



Estimated Profitability

Financial Projection

Property Details	
Property Value	\$ 569,000.00
Property Type	3 BedsRooms
Furnished	YES
Square Meter	255
Vacation 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
CONFORUR	
Electricidad	\$ 2,400.00

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

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Hotel Occupancy	55%	55%	55%	60%	60%	60%	60%	60%	60%	60%
Nightly Price	350	357	364	371	379	386	394	402	410	430
Operation Expenses	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 / Confortur										
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	3,060	3,091	3,123	3,153	3,184
Energy	2,400	2,400	2,400	2,400	2,400	2,400	2,472	2,546	2,623	2,701
Annual Net Utility	37,604	38,587	39,591	45,359	46,498	47,679	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



Estimated Profitability

Financial Projection

Property Details	
Property Value	\$ 182,000.00
Property Type	1 Bedroom
Furnished	Si/Yes
Square Meter	52
Vacation 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

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

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Hotel Occupancy	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	12,098	12,414	14,227	14,585	14,945	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	