**	**28,105**	**28,105**	**31,273**	**31,899**	**32,537**	**33,187**	**34,383**	**$ 294,314**
Administracion	7,391	7,391	7,665	8,432	8,432	9,382	9,570	9,761	9,956	10,315	
Impuestos / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	
Resorts	780	780	780	780	780	788	796	804	812	820	
Electricidad	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Total gastos operación	**12,131**	**12,131**	**12,405**	**13,172**	**13,172**	**14,130**	**14,397**	**14,671**	**14,950**	**15,396**	**$ 136,555**
Utilidad neta anual	**12,506**	**12,506**	**13,145**	**14,934**	**14,934**	**17,143**	**17,501**	**17,866**	**18,237**	**18,987**	**$ 157,759**
Utilidad neta/mes	1,042	1,042	1,095	1,244	1,244	1,429	1,458	1,489	1,520	1,582	
ROI Promedio 10 años	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	
VF Activo en 10 años	$220,000.00	$227,000.00	$231,525.00	$243,101.25	$255,256.31	$268,019.13	$281,420.08	$295,491.09	$310,265.64	$325,778.93	

Valorización En Obra	
2024	$ 210,000.00
2025	$ 218,000.00
2026	$ 220,000.00

Esquema de Inversión			
Reserva	$ 5,000.00		
Incial	20%	$ 40,000.00	
Intermedio	40%	$ 80,000.00	Plan De Pagos
Final Durante Entrega	40%	$ 80,000.00	

Estimated Profitability

RIVIERA BAY

Property Details	
Property Value	$ 300,000.00
Property Type	2 BedsRooms
Furnished	SI
Square Meter	104
Vacantion Occupation	55%
Nightly Rate	$ 172
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 1,248.00
CONFOTUR	
Electricidad	$ 2,400.00

Avarage Data	
Average Rate	190
Average Gross Inconme	42,566
Average ROI 10 Years	6.09%
3rd Period Profit	55,539
Net Profit for 10 Years	235,590

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%	57%	65%	65%	65%	65%	65%	65%	
Nightly Price	172	175	179	180	184	187	191	200	209	220	
	34,529	**35,220**	**35,924**	**37,449**	**43,559**	**44,430**	**45,319**	**47,450**	**49,585**	**52,195**	**$ 425,660**
Hotel Management	10,359	10,566	10,777	11,235	13,068	13,329	13,596	14,235	14,876	15,659	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	2,496	2,496	2,496	2,496	2,496	2,496	2,496	2,496	2,496	2,496	
Resorts	1,248	1,248	1,248	1,248	1,248	1,260	1,273	1,286	1,299	1,312	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	**16,503**	**16,710**	**16,921**	**17,379**	**19,212**	**19,486**	**19,837**	**20,563**	**21,293**	**22,167**	**$ 190,070**
Annual Net Utility	**18,026**	**18,510**	**19,003**	**20,070**	**24,347**	**24,945**	**25,482**	**26,887**	**28,292**	**30,028**	**$ 235,590**
Monthly Net Utility	1,502	1,542	1,584	1,673	2,029	2,079	2,124	2,241	2,358	2,502	
ROI Average Profit 10 Years	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	
Valor Final Per Year	$321,000.00	$337,500.00	$347,287.50	$364,651.88	$382,884.47	$402,028.69	$422,130.13	$443,236.63	$465,398.46	$488,668.39	

Capital Gains During Construction		
2024	$	315,000.00
2025	$	318,000.00
2026	$	321,000.00

Investment Scheme			
Booking	$ 5,000.00		
Initial	20%	$ 60,000.00	
Intermediate	40%	$ 120,000.00	**Play Plan**
Final X Delivery	40%	$ 120,000.00	

Estimated Profitability

RIVIERA BAY

Property Details	
Property Value	$ 305,000.00
Property Type	2 BedsRooms
Furnished	SI
Square Meter	106
Vacantion Occupation	55%
Nightly Rate	$ 182
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 1,272.00
CONFOTUR	
Electricidad	$ 2,400.00

Avarage Data	
Average Rate	200
Average Gross Inconme	43,931
Average ROI 10 Years	6.23%
3rd Period Profit	58,870
Net Profit for 10 Years	244,425

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%	65%	65%	65%	
Nightly Price	182	185	185	189	192	205	209	213	218	220	
	36,436	**37,165**	**37,139**	**41,325**	**42,152**	**44,895**	**45,793**	**50,601**	**51,613**	**52,195**	**$ 439,314**
Hotel Management	10,931	11,149	11,142	12,398	12,646	13,469	13,738	15,180	15,484	15,659	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	
Resorts	1,272	1,272	1,272	1,272	1,272	1,285	1,298	1,311	1,324	1,337	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	**17,147**	**17,365**	**17,358**	**18,614**	**18,862**	**19,697**	**20,051**	**21,581**	**21,974**	**22,241**	**$ 194,890**
Annual Net Utility	**19,289**	**19,799**	**19,781**	**22,712**	**23,290**	**25,198**	**25,741**	**29,020**	**29,639**	**29,954**	**$ 244,425**
Monthly Net Utility	1,607	1,650	1,648	1,893	1,941	2,100	2,145	2,418	2,470	2,496	
ROI Average Profit 10 Years	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	**6%**	
Valor Final Per Year	$335,500.00	$342,110.00	$353,075.63	$370,729.41	$389,265.88	$408,729.17	$429,165.63	$450,623.91	$473,155.11	$496,812.86	

Capital Gains During Construction	
2024	$ 320,250.00
2025	$ 332,450.00
2026	$ 335,500.00

Investment Scheme			
Booking	$ 5,000.00		
Initial	20%	$ 61,000.00	
Intermediate	40%	$ 122,000.00	**Play Plan**
Final X Delivery	40%	$ 122,000.00	

Estimated Profitability

RIVIERA BAY

Property Details	
Property Value	$ 380,000.00
Property Type	3 BedsRooms
Furnished	YES
Square Meter	130
Vacantion Occupation	55%
Nightly Rate	$ 230.00
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 1,560.00
CONFOTUR	
Electricidad	$ 2,400.00

Avarage Data	
Average Rate	254
Average Gross Inconme	55,855
Average ROI 10 Years	6.31%
3rd Period Profit	77,674
Net Profit for 10 Years	319,209

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%	65%	65%	65%	
Nightly Price	230	235	239	244	247	255	260	265	280	285	
	46,173	47,096	48,038	53,453	54,093	55,845	56,940	62,871	66,430	67,616	$ 558,555
Hotel Management	13,852	14,129	14,411	16,036	16,228	16,754	17,082	18,861	19,929	20,285	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	
Resorts	1,560	1,560	1,560	1,560	1,560	1,576	1,591	1,607	1,623	1,640	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	20,932	21,209	21,491	23,116	23,308	23,849	24,265	26,135	27,295	27,746	$ 239,346
Annual Net Utility	25,241	25,887	26,547	30,337	30,785	31,996	32,675	36,736	39,135	39,871	$ 319,209
Monthly Net Utility	2,103	2,157	2,212	2,528	2,565	2,666	2,723	3,061	3,261	3,323	
ROI Average Profit 10 Years	6.0%	6.1%	6.0%	6.6%	6.3%	6.3%	6.1%	6.5%	6.6%	6.4%	
Valor Final Per Year	$418,000.00	$427,500.00	$439,897.50	$461,892.38	$484,986.99	$509,236.34	$534,698.16	$561,433.07	$589,504.72	$618,979.96	

Capital Gains During Construction	
2024	$ 399,000.00
2025	$ 414,200.00
2026	$ 418,000.00

Investment Scheme			
Booking	$ 5,000.00		
Initial	20%	$ 76,000.00	
Intermediate	40%	$ 152,000.00	Play Plan
Final X Delivery	40%	$ 152,000.00	

Estimated Profitability

RIVIERA BAY

Property Details		
Property Value	$	390,000.00
Property Type		3 BedsRooms
Furnished		YES
Square Meter		135
Vacantion Occu		55%
Nightly Rate	$	250.00
Annual Rate Gr		2%
Property Mana		30%
Property Tax		0%
HOA	$	2.00
Cana Bay Main	$	1,620.00
CONFOTUR		
Electricidad	$	2,400.00

Avarage Data	
Average Rate	262
Average Gross Inc	58,155
Average ROI 10 Y	7.90%
3rd Period Profit	81,435
Net Profit for 10 Y	333,497

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	240	245	250	255	260	265	270	275	280	285	
	48,180	**49,144**	**50,126**	**55,777**	**56,940**	**58,035**	**64,058**	**65,244**	**66,430**	**67,616**	**$ 581,550**
Hotel Management	14,454	14,743	15,038	16,733	17,082	17,411	19,217	19,573	19,929	20,285	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	
Resorts	1,620	1,620	1,620	1,620	1,620	1,636	1,653	1,669	1,686	1,703	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	**21,714**	**22,003**	**22,298**	**23,993**	**24,342**	**24,687**	**26,582**	**27,028**	**27,477**	**27,929**	**$ 248,053**
Annual Net Utility	**26,466**	**27,141**	**27,829**	**31,784**	**32,598**	**33,348**	**37,476**	**38,215**	**38,953**	**39,688**	**$ 333,497**
Monthly Net Utility	2,206	2,262	2,319	2,649	2,717	2,779	3,123	3,185	3,246	3,307	
ROI Average Profit 10 Years	**6.79%**	**6.96%**	**6.49%**	**7.41%**	**7.60%**	**7.77%**	**8.74%**	**8.91%**	**9.08%**	**9.25%**	
Valor Final Per Year	$429,000.00	$435,500.00	$451,473.75	$474,047.44	$497,749.81	$522,637.30	$548,769.16	$576,207.62	$605,018.00	$635,268.90	

Capital Gains During Construction		
2024	$	409,500.00
2025	$	425,100.00
2026	$	429,000.00

Investment Scheme			
Booking	$ 5,000.00		
Initial	20%	$ 78,000.00	
Intermediate	40%	$ 156,000.00	**Play Plan**
Final X Delivery	40%	$ 156,000.00	

Estimated Profitability

RIVIERA BAY

Property Details	
Property Value	$ 310,000.00
Property Type	2 BedsRooms
Furnished	YES
Square Meter	112
Vacantion Occupation	55%
Nightly Rate	$ 180.00
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 1,344.00
CONFOTUR	
Electricidad	$ 2,400.00

Avarage Data	
Average Rate	203
Average Gross Inconme	44,894
Average ROI 10 Years	7.48%
3rd Period Profit	60,266
Net Profit for 10 Years	248,991

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	185	189	192	196	200	204	208	212	216	222	
	37,139	**37,882**	**38,639**	**42,995**	**43,855**	**44,732**	**49,429**	**50,297**	**51,303**	**52,670**	**$ 448,939**
Hotel Management	11,142	11,364	11,592	12,898	13,156	13,420	14,829	15,089	15,391	15,801	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	
Resorts	1,344	1,344	1,344	1,344	1,344	1,357	1,371	1,385	1,399	1,413	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	**17,574**	**17,796**	**18,024**	**19,330**	**19,588**	**19,865**	**21,360**	**21,708**	**22,100**	**22,603**	**$ 199,948**
Annual Net Utility	**19,565**	**20,085**	**20,615**	**23,664**	**24,266**	**24,867**	**28,069**	**28,589**	**29,203**	**30,067**	**$ 248,991**
Monthly Net Utility	1,630	1,674	1,718	1,972	2,022	2,072	2,339	2,382	2,434	2,506	
ROI Average Profit 10 Years	**6.31%**	**6.48%**	**6.65%**	**6.94%**	**7.12%**	**7.29%**	**8.23%**	**8.38%**	**8.56%**	**8.82%**	
Valor Final Per Year	$341,000.00	$347,500.00	$358,863.75	$376,806.94	$395,647.28	$415,429.65	$436,201.13	$458,011.19	$480,911.75	$504,957.33	

Capital Gains During Construction	
2024	$ 325,500.00
2025	$ 337,900.00
2026	$ 341,000.00

Investment Scheme			
Booking	$ 5,000.00		
Initial	20%	$ 62,000.00	
Intermediate	40%	$ 124,000.00	**Play Plan**
Final X Delivery	40%	$ 124,000.00	

Estimated Profitability

RIVIERA BAY

Property Details	
Property Value	$ 315,000.00
Property Type	2 BedsRooms
Furnished	YES
Square Meter	112
Vacantion Occupation	55%
Nightly Rate	$ 195.00
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 1,344.00
CONFOTUR	
Electricidad	$ 2,400.00

Avarage Data	
Average Rate	213
Average Gross Inconme	47,299
Average ROI 10 Years	7.79%
3rd Period Profit	64,566
Net Profit for 10 Years	265,825

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	195	199	203	207	211	215	220	224	228	232	
	39,146	39,929	40,728	45,319	46,225	47,150	52,100	53,143	54,205	55,042	$ 472,987
Hotel Management	11,744	11,979	12,218	13,596	13,868	14,145	15,630	15,943	16,262	16,513	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	
Resorts	1,344	1,344	1,344	1,344	1,344	1,357	1,371	1,385	1,399	1,413	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	18,176	18,411	18,650	20,028	20,300	20,590	22,161	22,562	22,971	23,314	$ 207,162
Annual Net Utility	20,970	21,518	22,077	25,291	25,926	26,559	29,939	30,581	31,235	31,728	$ 265,825
Monthly Net Utility	1,748	1,793	1,840	2,108	2,160	2,213	2,495	2,548	2,603	2,644	
ROI Average Profit 10 Years	6.66%	6.83%	6.37%	7.30%	7.48%	7.67%	8.64%	8.83%	9.01%	9.16%	
Valor Final Per Year	$346,500.00	$349,500.00	$364,651.88	$382,884.47	$402,028.69	$422,130.13	$443,236.63	$465,398.46	$488,668.39	$513,101.81	

Capital Gains During Construction	
2024	$ 330,750.00
2025	$ 343,350.00
2026	$ 346,500.00

Investment Scheme			
Booking	$ 5,000.00		
Initial	20%	$ 63,000.00	
Intermediate	40%	$ 126,000.00	Play Plan
Final X Delivery	40%	$ 126,000.00	

Estimated Profitability

RIVIERA BAY

Property Details	
Property Value	$ 385,000.00
Property Type	3 BedsRooms
Furnished	YES
Square Meter	132
Vacantion Occupation	55%
Nightly Rate	$ 235.00
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 1,584.00
CONFOTUR	
Electricidad	$ 2,400.00

Avarage Data	
Average Rate	257
Average Gross Inconme	56,987
Average ROI 10 Years	8.48%
3rd Period Profit	79,609
Net Profit for 10 Years	326,407

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	235	240	244	249	254	259	265	270	275	279	
	47,176	**48,120**	**49,082**	**54,615**	**55,707**	**56,822**	**62,788**	**64,044**	**65,324**	**66,193**	**$ 569,871**
Hotel Management	14,153	14,436	14,725	16,385	16,712	17,046	18,836	19,213	19,597	19,858	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168	
Resorts	1,584	1,584	1,584	1,584	1,584	1,600	1,616	1,632	1,648	1,665	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	**21,305**	**21,588**	**21,877**	**23,537**	**23,864**	**24,214**	**26,092**	**26,559**	**27,036**	**27,392**	**$ 243,464**
Annual Net Utility	**25,871**	**26,532**	**27,206**	**31,079**	**31,843**	**32,607**	**36,696**	**37,484**	**38,288**	**38,801**	**$ 326,407**
Monthly Net Utility	2,156	2,211	2,267	2,590	2,654	2,717	3,058	3,124	3,191	3,233	
ROI Average Profit 10 Years	**6.72%**	**6.89%**	**7.07%**	**8.07%**	**8.27%**	**8.47%**	**9.53%**	**9.74%**	**9.94%**	**10.08%**	
Valor Final Per Year	$423,500.00	$423,500.00	$445,685.63	$467,969.91	$491,368.40	$515,936.82	$541,733.66	$568,820.35	$597,261.36	$627,124.43	

Capital Gains During Construction		
2024	$	404,250.00
2025	$	419,650.00
2026	$	423,500.00

Investment Scheme			
Booking	$ 5,000.00		
Initial	20%	$ 77,000.00	
Intermediate	40%	$ 154,000.00	**Play Plan**
Final X Delivery	40%	$ 154,000.00	

Estimated Profitability

RIVIERA BAY

Property Details	
Property Value	$ 485,000.00
Property Type	3 BedsRooms
Furnished	YES
Square Meter	141
Vacantion Occupation	55%
Nightly Rate	$ 325.00
Annual Rate Growth	2%
Property Management	30%
Property Tax	0%
HOA	$ 2.00
Cana Bay Maintenance	$ 1,692.00
CONFOTUR	
Electricidad	$ 2,400.00

Avarage Data	
Average Rate	323
Average Gross Inconme	69,290
Average ROI 10 Years	6.54%
3rd Period Profit	96,828
Net Profit for 10 Years	409,269

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	295	301	307	313	319	326	332	339	346	350	
	53,838	54,914	61,614	62,846	64,103	71,329	78,819	80,395	82,003	83,038	$ 692,898
Hotel Management	16,151	16,474	18,484	18,854	19,231	21,399	23,646	24,119	24,601	24,911	
Taxes / Confotur	-	-	-	-	-	-	-	-	-	-	
HOA	3,384	3,384	3,384	3,384	3,384	3,384	3,384	3,384	3,384	3,384	
Resorts	1,692	1,692	1,692	1,692	1,692	1,709	1,726	1,743	1,761	1,778	
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701	
Operation Expenses	23,627	23,950	25,960	26,330	26,707	28,892	31,228	31,792	32,368	32,775	$ 283,629
Annual Net Utility	30,210	30,964	35,654	36,516	37,396	42,437	47,591	48,603	49,635	50,263	$ 409,269
Monthly Net Utility	2,518	2,580	2,971	3,043	3,116	3,536	3,966	4,050	4,136	4,189	
ROI Average Profit 10 Years	6.23%	6.38%	6.68%	6.84%	6.04%	6.53%	6.97%	6.78%	6.60%	6.36%	
Valor Final Per Year	$533,500.00	$545,000.00	$561,448.13	$589,520.53	$618,996.56	$649,946.39	$682,443.70	$716,565.89	$752,394.18	$790,013.89	

Capital Gains During Construction		
2024	$	509,250.00
2025	$	528,650.00
2026	$	533,500.00

Investment Scheme			
Booking	$ 5,000.00		
Initial	20%	$ 97,000.00	
Intermediate	40%	$ 194,000.00	Play Plan
Final X Delivery	40%	$ 194,000.00	