



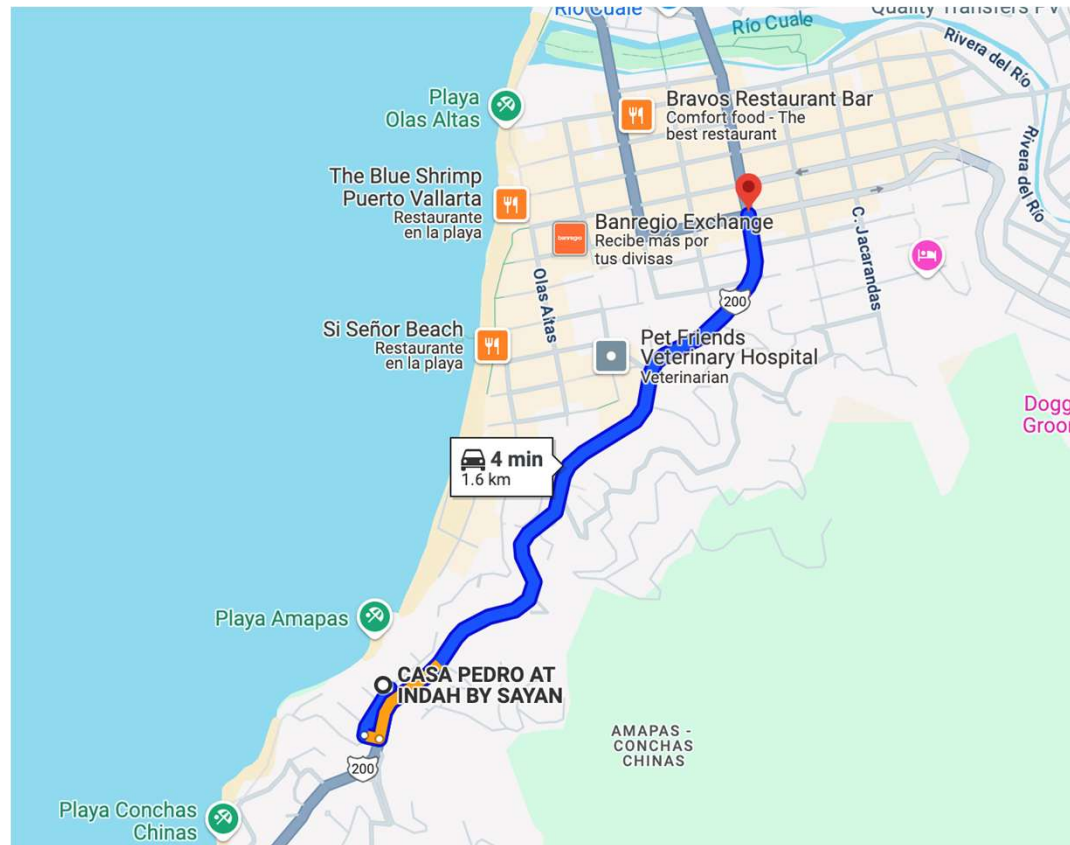
CASA PEDRO

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

LOCATION

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



RESERVATIONS

renovation period

2023

Month	Reservations	Occupancy.
Jan-23	\$ 34,115	87%
Feb-23	\$ 36,634	83%
Mar-23	\$ 31,856	75%
Apr-23	\$ 23,552	72%
May-23	\$ 16,921	67%
Jun-23	\$ 16,601	77%
Jul-23	\$ 16,039	76%
Aug-23	\$ 16,739	77%
Sep-23	\$ 9,181	44%
Oct-23	\$ 12,208	60%
Nov-23	\$ 25,754	80%
Dec-23	\$ 34,044	64%
SUM	\$ 273,644	72%

2024

Month	Reservations	Occupancy
Jan-24	\$ 31,848	86%
Feb-24	\$ 23,542	71%
Mar-24	\$ 25,567	74%
Apr-24	\$ 12,182	54%
May-24	\$ 22,229	85%
Jun-24	\$ 12,190	60%
Jul-24	\$ 10,991	53%
Aug-24	\$ 13,151	56%
Sep-24	\$ 14,936	57%
Oct-24	\$ 17,656	67%
Nov-24	\$ 26,340	81%
Dec-24	\$ 35,494	63%
SUM	\$ 246,126	67%

Operating Expenses

Calculated with USD 1/20 MXN FX Rate

ESTIMATED EXPENSES (Pre IVA)

	Monthly	Annually
HOA Fee	\$ 2,980.00	\$ 35,760.00
Water	\$ 225.00	\$ 2,700.00
Gas	\$ 300.00	\$ 3,600.00
Electricity	\$ 754.00	\$ 9,048.00
Internet	\$ 25.00	\$ 300.00
Property Tax	\$ -	\$ 1,714.00
Insurance	\$ -	\$ 2,586.00
Pool Maintenance	\$ 300.00	\$ 3,600.00
Supplies	\$ 430.00	\$ 5,160.00
Property Management Fee	\$ 520.00	\$ 6,240.00
Other Maintenance Expenses	\$ 260.00	\$ 3,120.00
Equipment Replacement	\$ -	\$ 1,750.00
SUM	\$ 5,794.00	\$ 75,578.00

Cash Flow Summary

Cash Flow	Reservations	Platform Fees	Maxwell Commission	Property Expenses	Net Cash Flow
2023	\$ 273,644	\$ -	\$ 54,728.80	\$ 75,578.00	\$ 143,337.20
2024	\$ 246,126	\$ 25,790.00	\$ 44,067.20	\$ 75,578.00	\$ 100,690.80
2025	\$ 302,756	\$ 37,472.00	\$ 53,056.80	\$ 75,578.00	\$ 136,649.20

SUMMARY

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

