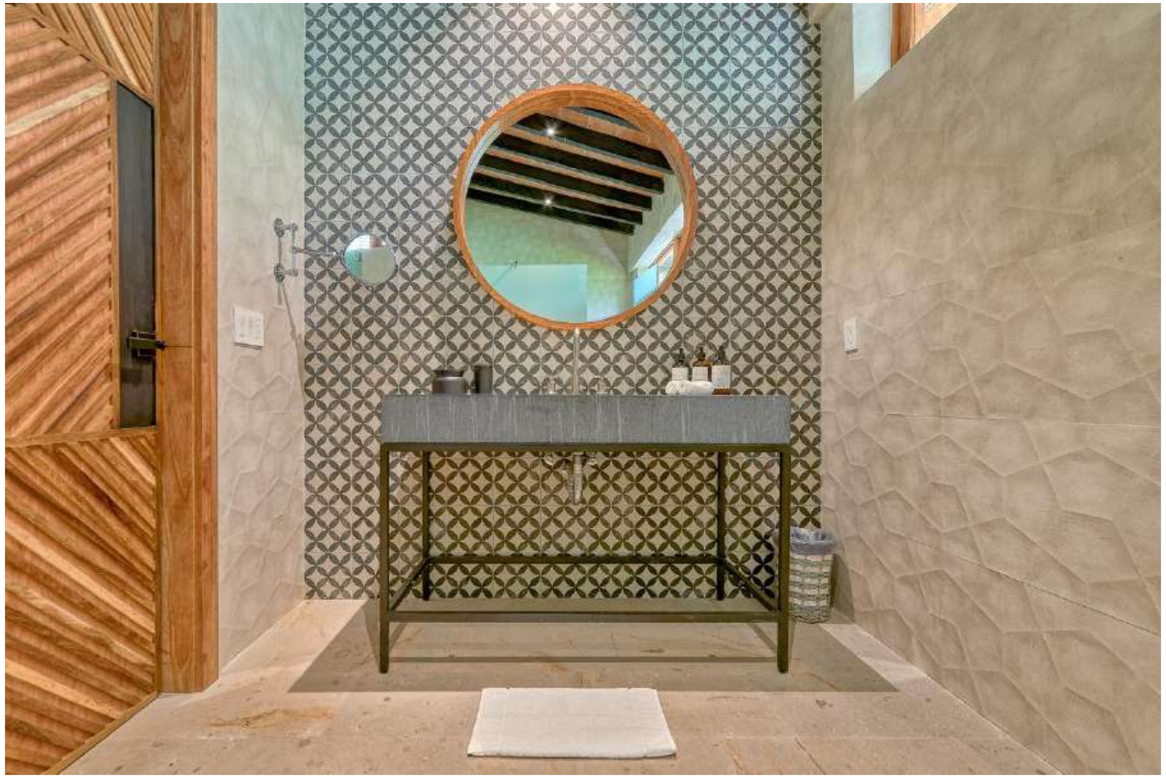
CASA PEDRO

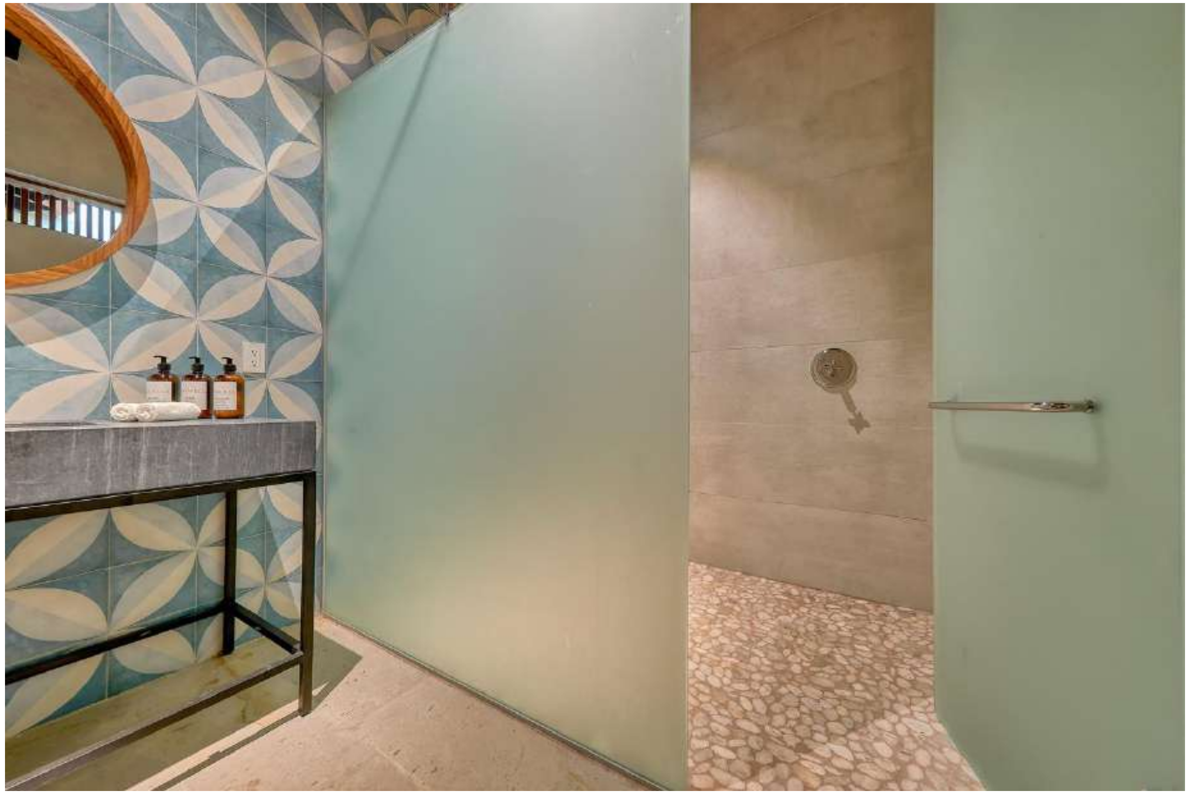
OVERVIEW

- 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

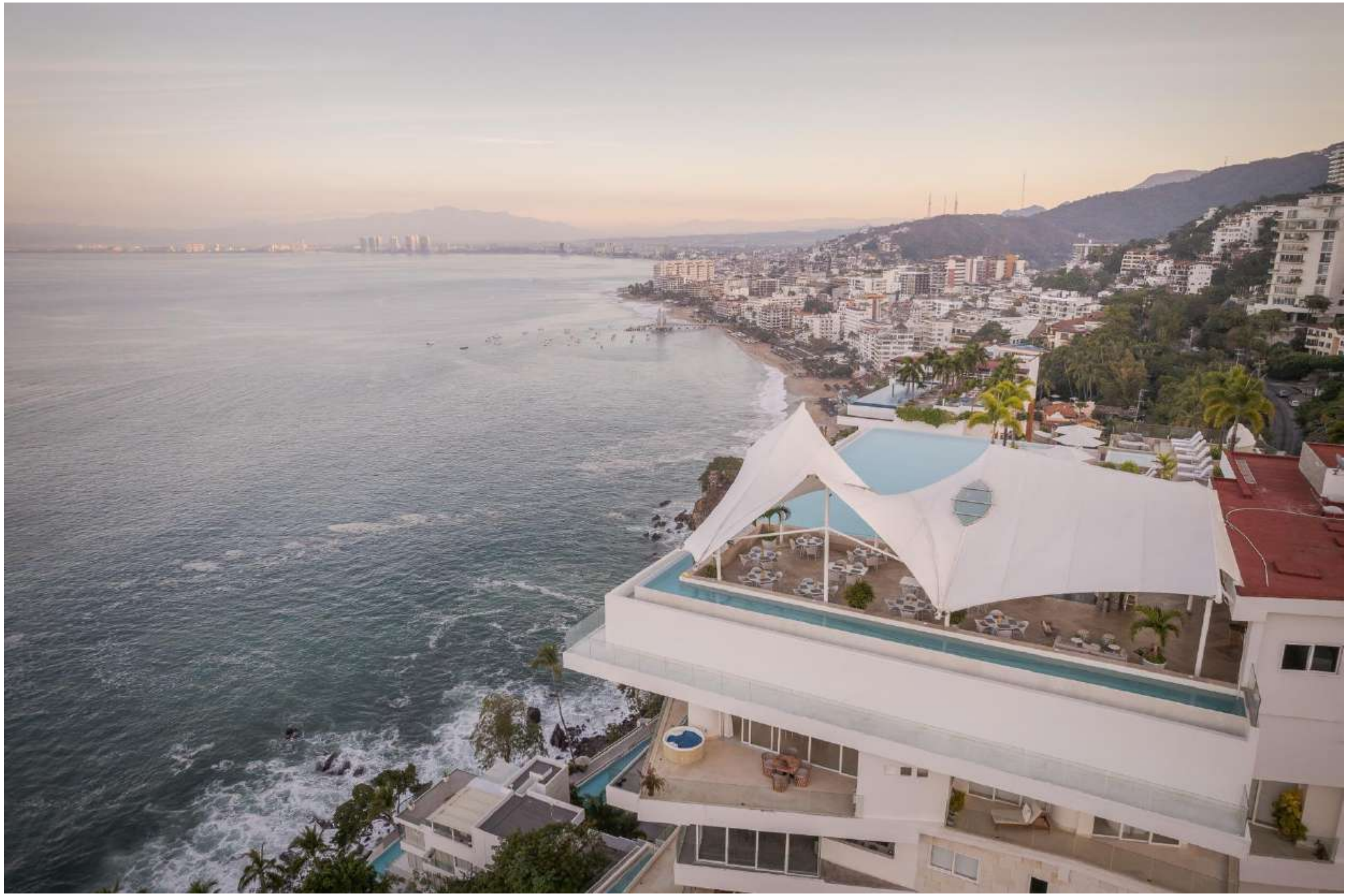
ROOM 5 (Pool Suite)

ROOM 5 (Cont'd)

ROOM 6 (Pool Suite)

COURTYARD

INDAH AMENITIES



INDAH AMENITIES

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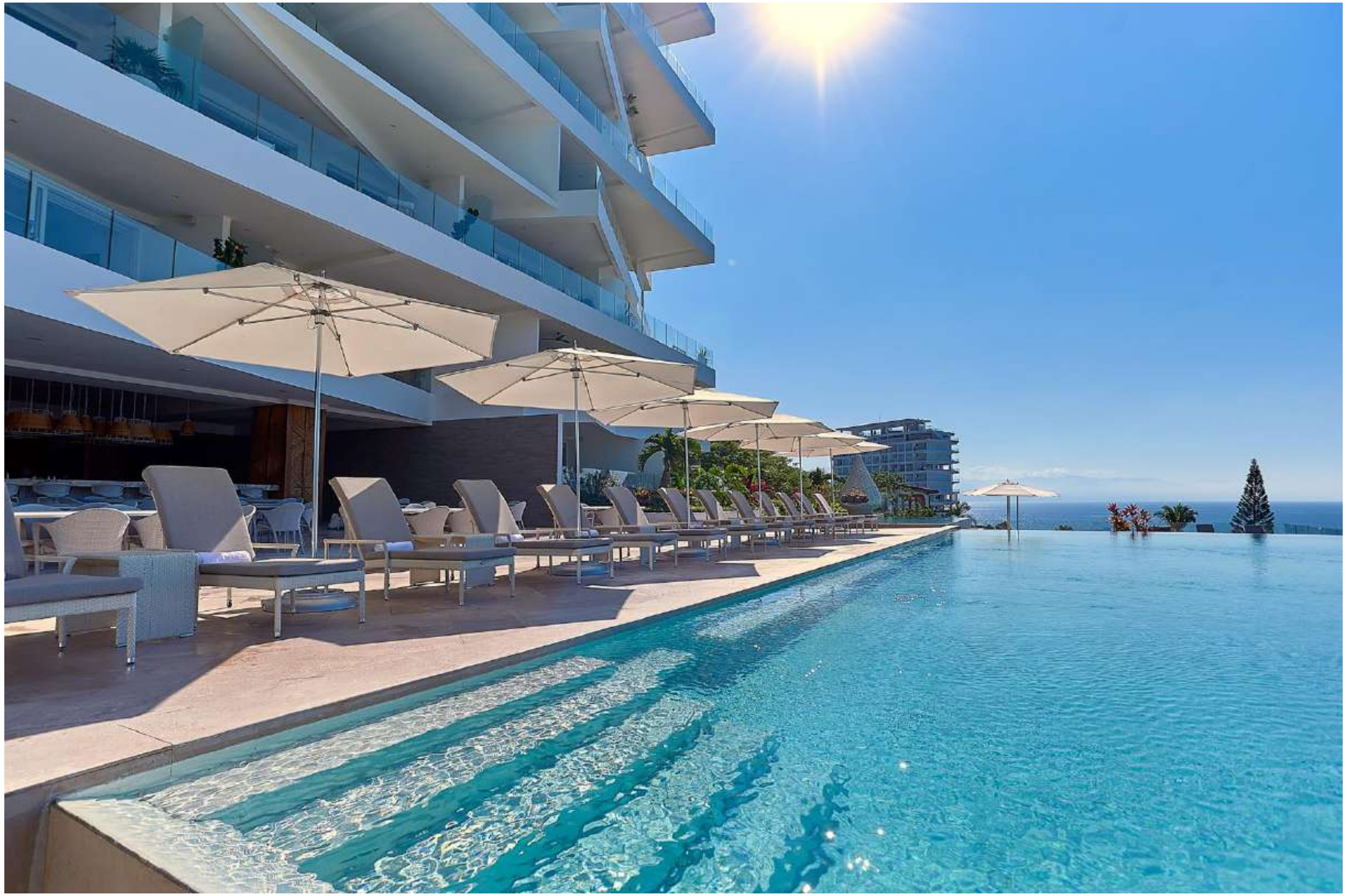
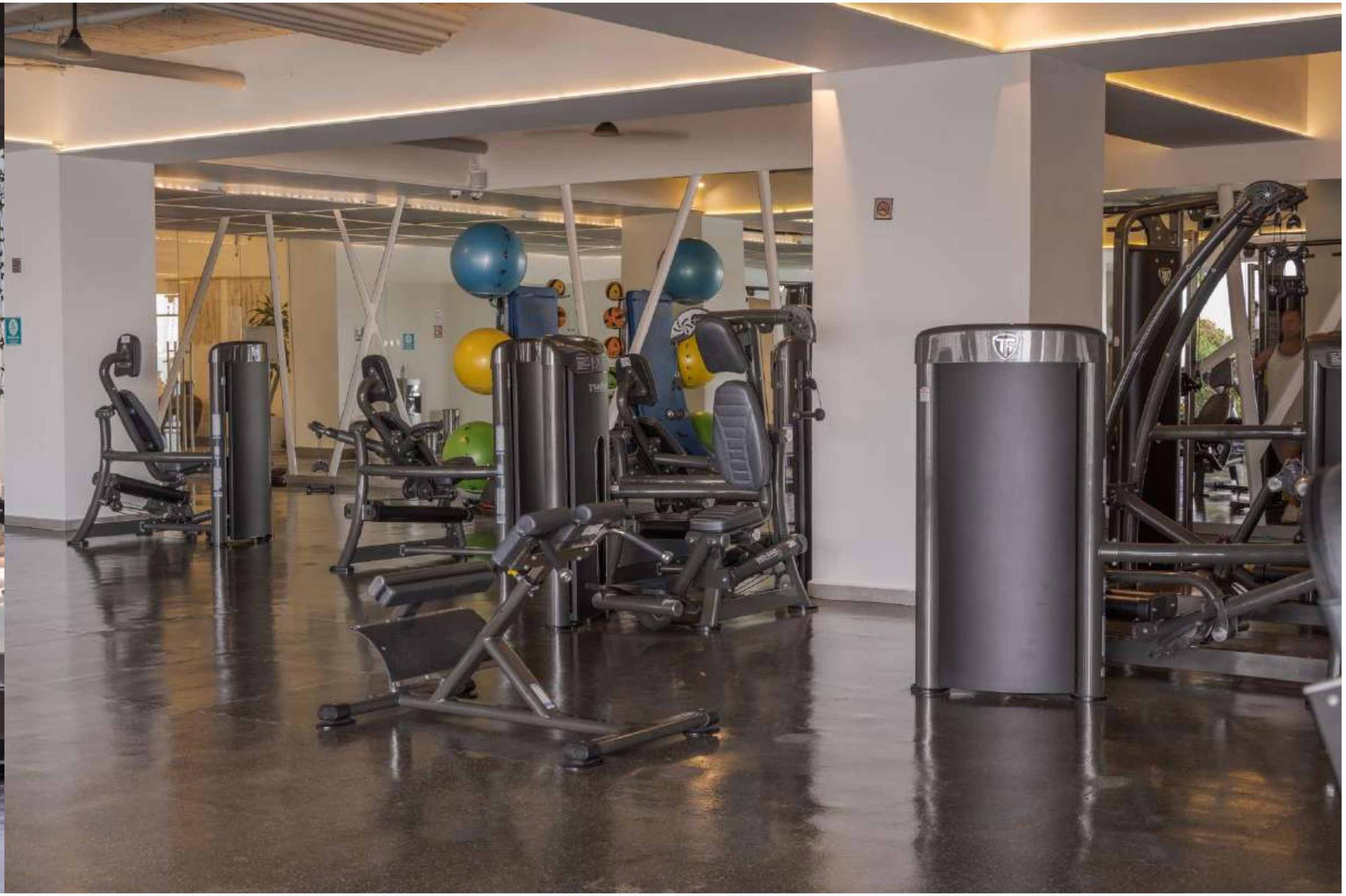


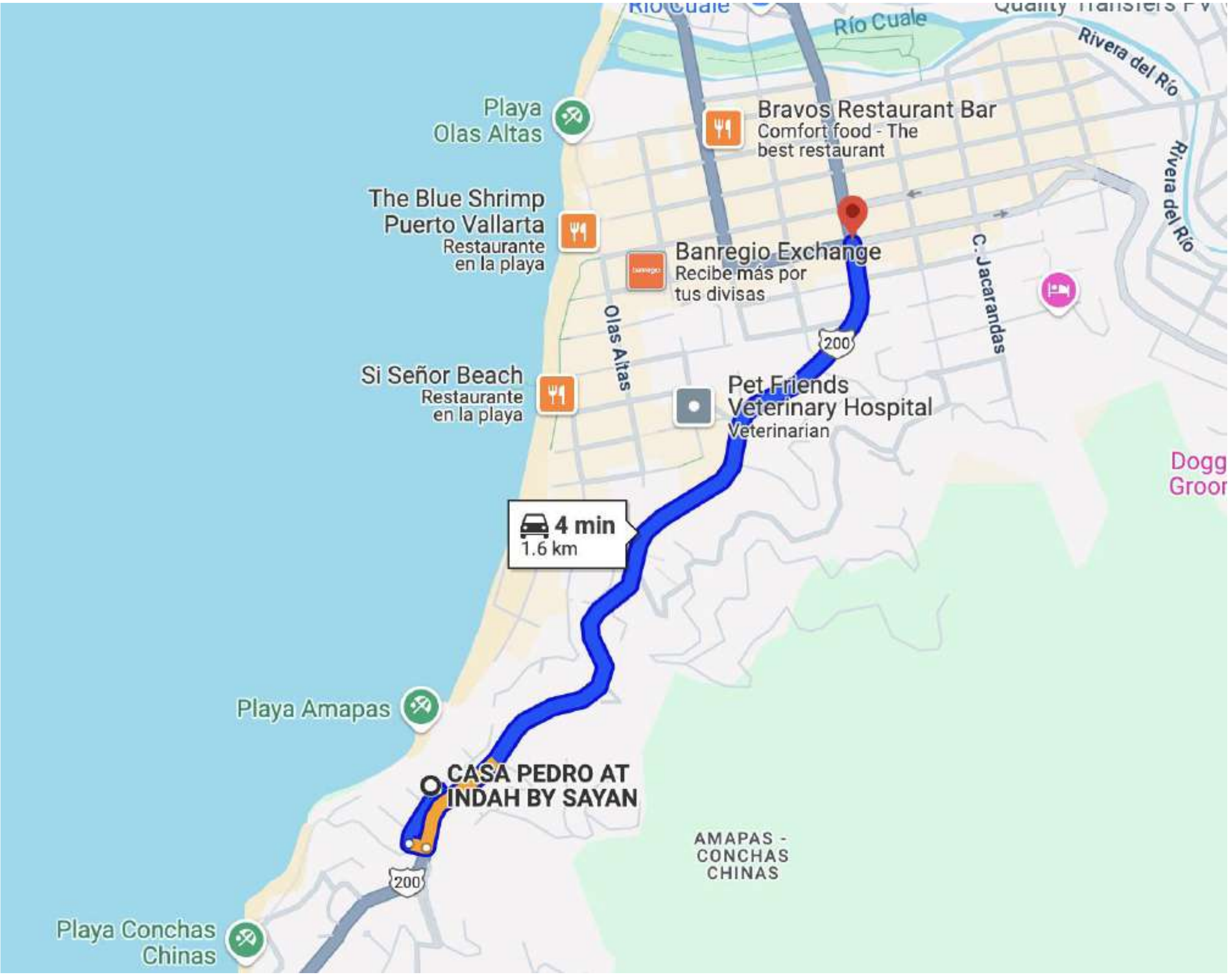
INDAH AMENITIES



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 Before Nov 2024	Average Average	29.92% 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