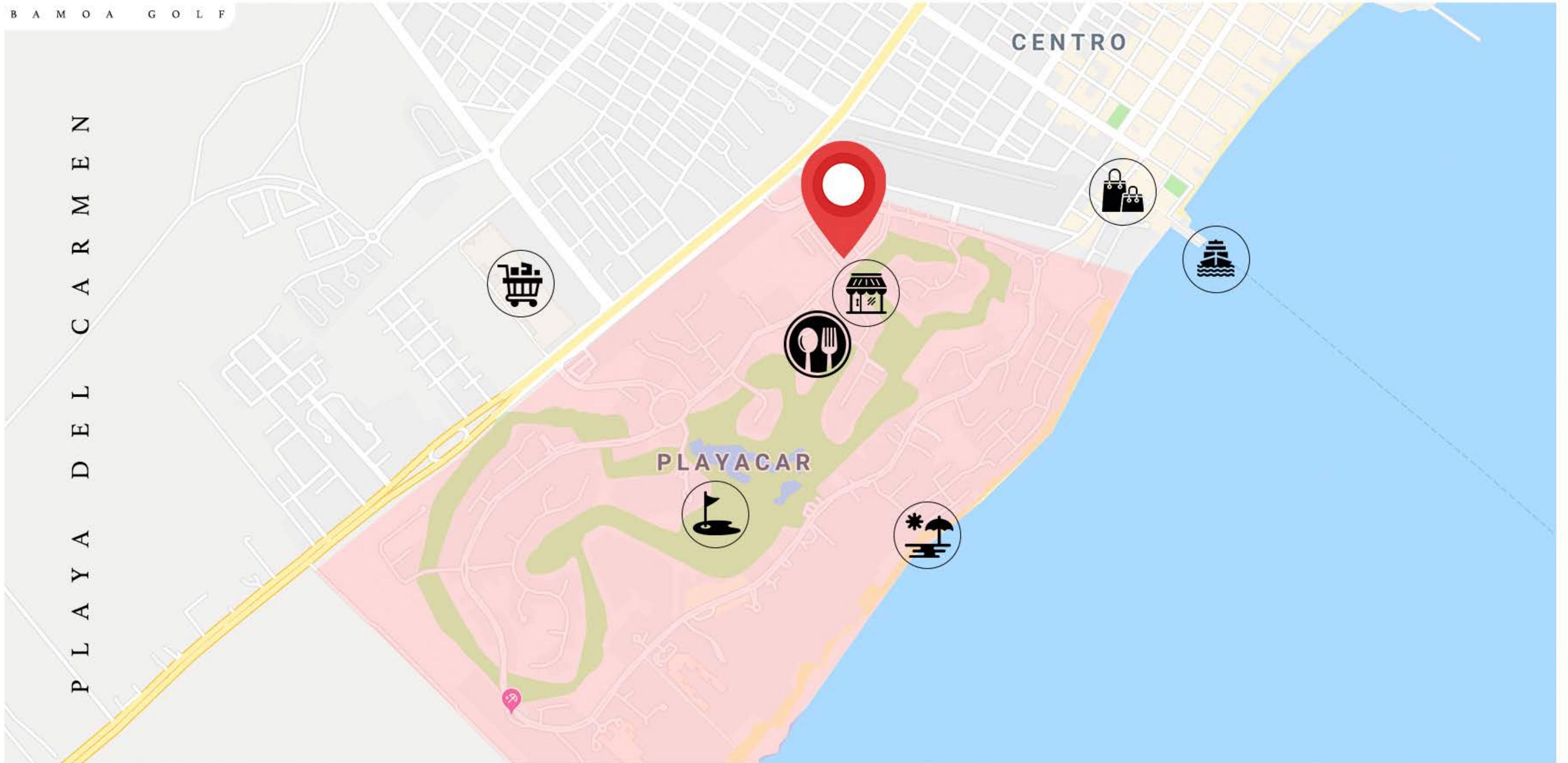




PASEO XAMAN-HA Y CALLE CAUAC, PLAYACAR FASE 2, PLAYA DEL CARMEN | +52 1 984 214 8031 | VENTAS@BAMOAGOLF.COM



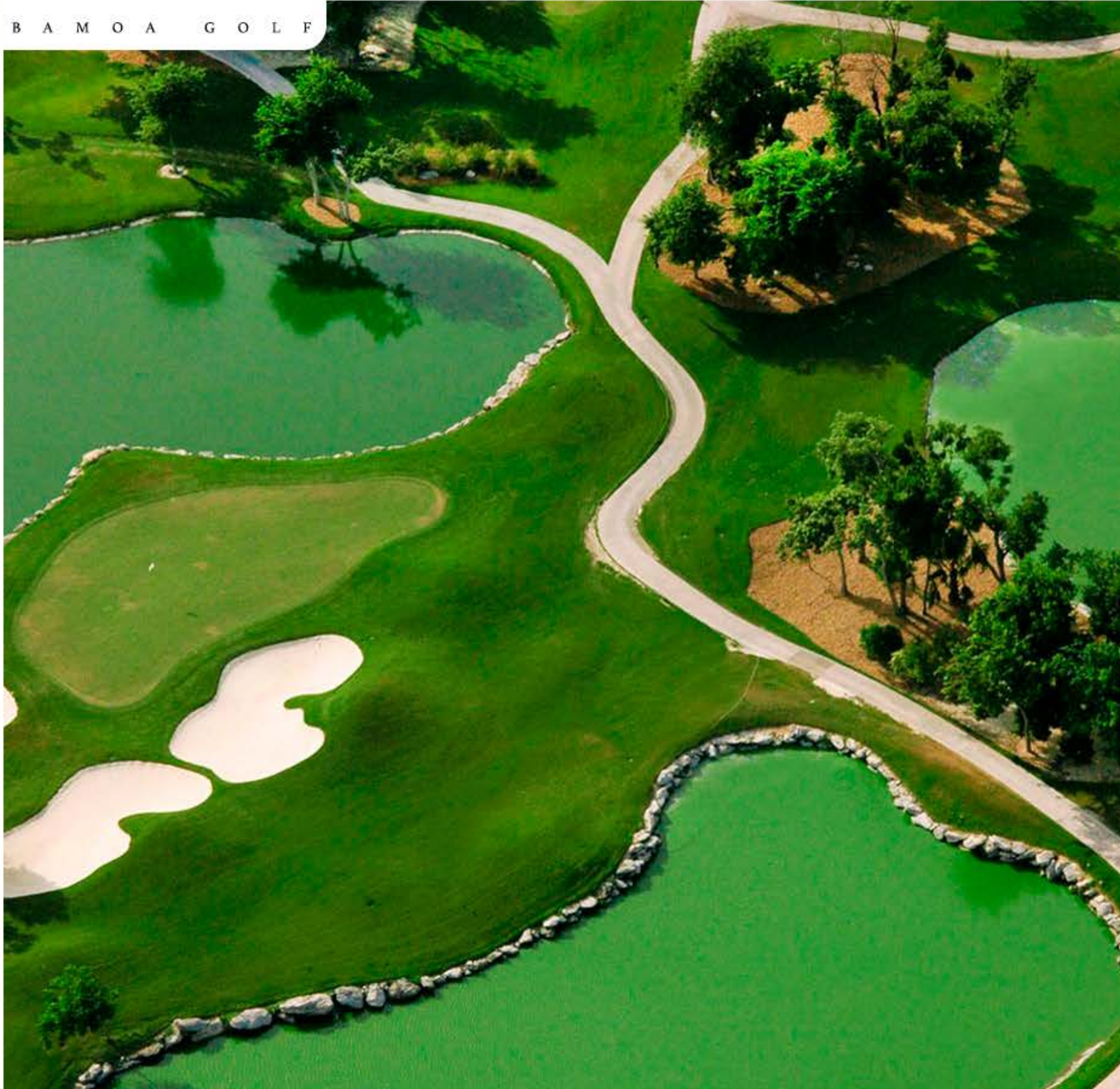




P L A Y A D E L C A R M E N

CENTRO

PLAYACAR



PLAYACAR GOLF COURSE

Professional par 72 course, is renowned mainly for being the most challenging one in southeastern Mexico.

Designed by Robert Von Hagge with narrow fairways and small greens, it is surrounded by the lush jungle, archaeological vestige and cenotes (natural sink holes). It is located in the heart of the Riviera Maya within the Playacar development.

Slope : 148

Yardage : 7144

Par : 72

Holes : 18

Since : 1994

Putting Green : Yes, 9 holes

Driving Range : Yes

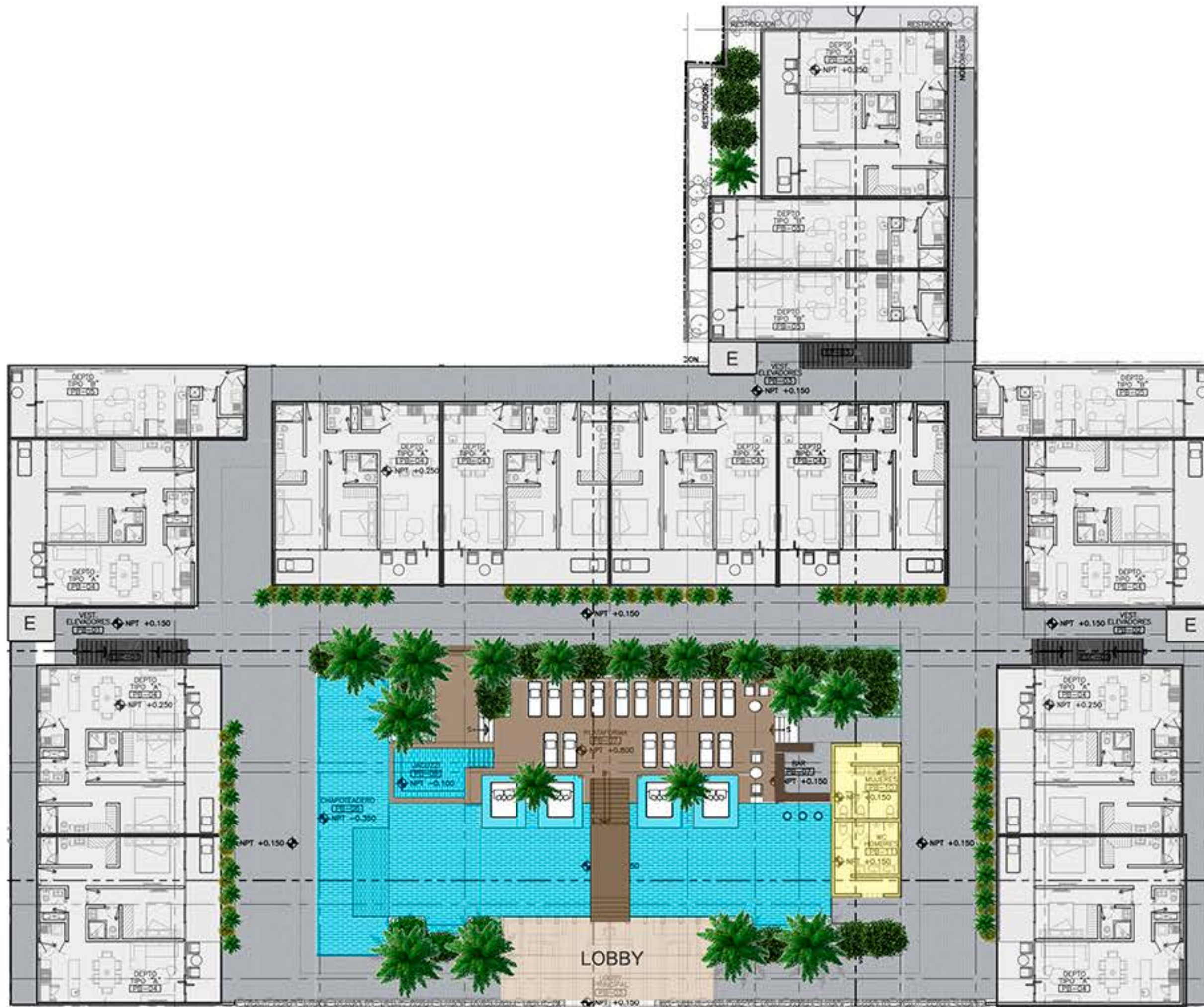
Golf Lessons : Yes

Club Rental : Yes

Rating : 76.1







PASEO XAMAN-HA

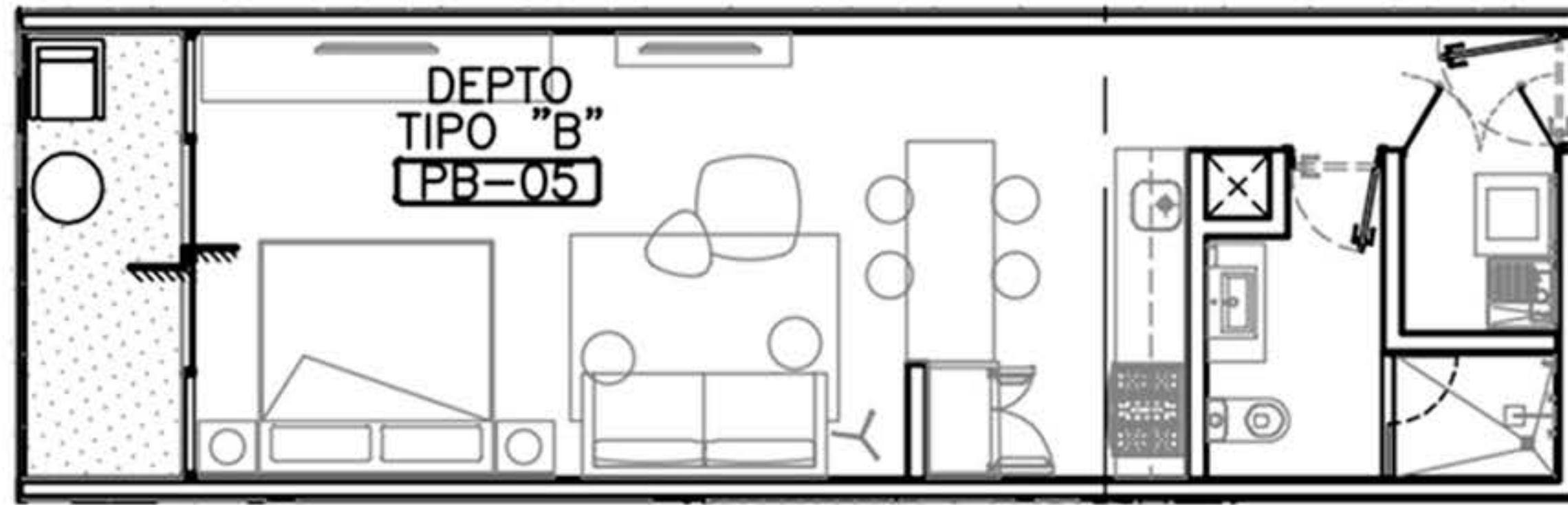
Layout

45 UNITS

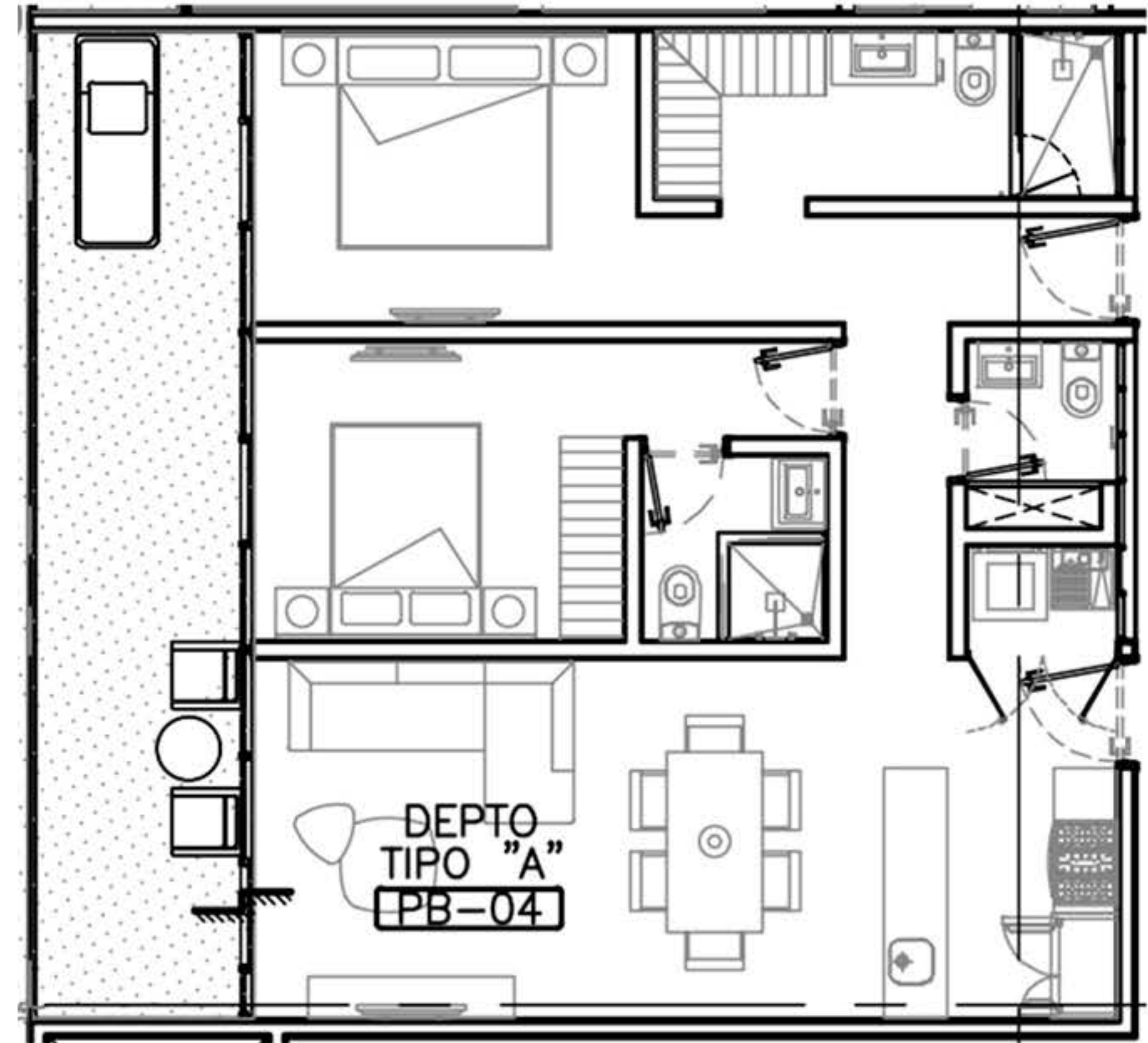
33 TWO BEDROOM UNITS

12 ONE BEDROOM UNITS

Two Bedroom
98m² - 1055 Sqft

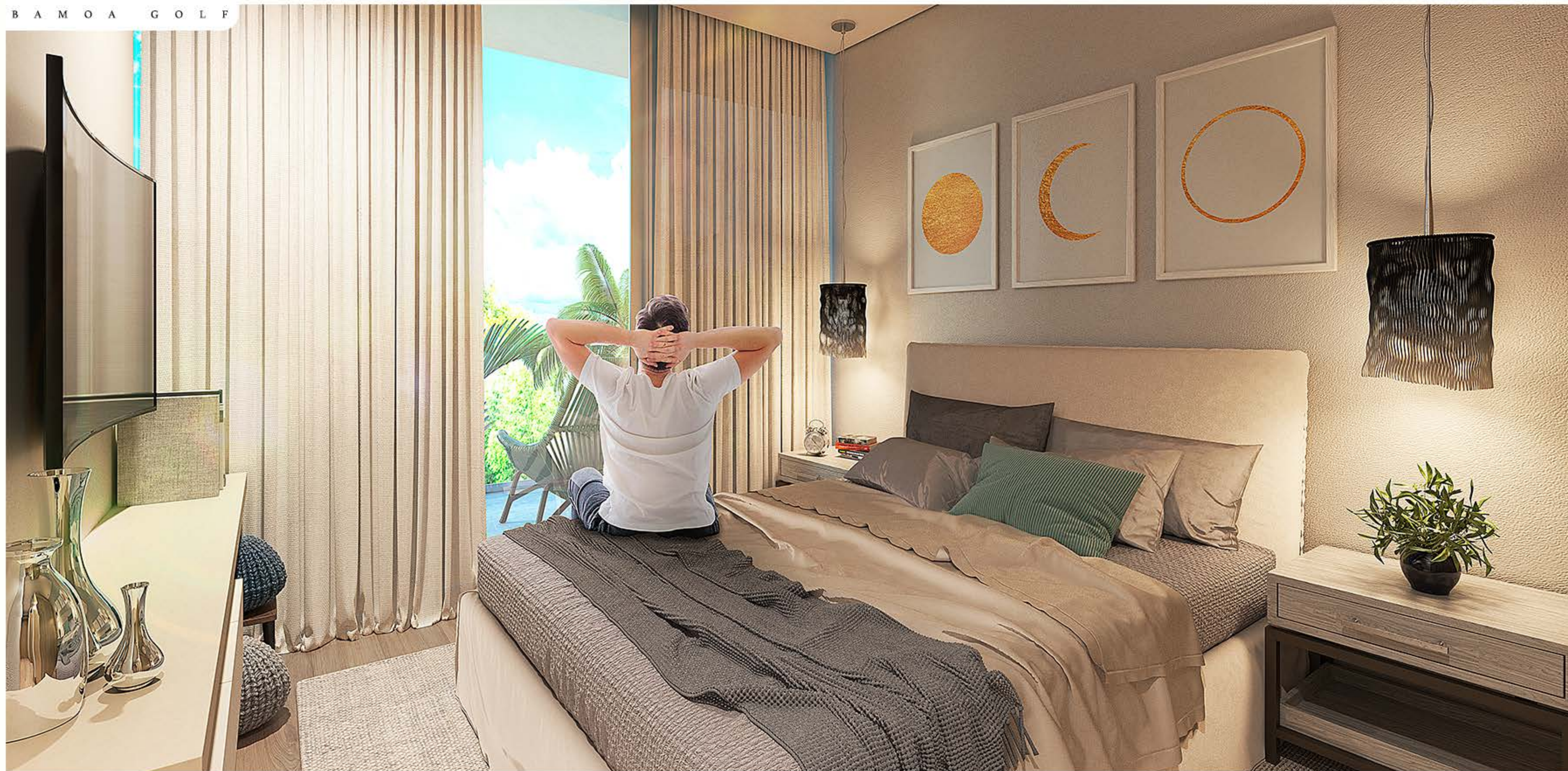


One Bedroom
55m² - 593 Sqft

















A M E N I T I E S

Main Pool, Childrens Pool & Jacuzzi

Golf Carts on the lobby for transport

Gym with Golf Course View

Bar Area with bathrooms

Common Rooftop with Lounge Area

Underground Parking

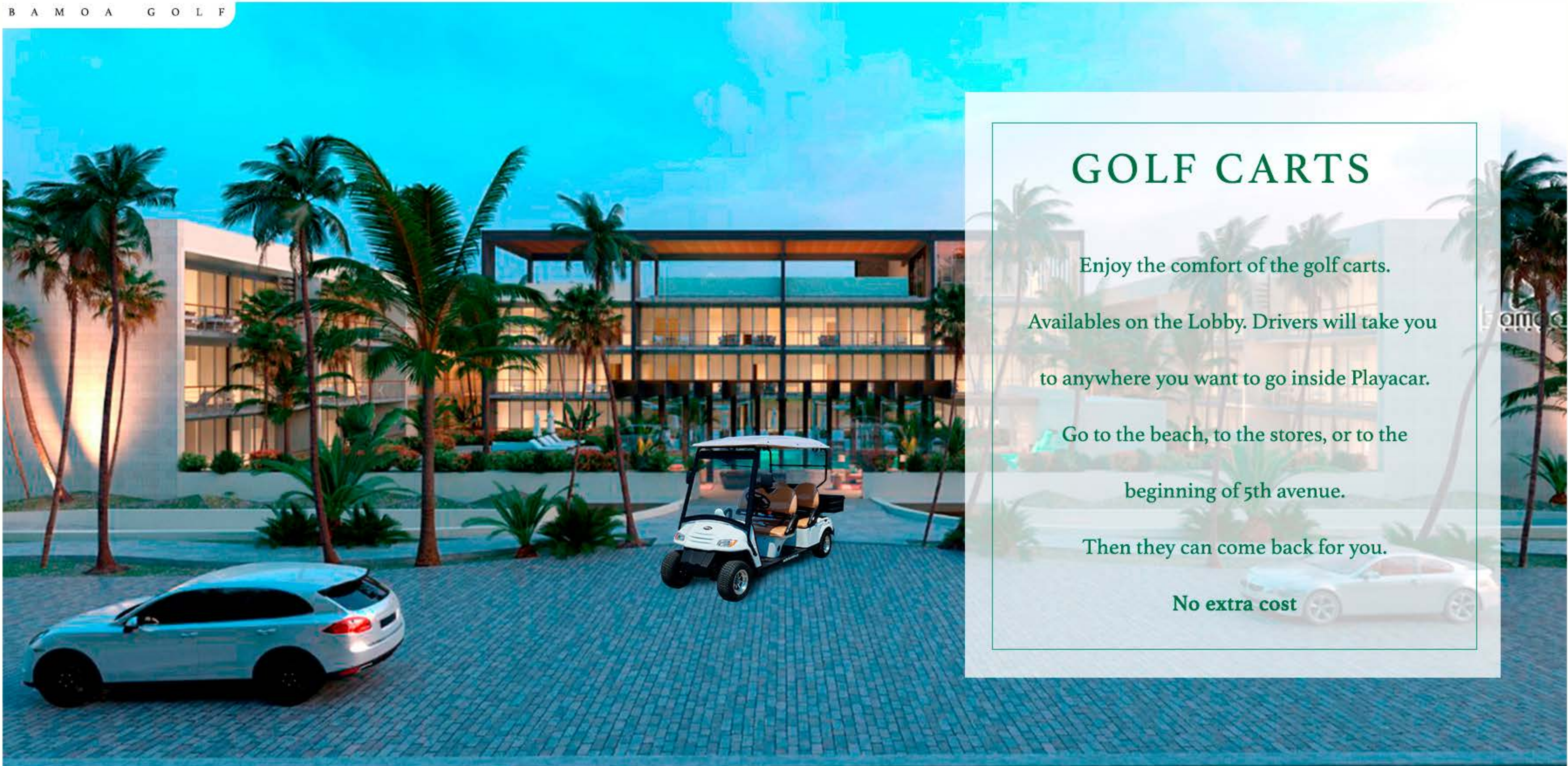
Three Elevators

24/7 Surveillance

Concierge & Room Service

Beach Club Access





GOLF CARTS

Enjoy the comfort of the golf carts.

Available on the Lobby. Drivers will take you
to anywhere you want to go inside Playacar.

Go to the beach, to the stores, or to the
beginning of 5th avenue.

Then they can come back for you.

No extra cost

RETURN OF INVESTMENT



1 BEDROOM

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
BASE RATE (USD)	\$140	\$100	\$90	\$120	\$100	\$100	\$100	\$100	\$90	\$90	\$90	\$140
AVERAGE NIGHTS BOOKED	20	20	20	15	15	20	20	20	15	15	20	22
EARNINGS USD	\$2800	\$2000	\$1800	\$1800	\$1500	\$2000	\$2000	\$2000	\$1350	\$1350	\$1800	\$3080

Total: \$23.480

- Comissions: 20% (5.478usd)
- TV Cable & Internet: 350usd
- Maintenance fees (annual): 1900usd
- Electricity and water): 1500usd
- Average annual fixed cost: \$9.228usd

Total annual earning

\$14.252usd

ROI: 10%

RETURN OF INVESTMENT



2 BEDROOMS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
BASE RATE (USD)	\$210	\$160	\$120	\$170	\$130	\$150	\$160	\$160	\$120	\$120	\$120	\$210
AVERAGE NIGHTS BOOKED	20	20	20	20	15	20	20	20	15	15	15	22
EARNINGS USD	\$4200	\$3200	\$2400	\$3400	\$1950	\$3000	\$3200	\$3200	\$1800	\$1800	\$1800	\$4620

Total: \$34.570 usd

Comissions: 20% (6.790usd)

TV Cable & Internet: 350usd

Maintenance fees (annual): 1900usd

Electricity, water and gas): 1900usd

Average annual fixed cost: \$10.940usd

Total annual earning

\$23.630usd

ROI: 9.1%

RETURN ON INVESTMENT

SUIT / LOCK OFF



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
BASE RATED/USD SUIT	\$110	\$90	\$70	\$100	\$70	\$90	\$90	\$90	\$50	\$50	\$50	\$110
BASE RATED/USD 1 BEDROOM	\$170	\$130	\$90	\$120	\$90	\$110	\$110	\$110	\$60	\$60	\$70	\$170
DIAS DE RENTA AL MES	20	20	20	20	15	20	20	20	15	15	15	22
EARNINGS SUIT/USD	\$2200	\$1800	\$1400	\$2000	\$1050	\$1800	\$1800	\$1800	\$750	\$750	\$750	\$2420
EARNINGS 1 BEDROOM/USD	\$3400	\$2600	\$1800	\$2400	\$1350	\$2200	\$2200	\$2200	\$900	\$900	\$1050	\$3740

2 Bedrooms
LOCK OFF

$$1 \text{ bedroom } 24.840\text{usd} + \text{Suit / Lock-off } 18.520\text{usd} = \$43.360\text{usd}$$

Total annual Earning
\$32.420usd

Commissions: 20% (6.790usd)
 TV Cable - Internet: 350usd
 Maintenance Fee (annual): 1900usd
 Electricity - Water: 1900usd
 Average annual fixed cost: \$10.940usd

ROI: * 12.5%