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	

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	$	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	$ 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	