

# RETURN OF INVESTMENT

IT BEACH  
PLAYA DEL CARMEN



	THREE BEDROOM		Condo with value Of:		\$ 690.000 USD
	RATE DAILY / T. DIARIA	INCOME / INGRESOS	GASTOS / EXPENSE	NET INCOME/ INGRESO NETO	
<b>SEASON / TEMPORADA</b>					
ALTA/HIGH(60 days) 42 BOOKED	US\$ 775.00	US\$ 32,550.00	US\$ 5,167.42	US\$ 27,382.58	
MEDIA/MID (180 days) 126 BOOKED	US\$ 370.00	US\$ 46,620.00	US\$ 15,502.25	US\$ 31,117.75	
BAJA/LOW (125 days) 88 BOOKED	US\$ 250.00	US\$ 22,000.00	US\$ 10,334.83	US\$ 11,665.17	
<b>Cálculo sobre un 70 % de ocupación</b>		<b>US\$ 101,170.00</b>	<b>US\$ 31,004.50</b>	<b>US\$ 70,165.50</b>	
<b>TOTAL INCOME YEARLY / INGRESOS ANUALES</b>				<b>US\$ 70,165.50</b>	
	<b>MONTHLY EXPENSES / GASTOS MENSUALES</b>		<b>ANUAL EXPENSES / GASTO ANUAL</b>		
AGUA/WATER		US\$ 25.00		US\$ 300.00	
CONDO MAINTENANCE FEE		US\$ 286.00		US\$ 3,432.00	
LUZ/LIGHT		US\$ 85.00		US\$ 1,020.00	
COMISIONES/COMMISSIONS		US\$ 2,107.71		US\$ 25,292.50	
INTERNET Y CABLE/INTERNET AND CABLE		US\$ 30.00		US\$ 360.00	
MANTENIMIENTOS MAYORES/MAJOR MAINTENANCES		US\$ 50.00		US\$ 600.00	
<b>GASTOS TOTALES MENSUALES / RATE MONTHLY</b>		<b>US\$ 2,583.71</b>			
<b>GASTOS TOTALES ANUALES / TOTAL ANUAL EXPENSES</b>				<b>US\$ 27,572.50</b>	
<b>ROI</b>					<b>10.17%</b>

\*ROI calculado según promedio 65% ocupación mensual, siempre y cuando la unidad esté disponible en todas las fechas.

\*ROI calculated according to average 65% monthly occupation, as long as the unit is available on all dates.

\* Cálculo según las tarifas de mercado existentes. Puede variar, dependiendo del grado de ocupación y competencia existente.

\*Calculation according to the existing market rates. These can be modified depending on the degree of occupation of the place and the competition.