



# 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	