

# RETURN OF INVESTMENT

IT BEACH  
PLAYA DEL CARMEN



|  | TWO BEDROOM L.O                            |                        | <i>Beach front</i>                  |                          | Condo with value Of:  | \$ 840.000 USD |
|--|--|------------------------|-------------------------------------|--------------------------|-----------------------|----------------|
|  | RATE DAILY / T. DIARIA                     | INCOME / INGRESOS      | GASTOS / EXPENSE                    | NET INCOME/ INGRESO NETO |                       |                |
| <b>SEASON / TEMPORADA</b>                            |  |                        |                                     |                          |                       |                |
| ALTA/HIGH(60 days) 42 BOOKED                         | US\$ 990.00                                | US\$ 41,580.00         | US\$ 6,170.33                       | US\$ 35,409.67           |                       |                |
| MEDIA/MID (180 days) 126 BOOKED                      | US\$ 450.00                                | US\$ 56,700.00         | US\$ 18,511.00                      | US\$ 38,189.00           |                       |                |
| BAJA/LOW (125 days) 88 BOOKED                        | US\$ 320.00                                | US\$ 28,160.00         | US\$ 12,340.67                      | US\$ 15,819.33           |                       |                |
| <b>Cálculo sobre un 70 % de ocupación</b>            |  | <b>US\$ 126,440.00</b> | <b>US\$ 37,022.00</b>               | <b>US\$ 89,418.00</b>    |                       |                |
| <b>TOTAL INCOME YEARLY / INGRESOS ANUALES</b>        |  |                        |                                     | <b>US\$ 89,418.00</b>    |                       |                |
|  | <b>MONTHLY EXPENSES / GASTOS MENSUALES</b> |                        | <b>ANUAL EXPENSES / GASTO ANUAL</b> |                          |                       |                |
| AGUA/WATER   |  | US\$ 20.00             |                                     | US\$ 240.00              |                       |                |
| CONDO MAINTENANCE FEE                                |  | US\$ 266.00            |                                     | US\$ 3,192.00            |                       |                |
| LUZ/LIGHT  |  | US\$ 70.00             |                                     | US\$ 840.00              |                       |                |
| COMISIONES/COMMISSIONS                               |  | US\$ 2,634.17          |                                     | US\$ 31,610.00           |                       |                |
| INTERNET Y CABLE/INTERNET AND CABLE                  |  | US\$ 30.00             |                                     | US\$ 360.00              |                       |                |
| MANTENIMIENTOS MAYORES/MAJOR MAINTENANCES            |  | US\$ 65.00             |                                     | US\$ 780.00              |                       |                |
| <b>GASTOS TOTALES MENSUALES / RATE MONTHLY</b>       |  | <b>US\$ 3,085.17</b>   |                                     |                          |                       |                |
| <b>GASTOS TOTALES ANUALES / TOTAL ANUAL EXPENSES</b> |  |                        |                                     |                          | <b>US\$ 33,830.00</b> |                |
| <b>ROI</b>   |  |                        |                                     |                          |                       | <b>10.65%</b>  |

\*ROI calculado según promedio 65% ocupación mensual, siempre y cuando la unidad esté disponible en todas las fechas.

\*ROI calculated according to average 65% monthly occupation, as long as the unit is available on all dates.

\* Cálculo según las tarifas de mercado existentes. Puede variar, dependiendo del grado de ocupación y competencia existente.

\*Calculation according to the existing market rates. These can be modified depending on the degree of occupation of the place and the competition.