

# Business Park Qro





# MICROPARQUE

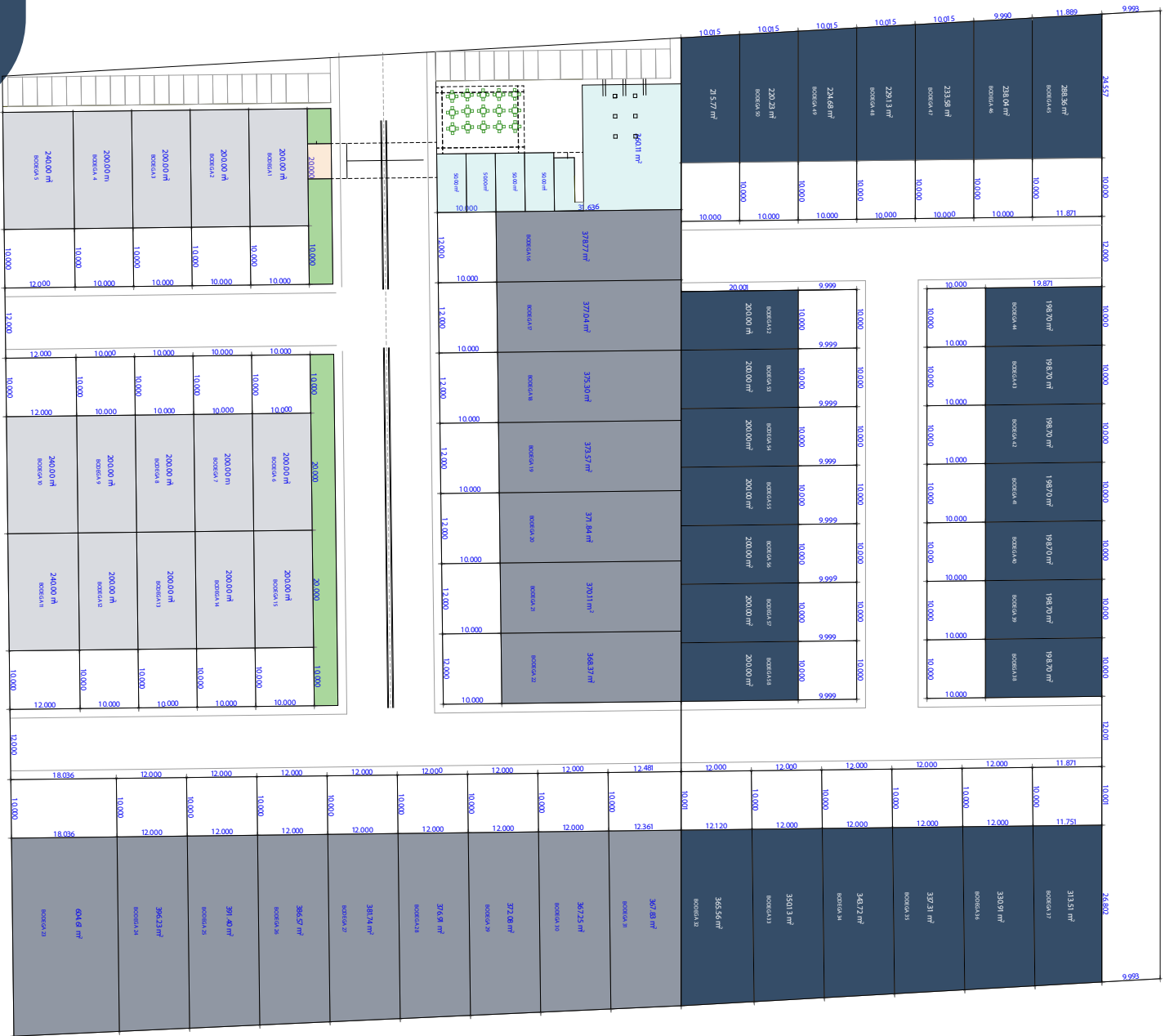
Business Park Qro

# MASTER PLAN

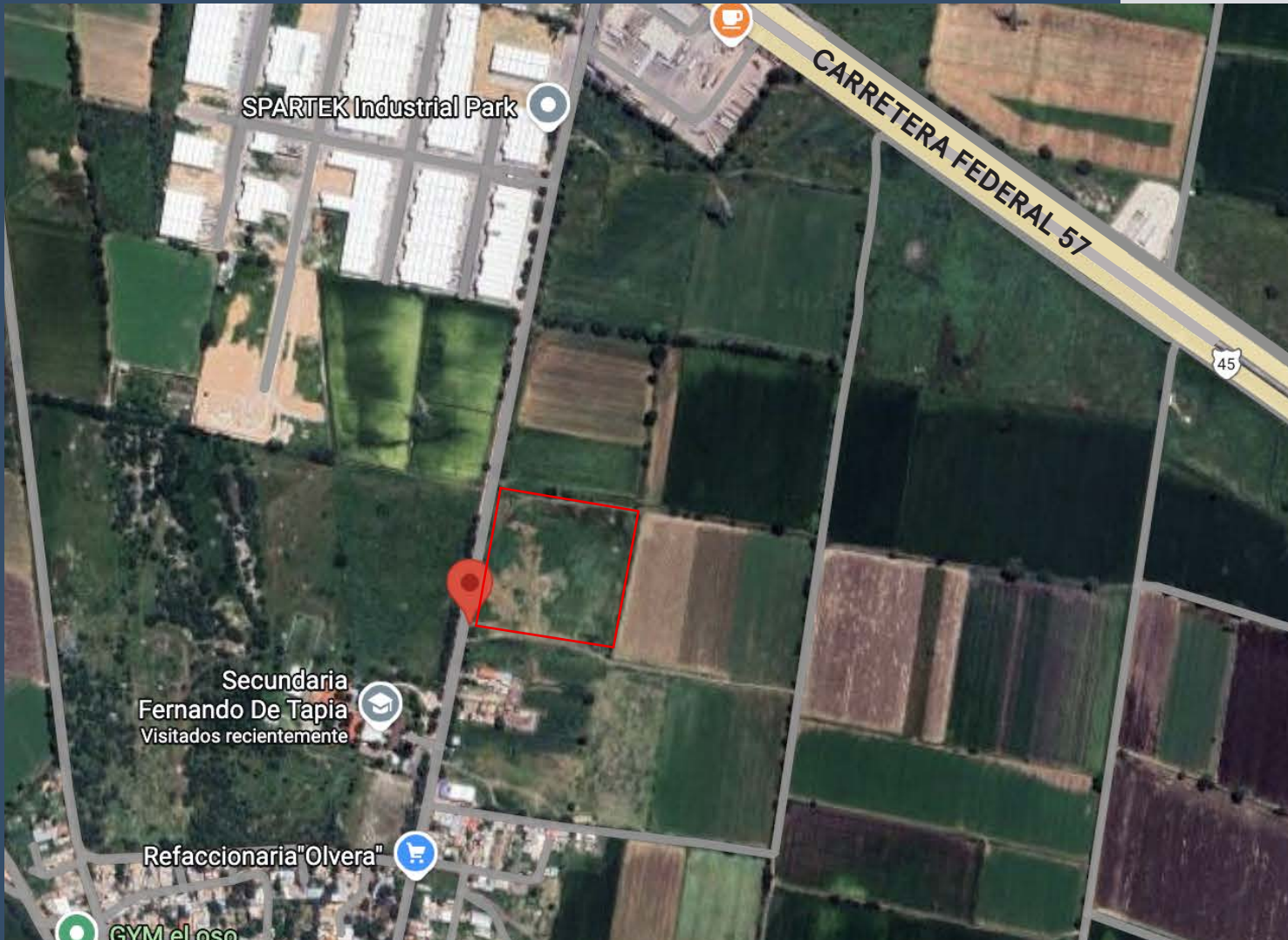
PRIMERA ETAPA

SEGUNDA ETAPA

TERCERA ETAPA



# UBICACIÓN



Excelente  
Ubicación

Palo Alto, El Marqués,  
Querétaro



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# PRECIO DE LISTA 1º ETAPA

No BODEGA	AREA DE LOTE	M2 ESTACIONAMIENTO	M2 CONSTRUCCION	PRECIO DE VENTA	PRECIO POR MTS 2	PRECIO DE PREVENTA	RENTABILIDAD
1	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
2	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
3	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
4	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
5	360.00	120.00	283.00	4,528,000.00	16,000.00	4,103,500.00	35,375.00
6	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
7	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
8	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
9	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
10	360.00	120.00	283.00	4,528,000.00	16,000.00	4,103,500.00	35,375.00
11	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
12	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
13	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
14	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00
15	300.00	100.00	243.00	3,888,000.00	16,000.00	3,523,500.00	30,375.00

ENTREGA FEBRERO 2027

# PRECIO DE LISTA 2<sup>nd</sup> ETAPA

No BODEGA	AREA DE LOTE	M2 ESTACIONAMIENTO	M2 CONSTRUCCION	PRECIO DE VENTA	PRECIO POR MTS 2	PRECIO DE PREVENTA	RENTABILIDAD
16	498.77	120.00	421.77	7,170,056.00	17,000.00	6,537,404.00	52,721.00
17	497.04	120.00	420.04	7,140,612.00	17,000.00	6,510,558.00	52,504.50
18	495.30	120.00	418.30	7,111,151.00	17,000.00	6,483,696.50	52,287.88
19	493.57	120.00	416.57	7,081,707.00	17,000.00	6,456,850.50	52,071.38
20	491.84	120.00	414.84	7,052,263.00	17,000.00	6,430,004.50	51,854.88
21	490.11	120.00	413.11	7,022,802.00	17,000.00	6,403,143.00	51,638.25
22	488.37	120.00	411.37	6,993,358.00	17,000.00	6,376,297.00	51,421.75
23	784.97	180.36	647.61	11,009,387.00	17,000.00	10,685,581.50	80,951.38
24	516.23	120.00	439.23	7,466,876.00	17,000.00	7,247,262.00	54,903.50
25	511.40	120.00	434.40	7,384,749.00	17,000.00	7,167,550.50	54,299.63
26	506.57	120.00	429.57	7,302,690.00	17,000.00	7,087,905.00	53,696.25
27	501.74	120.00	424.74	7,220,529.00	17,000.00	7,008,160.50	53,092.13
28	496.91	120.00	419.91	7,138,470.00	17,000.00	6,928,515.00	52,488.75
29	492.08	120.00	415.08	7,056,360.00	17,000.00	6,848,820.00	51,885.00
30	487.25	120.00	410.25	6,974,250.00	17,000.00	6,769,125.00	51,281.25
31	491.44	123.61	410.83	6,984,110.00	17,000.00	6,778,695.00	51,353.75

ENTREGA FEBRERO 2028

# PRECIO DE LISTA 3<sup>ra</sup> ETAPA

No BODEGA	AREA DE LOTE	M2 ESTACIONAMIENTO	M2 CONSTRUCCION	PRECIO DE VENTA	PRECIO POR MTS 2	PRECIO DE PREVENTA	RENTABILIDAD
32	511.00	145.44	408.56	7,354,080.00	18,000.00	6,741,240.00	51,070.00
33	470.13	120.00	393.13	7,076,340.00	18,000.00	6,486,645.00	49,141.25
34	463.72	120.00	386.72	6,960,960.00	18,000.00	6,380,880.00	48,340.00
35	457.31	120.00	380.31	6,845,580.00	18,000.00	6,275,115.00	47,538.75
36	450.91	120.00	373.91	6,730,380.00	18,000.00	6,169,515.00	46,738.75
37	431.02	117.51	356.51	6,417,180.00	18,000.00	5,882,415.00	44,563.75
38	298.70	100.00	241.70	4,350,600.00	18,000.00	3,988,050.00	30,212.50
39	298.70	100.00	241.70	4,350,600.00	18,000.00	3,988,050.00	30,212.50
40	298.70	100.00	241.70	4,350,600.00	18,000.00	3,988,050.00	30,212.50
41	298.70	100.00	241.70	4,350,600.00	18,000.00	3,988,050.00	30,212.50
42	298.70	100.00	241.70	4,350,600.00	18,000.00	3,988,050.00	30,212.50
43	298.70	100.00	241.70	4,350,600.00	18,000.00	3,988,050.00	30,212.50
44	298.70	100.00	241.70	4,350,600.00	18,000.00	3,988,050.00	30,212.50
45	407.07	118.71	331.36	5,964,480.00	18,000.00	5,467,440.00	41,420.00

ENTREGA FEBRERO 2028

No BODEGA	AREA DE LOTE	M2 ESTACIONAMIENTO	M2 CONSTRUCCION	PRECIO DE VENTA	PRECIO POR MTS 2	PRECIO DE PREVENTA	RENTABILIDAD
46	338.04	100.00	281.04	5,058,720.00	18,000.00	4,637,160.00	35,130.00
47	333.58	100.00	276.58	4,978,440.00	18,000.00	4,563,570.00	34,572.50
48	329.13	100.00	272.13	4,898,340.00	18,000.00	4,490,145.00	34,016.25
49	324.68	100.00	267.68	4,818,240.00	18,000.00	4,416,720.00	33,460.00
50	320.23	100.00	263.23	4,738,140.00	18,000.00	4,343,295.00	32,903.75
51	315.77	100.00	258.77	4,657,860.00	18,000.00	4,269,705.00	32,346.25
52	300.00	99.99	243.01	4,374,162.00	18,000.00	4,009,648.50	30,376.13
53	300.00	99.99	243.01	4,374,162.00	18,000.00	4,009,648.50	30,376.13
54	300.00	99.99	243.01	4,374,162.00	18,000.00	4,009,648.50	30,376.13
55	300.00	99.99	243.01	4,374,162.00	18,000.00	4,009,648.50	30,376.13
56	300.00	99.99	243.01	4,374,162.00	18,000.00	4,009,648.50	30,376.13
57	300.00	99.99	243.01	4,374,162.00	18,000.00	4,009,648.50	30,376.13
58	300.00	99.99	243.01	4,374,162.00	18,000.00	4,009,648.50	30,376.13

ENTREGA FEBRERO 2028

# LOCALES COMERCIALES

No LOCAL	AREA DE LOTE	M2 CONSTRUCCION	PRECIO DE VENTA	PRECIO POR MTS 2	PRECIO DE CONTADO	RENTABILIDAD
1	50.00	50.00	1,500,000.00	30,000.00	725,000.00	15,000.00
2	50.00	50.00	1,500,000.00	30,000.00	725,000.00	15,000.00
3	50.00	50.00	1,500,000.00	30,000.00	725,000.00	15,000.00
4	50.00	50.00	1,500,000.00	30,000.00	725,000.00	15,000.00
5	360.13	360.13	10,803,900.00	30,000.00	5,221,885.00	108,039.00

# CREDITO PROPIO - 12, 24 y 36 MESES

No LOCAL	ANTICIPO 30 %	12 MESES	24 MESES	36 MESES	TASA DE RENTABILIDAD	TASA PLUSVALIA	TASA DE ROI REAL
1	450,000.00	91,875.00	44,187.50	29,604.17	12.0%	12%	24.0%
2	450,000.00	91,875.00	44,187.50	29,604.17	12.0%	12%	24.0%
3	450,000.00	91,875.00	44,187.50	29,604.17	12.0%	12%	24.0%
4	450,000.00	91,875.00	44,187.50	29,604.17	12.0%	12%	24.0%
5	3,241,170.00	661,738.88	318,264.89	213,226.97	12.0%	12%	24.0%

# CREDITO PROPIO - 12, 24 y 36 MESES

No BODEGA	ANTICIPO 30 %	12 MESES	24 MESES	36 MESES	TASA DE RENTABILIDAD	TASA PLUSVALIA	TASA DE ROI REAL
1	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
2	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
3	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
4	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
5	1,358,400.00	277,340.00	133,387.33	89,365.11	9.4%	12%	21.4%
6	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
7	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
8	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
9	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
10	1,358,400.00	277,340.00	133,387.33	89,365.11	9.4%	12%	21.4%
11	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
12	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
13	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
14	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%
15	1,166,400.00	238,140.00	114,534.00	76,734.00	9.4%	12%	21.4%

# CREDITO PROPIO - 12, 24 y 36 MESES

No BODEGA	ANTICIPO 30 %	12 MESES	24 MESES	36 MESES	TASA DE RENTABILIDAD	TASA PLUSVALIA	TASA DE ROI REAL
16	2,151,016.80	439,165.93	211,217.90	141,509.02	8.8%	12%	20.8%
17	2,142,183.60	437,362.49	210,350.53	140,927.91	8.8%	12%	20.8%
18	2,133,345.30	435,558.00	209,482.66	140,346.47	8.8%	12%	20.8%
19	2,124,512.10	433,754.55	208,615.29	139,765.36	8.8%	12%	20.8%
20	2,115,678.90	431,951.11	207,747.91	139,184.25	8.8%	12%	20.8%
21	2,106,840.60	430,146.62	206,880.04	138,602.80	8.8%	12%	20.8%
22	2,098,007.40	428,343.18	206,012.67	138,021.69	8.8%	12%	20.8%
23	3,302,816.10	674,324.95	324,318.19	217,282.49	8.8%	12%	20.8%
24	2,240,062.80	457,346.16	219,961.72	147,367.09	8.8%	12%	20.8%
25	2,215,424.70	452,315.88	217,542.40	145,746.23	8.8%	12%	20.8%
26	2,190,807.00	447,289.76	215,125.08	144,126.70	8.8%	12%	20.8%
27	2,166,158.70	442,257.40	212,704.75	142,505.16	8.8%	12%	20.8%
28	2,141,541.00	437,231.29	210,287.43	140,885.64	8.8%	12%	20.8%
29	2,116,908.00	432,202.05	207,868.61	139,265.11	8.8%	12%	20.8%
30	2,092,275.00	427,172.81	205,449.78	137,644.57	8.8%	12%	20.8%
31	2,095,233.00	427,776.74	205,740.24	137,839.17	8.8%	12%	20.8%

# CREDITO PROPIO - 12, 24 y 36 MESES

No BODEGA	ANTICIPO 30 %	12 MESES	24 MESES	36 MESES	TASA DE RENTABILIDAD	TASA PLUSVALIA	TASA DE ROI REAL
32	2,206,224.00	450,437.40	216,638.94	145,140.94	8.3%	112%	120.3%
33	2,122,902.00	433,425.83	208,457.18	139,659.43	8.3%	212%	220.3%
34	2,088,288.00	426,358.80	205,058.28	137,382.28	8.3%	312%	320.3%
35	2,053,674.00	419,291.78	201,659.38	135,105.13	8.3%	412%	420.3%
36	2,019,114.00	412,235.78	198,265.78	132,831.53	8.3%	512%	520.3%
37	1,925,154.00	393,052.28	189,039.43	126,650.18	8.3%	612%	620.3%
38	1,305,180.00	266,474.25	128,161.43	85,863.93	8.3%	712%	720.3%
39	1,305,180.00	266,474.25	128,161.43	85,863.93	8.3%	812%	820.3%
40	1,305,180.00	266,474.25	128,161.43	85,863.93	8.3%	912%	920.3%
41	1,305,180.00	266,474.25	128,161.43	85,863.93	8.3%	1012%	1020.3%
42	1,305,180.00	266,474.25	128,161.43	85,863.93	8.3%	1112%	1120.3%
43	1,305,180.00	266,474.25	128,161.43	85,863.93	8.3%	1212%	1220.3%
44	1,305,180.00	266,474.25	128,161.43	85,863.93	8.3%	1312%	1320.3%
45	1,789,344.00	365,324.40	175,703.64	117,715.64	8.3%	1412%	1420.3%

# CREDITO PROPIO - 12, 24 y 36 MESES

No BODEGA	ANTICIPO 30 %	12 MESES	24 MESES	36 MESES	TASA DE RENTABILIDAD	TASA PLUSVALIA	TASA DE ROI REAL
46	1,517,616.00	309,846.60	149,021.46	99,839.46	8.3%	1512%	1520.3%
47	1,493,532.00	304,929.45	146,656.55	98,255.05	8.3%	1612%	1620.3%
48	1,469,502.00	300,023.33	144,296.93	96,674.18	8.3%	1712%	1720.3%
49	1,445,472.00	295,117.20	141,937.32	95,093.32	8.3%	1812%	1820.3%
50	1,421,442.00	290,211.08	139,577.71	93,512.46	8.3%	1912%	1920.3%
51	1,397,358.00	285,293.93	137,212.79	91,928.04	8.3%	2012%	2020.3%
52	1,312,248.60	267,917.42	128,855.52	86,328.95	8.3%	2112%	2120.3%
53	1,312,248.60	267,917.42	128,855.52	86,328.95	8.3%	2212%	2220.3%
54	1,312,248.60	267,917.42	128,855.52	86,328.95	8.3%	2312%	2320.3%
55	1,312,248.60	267,917.42	128,855.52	86,328.95	8.3%	2412%	2420.3%
56	1,312,248.60	267,917.42	128,855.52	86,328.95	8.3%	2512%	2520.3%
57	1,312,248.60	267,917.42	128,855.52	86,328.95	8.3%	2612%	2620.3%
58	1,312,248.60	267,917.42	128,855.52	86,328.95	8.3%	2712%	2720.3%



**58**  
Micronaves  
Industriales  
desde 198 m<sup>2</sup>  
hasta 605 m<sup>2</sup>

Precio desde **\$3,576,600**

# Energía Eléctrica - 5 KVA

## Agua Potable CEA



# Uso de Suelo Industrial

## Altura 8m promedio

### Cortina de acceso automatizada



# Oficinas doble nivel 2 medios baños



Excelentes acabados  
8 cajones de estacionamiento  
Techado térmico



# Business Center / Plaza Comercial

