

# Estimated Profitability

Property Details	
Property Value	\$ 1,399,000.00
Property Type	3 BEDROOM
Furnished	NO
Square Meter	204
Vacation Occupation	55%
Nightly Rate	\$ 650
Property Management	30%
Property Tax	0%
HOA	\$ 2.00
CONFOTUR	
Electricidad	\$ 3,150.00

Average Data	
Average Rate	719
Average Gross Income	144,426
Average ROI 10 Years	6.32%
3rd Period Profit	238,213
Net Profit for 10 Years	883,868

## SILVERBEACH

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Hotel Ocupacion	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	
Nightly Price	650	650	663	676	690	750	750	765	780	820	
	130,488	130,488	133,097	135,759	138,474	150,563	150,563	153,574	156,645	164,615	\$ 1,444,265
Hotel Management	39,146	39,146	39,929	40,728	41,542	45,169	45,169	46,072	46,994	49,385	
Taxes / Confotur											
Insurance	4,500	4,500	4,500	4,500	4,500	4,545	4,590	4,636	4,683	4,730	
Energy	3,150	3,150	3,150	3,150	3,150	3,150	3,245	3,342	3,442	3,545	
Operation Expenses	51,692	51,692	52,475	53,274	54,088	57,760	57,900	58,946	60,014	62,555	\$ 560,397
Annual Net Utility	78,795	78,795	80,622	82,485	84,386	92,803	92,663	94,627	96,631	102,060	\$ 883,868
Monthly Net Utility	6,566	6,566	6,719	6,874	7,032	7,734	7,722	7,886	8,053	8,505	
ROI Average Profit 10 Years	6%	6%	6%	6%	6%	7%	7%	7%	7%	#####	
Valor Final Per Year	\$1,468,950.00	\$1,542,397.50	\$1,619,517.38	\$1,700,493.24	\$1,785,517.91	#####	\$1,968,533.49	\$2,066,960.17	\$2,170,308.17	\$2,278,823.58	

# Estimated Profitability

## SILVERBEACH

Property Details	
Property Value	\$ 599,000.00
Property Type	2 BEDROOM
Furnished	NO
Square Meter	198
Vacation Occupation	55%
Nightly Rate	\$ 360
Property Management	30%
Property Tax	0%
HOA	\$ 2.00
CONFOTUR	
Electricidad	\$ 3,150.00

Average Data	
Average Rate	381
Average Gross Income	76,541
Average ROI 10 Years	6.85%
3rd Period Profit	119,817
Net Profit for 10 Years	410,109

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
<b>Hotel Ocupancia</b>	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	
<b>Nightly Price</b>	370	370	377	370	377	375	380	388	395	410	
	74,278	74,278	75,763	74,278	75,763	75,281	76,285	77,811	79,367	82,308	\$ 765,410
<b>Hotel Management</b>	22,283	22,283	22,729	22,283	22,729	22,584	22,886	23,343	23,810	24,692	
<b>Taxes / Confotur</b>											
Insurance	4,500	4,500	4,500	4,500	4,500	4,545	4,590	4,636	4,683	4,730	
Energy	3,150	3,150	3,150	3,150	3,150	3,150	3,245	3,342	3,442	3,545	
<b>Operation Expenses</b>	34,685	34,685	35,131	34,685	35,131	35,031	35,472	36,073	36,687	37,719	\$ 355,301
<b>Annual Net Utility</b>	39,592	39,592	40,632	39,592	40,632	40,250	40,813	41,737	42,680	44,588	\$ 410,109
<b>Monthly Net Utility</b>	3,299	3,299	3,386	3,299	3,386	3,354	3,401	3,478	3,557	3,716	
<b>ROI Average Profit 10 Years</b>	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	#####
<b>Valor Final Per Year</b>	\$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

Property Details	
Property Value	\$ 625,000.00
Property Type	2 BEDROOM
Furnished	NO
Square Meter	135
Vacation Occupation	55%
Nightly Rate	\$ 350
Property Management	30%
Property Tax	0%
HOA	\$ 2.00
CONFOTUR	
Electricidad	\$ 3,150.00

Average Data	
Average Rate	375
Average Gross Income	75,328
Average ROI 10 Years	6.67%
3rd Period Profit	115,872
Net Profit for 10 Years	416,765

## SILVERBEACH

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Hotel Ocupacion</b>	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
<b>Nightly Price</b>	350	350	357	370	377	375	380	388	395	410
	<b>70,263</b>	<b>70,263</b>	<b>71,668</b>	<b>74,278</b>	<b>75,763</b>	<b>75,281</b>	<b>76,285</b>	<b>77,811</b>	<b>79,367</b>	<b>82,308</b>
<b>Hotel Management</b>	21,079	21,079	21,500	22,283	22,729	22,584	22,886	23,343	23,810	24,692
<b>Taxes / Confotur</b>										
<b>Insurance</b>	4,500	4,500	4,500	4,500	4,500	4,545	4,590	4,636	4,683	4,730
<b>Energy</b>	3,150	3,150	3,150	3,150	3,150	3,150	3,245	3,342	3,442	3,545
<b>Operation Expenses</b>	<b>31,966</b>	<b>31,966</b>	<b>32,388</b>	<b>33,171</b>	<b>33,617</b>	<b>33,517</b>	<b>33,958</b>	<b>34,559</b>	<b>35,172</b>	<b>36,205</b>
<b>Annual Net Utility</b>	<b>38,296</b>	<b>38,296</b>	<b>39,280</b>	<b>41,107</b>	<b>42,147</b>	<b>41,764</b>	<b>42,327</b>	<b>43,252</b>	<b>44,194</b>	<b>46,103</b>
<b>Monthly Net Utility</b>	3,191	3,191	3,273	3,426	3,512	3,480	3,527	3,604	3,683	3,842
<b>ROI Average Profit 10 Years</b>	<b>6%</b>	<b>6%</b>	<b>6%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>7%</b>	<b>#####</b>
<b>Valor Final Per Year</b>	\$656,250.00	\$689,062.50	\$723,515.63	\$759,691.41	\$797,675.98	\$837,559.78	\$879,437.76	\$923,409.65	\$969,580.13	\$1,018,059.14

Total

\$ 753,285

\$ 336,519

\$ 416,765

# Estimated Profitability

Property Details	
Property Value	\$ 839,000.00
Property Type	2 BEDROOM
Furnished	NO
Square Meter	125
Vacation Occupation	55%
Nightly Rate	\$ 450
Property Management	30%
Property Tax	0%
HOA	\$ 2.00
CONFOTUR	
Electricidad	\$ 3,150.00

Average Data	
Average Rate	489
Average Gross Income	98,200
Average ROI 10 Years	6.90%
3rd Period Profit	161,862
Net Profit for 10 Years	579,242

## SILVERBEACH

	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%	55%	55%	55%	55%	55%	55%	55%	
Nightly Price	450	460	469	479	488	490	492	502	512	550	
	90,338	92,345	94,192	96,076	97,997	98,368	98,769	100,744	102,759	110,413	\$ 982,000
Hotel Management	27,101	27,704	28,258	28,823	29,399	29,510	29,631	30,223	30,828	33,124	
Taxes / Confotur											
Insurance	4,500	4,500	4,500	4,500	4,500	4,545	4,590	4,636	4,683	4,730	
Energy	3,150	3,150	3,150	3,150	3,150	3,150	3,245	3,342	3,442	3,545	
Operation Expenses	37,751	38,354	38,908	39,473	40,049	40,205	40,466	41,202	41,953	44,399	\$ 402,758
Annual Net Utility	52,586	53,992	55,284	56,603	57,948	58,162	58,303	59,543	60,807	66,014	\$ 579,242
Monthly Net Utility	4,382	4,499	4,607	4,717	4,829	4,847	4,859	4,962	5,067	5,501	
ROI Average Profit 10 Years	6%	6%	7%	7%	7%	7%	7%	7%	7.2%	7.9%	
Valor Final Per Year	\$880,950.00	\$924,997.50	\$971,247.38	\$1,019,809.74	\$1,070,800.23	#####	\$1,180,557.25	\$1,239,585.12	\$1,301,564.37	\$1,366,642.59	

# Estimated Profitability

## SILVERBEACH C-101

Property Details	
Property Value	\$ 1,150,000.00
Property Type	3 BEDROOM
Furnished	NO
Square Meter	217
Vacation Occupation	55%
Nightly Rate	\$ 650
Property Management	30%
Property Tax	0%
HOA	\$ 2.00
CONFOTUR	
Electricidad	\$ 3,150.00

Average Data	
Average Rate	703
Average Gross Income	141,207
Average ROI 10 Years	7.46%
3rd Period Profit	240,967
Net Profit for 10 Years	858,214

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
<b>Hotel Ocupancie</b>	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	
<b>Nightly Price</b>	650	663	676	690	704	704	718	732	747	750	
	130,488	133,097	135,759	138,474	141,244	141,328	144,139	147,021	149,962	150,563	\$ 1,412,074
<b>Hotel Management</b>	39,146	39,929	40,728	41,542	42,373	42,398	43,242	44,106	44,989	45,169	
<b>Taxes / Confotur</b>											
<b>Insurance</b>	4,500	4,500	4,500	4,500	4,500	4,545	4,590	4,636	4,683	4,730	
<b>Energy</b>	3,150	3,150	3,150	3,150	3,150	3,150	3,245	3,342	3,442	3,545	
<b>Operation Expenses</b>	52,004	52,787	53,586	54,400	55,231	55,301	56,285	57,293	58,321	58,652	\$ 553,860
<b>Annual Net Utility</b>	78,483	80,310	82,173	84,074	86,013	86,027	87,854	89,729	91,640	91,911	\$ 858,214
<b>Monthly Net Utility</b>	6,540	6,693	6,848	7,006	7,168	7,169	7,321	7,477	7,637	7,659	
<b>ROI Average Profit 10 Years</b>	6.8%	7%	7%	7%	7%	7%	7.6%	7.8%	8.0%	8.0%	
<b>Valor Final Per Year</b>	\$1,207,500.00	\$1,267,875.00	\$1,331,268.75	\$1,397,832.19	\$1,467,723.80	#####	\$1,618,165.49	\$1,699,073.76	\$1,784,027.45	\$1,873,228.82	