

A photograph of a modern interior space with a bohemian or tropical aesthetic. The room features a high ceiling with exposed wooden beams and three large, spherical, woven pendant lights. In the foreground, there are several large, terracotta-colored ceramic vases and a tall, black metal lantern. A large, green, leafy plant is positioned on the right side. In the background, a white sofa with light-colored cushions is visible, and a white hammock is strung across the room. The floor is made of light-colored tiles. The overall atmosphere is warm and inviting.

CASA PEDRO

OVERVIEW

- 6 Bedrooms, 6.5 Bathrooms
- Outdoor courtyard
- 3 private pools
- 7190sqft
- Covered parking
- Full concierge and maintenance staff
- 24/7 security
- Access to condo amenities

ROOM 1



ROOM 2



ROOM 3 (Pool Suite)



ROOM 4



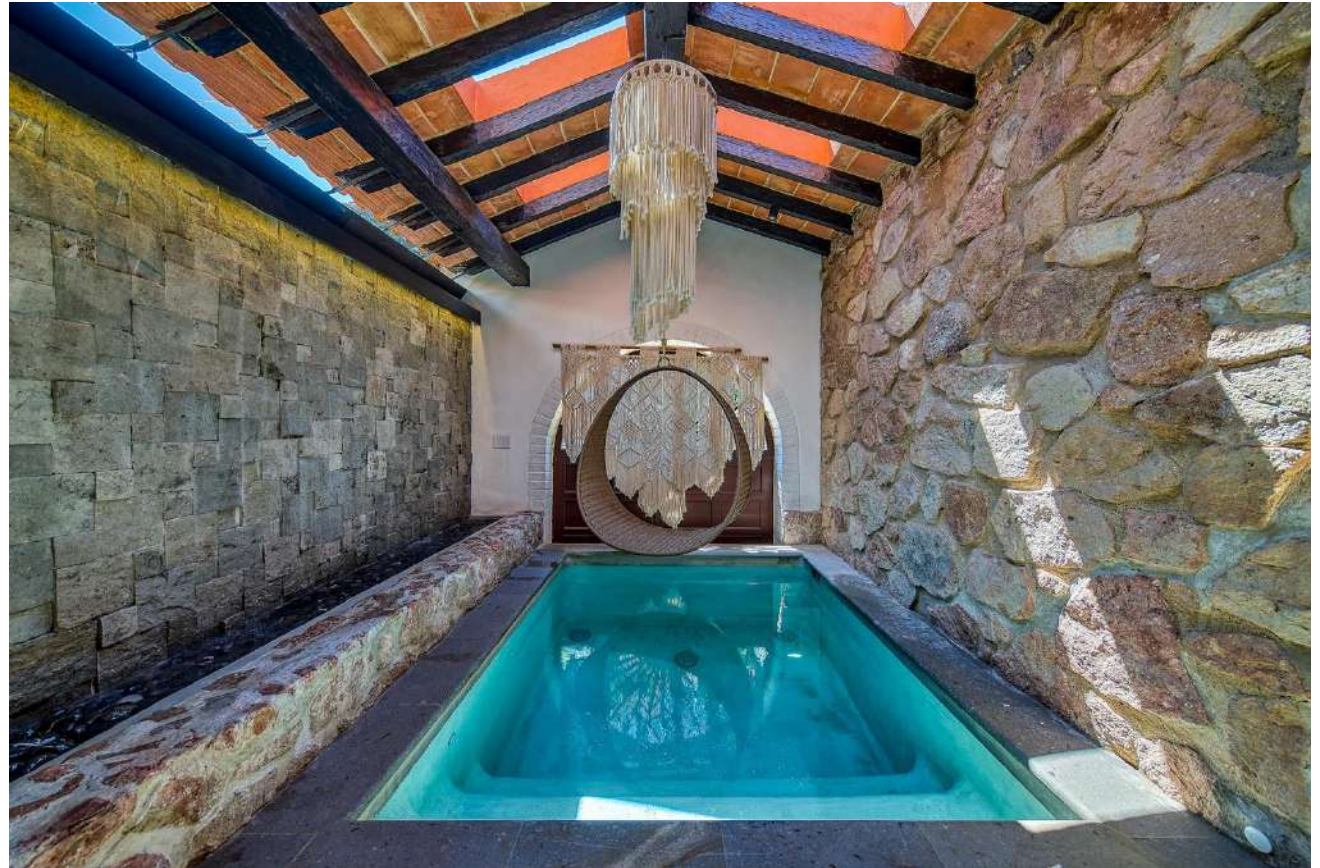
ROOM 5 (Pool Suite)



ROOM 5 (Cont'd)



ROOM 6 (Pool Suite)



COURTYARD



INDAH AMENITIES



INDAH AMENITIES



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INDAH AMENITIES



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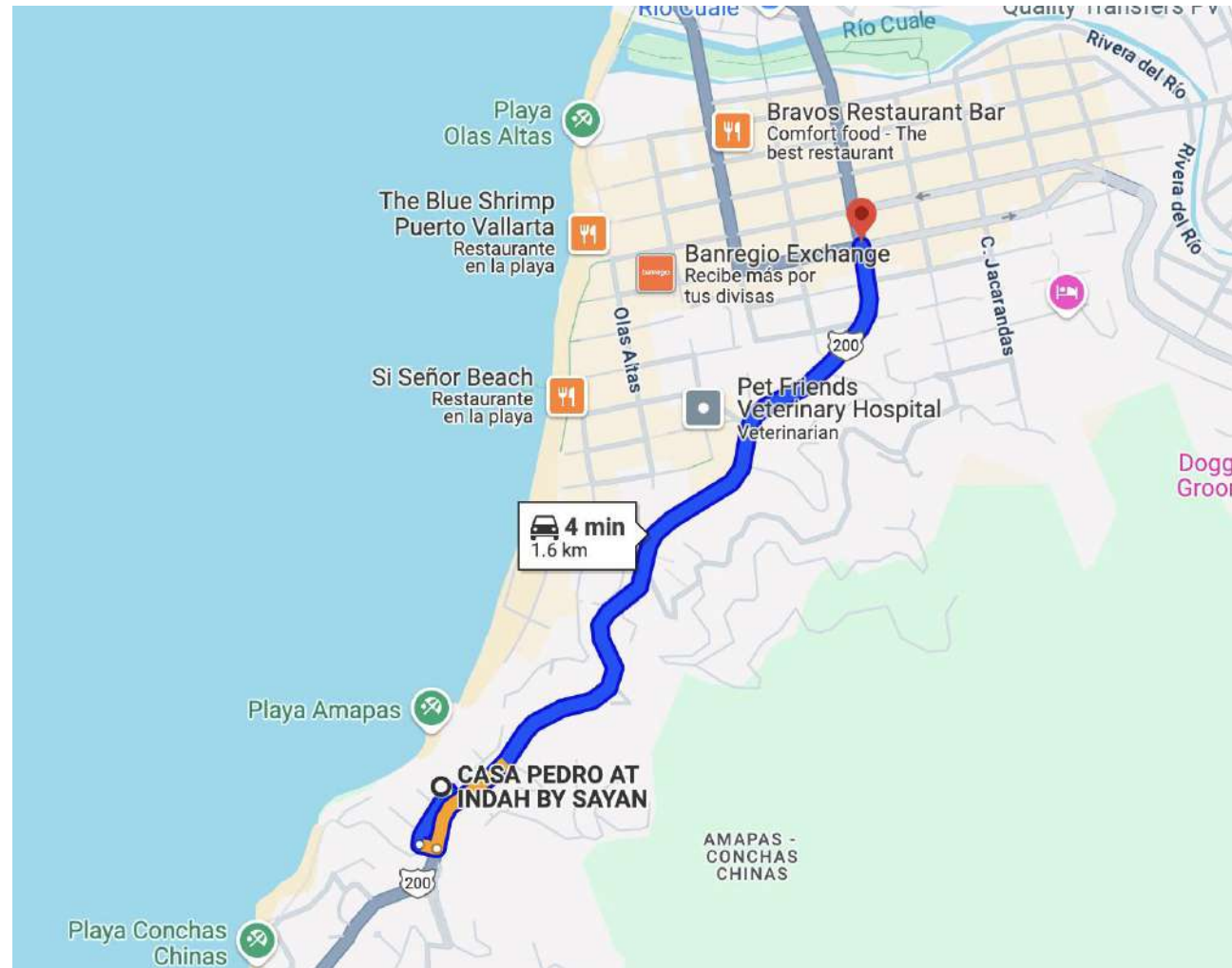


INDAH AMENITIES



LOCATION

- 1 mile to Downtown
- Steps to beaches
- Safe residential neighborhood
- Hundreds of restaurants within walking distance
- 25 mins to airport



RESERVATIONS

construction period

Last 12 Months

Month	Reservations	Occ.	Lead
Apr-25	\$ 31,942	72%	31
Mar-25	\$ 38,740	63%	23
Feb-25	\$ 35,284	78%	13
Jan-25	\$ 36,283	82%	18
Dec-24	\$ 35,494	63%	27
Nov-24	\$ 26,340	81%	20
Oct-24	\$ 17,656	67%	33
Sep-24	\$ 14,936	57%	23
Aug-24	\$ 13,151	56%	12
Jul-24	\$ 10,991	53%	14
Jun-24	\$ 12,190	60%	37
May-24	\$ 22,229	85%	33
SUM	\$ 295,236	68%	24

Last 24 Months

Month	Reservations	Occ.	Lead
Apr-24	\$ 12,182	54%	13
Mar-24	\$ 25,567	74%	32
Feb-24	\$ 23,542	71%	18
Jan-24	\$ 31,848	86%	16
Dec-23	\$ 34,044	64%	30
Nov-23	\$ 25,754	80%	19
Oct-23	\$ 12,208	60%	29
Sep-23	\$ 9,181	44%	34
Aug-23	\$ 16,739	77%	16
Jul-23	\$ 16,039	76%	8
Jun-23	\$ 16,601	77%	19
May-23	\$ 16,921	67%	5
SUM	\$ 240,626	69%	20

RESERVATION COMMISSIONS

	OTA + Agency	Maxwell	Total Deductions
Expedia	11.63%	20%	29.30%
Booking	14.34%	20%	31.47%
Airbnb	19.25%	20%	35.40%
Direct	4.40%	20%	23.52%
	After Nov 2024	Average	29.92%
	Before Nov 2024	Average	28.05%

Operating Expenses

Calculated with USD 1/20 MXN FX Rate

ESTIMATED EXPENSES

		Annually
HOA Fee	\$ 2,879.06	\$ 34,548.72
Water	\$ 225.00	\$ 2,700.00
Gas	\$ 350.00	\$ 4,200.00
Electricity	\$ 875.00	\$ 10,500.00
Internet	\$ 30.00	\$ 360.00
Property Tax	\$ -	\$ 1,714.00
Insurance	\$ -	\$ 3,000.00
Pool Maintenance	\$ 350.00	\$ 4,200.00
Supplies	\$ 500.00	\$ 6,000.00
Monthly Maintenance Fee	\$ 600.00	\$ 7,200.00
Other Maintenance Expenses	\$ 300.00	\$ 3,600.00
Equipment Replacement	\$ -	\$ 2,000.00
SUM	\$ 6,109.06	\$ 80,022.72

Cash Flow Summary

	Net Revenue	Expenses	Cash Flow
Last 12 Months	\$ 208,606	80022.72	\$ 128,583
12-24 Months	\$ 173,130	80022.72	\$ 93,108

SUMMARY

- Tasteful interiors
- Variety of room types
- Built-in revenue
- Best-in-class resort amenities
- Ideal location
- Turnkey operations

