

Singular was born to cover the need for specialization in the management of condo hotels; based on the extensive experience and successes achieved by our hotel brands THE REEF (all-inclusive plan) and BUNIK HOTELS (European plan).

*Get it if
you want it!*

The Concept

It's very simple: Your residence and hotel business, **ALL IN ONE**.

This business model allows our investors to acquire a property where they can stay while on vacation or rent out as a hotel room while they're not using it.

This is a **NON-RISK, GUARANTEED** investment with an important **RETURN ON INVESTMENT (ROI)**.

Our hotels are specifically designed with modern services and amenities that rival those of any luxury hotel.



Why invest with us?

What makes Singular Residence Hotels unique?

PRICE:

This business model is specifically designed to maximize our clients' ROI while ensuring their satisfaction (and their guests') at the best market price.

CONCEPT:

A unique concept with a privileged location and an unbeatable price.

BENEFIT:

Thanks to our concept, design, business model and location, we can offer the best benefits compared to other nearby condos.

LOCATION ABOVE EVERYTHING ELSE:

Mexico is the sixth-most-visited tourist destination in the world and Playa del Carmen one of its main attractions. Surrounded by endless beauty in a city where accommodation is always at its highest demand and where every tourist wants to be: near bars, shops, restaurants, nightclubs, Fifth Avenue and the beach.

The high season is almost a year long: nine months to be exact.

FLEXIBILITY:

You can use your property whenever you want. Singular Residence Hotels will operate at 100% capacity, allowing you to be part of a successful industry that offers average occupancy rates of more than 90% per year.



ZERO RISK GUARANTEE:

We can guarantee a loss-free investment in your annual operating return, thanks to our property management system. Singular Residence Hotels will offer first class services such as bar, restaurant, room service, bellboy, concierge and laundry. You'll have a hotel suite with an additional kitchen, living room and beautiful balcony.

SINGULAR is a “turnkey” project: in other words, you only have to worry about packing your luggage since we'll give you your apartment fully furnished and equipped.

We offer units with a lock-off option, where you can split your apartment in two so you can use or rent each part separately.

Your investment will be taken care of by our highly qualified staff, whose experience in hotel management covers more than 30 years in this popular destination.

Do you need more reasons?

Who?

Our hotel companies have worked for more than 30 years in the tourism sector in the most important destination in Mexico: Playa del Carmen, a city ranked as the sixth most-visited tourist destination worldwide.

1998

“THE REEF PLAYACAR” opens with 196 rooms.

2001

“THE REEF COCOBEACH” opens with 196 rooms.

2010

Vacation rental management with a market value of USD \$25 million.

2012

“LA PASIÓN BY BUNIK” opens with 41 rooms. European Plan Boutique Hotel concept.

2012-2015

Creation and market launch of three new complexes under the BUNIK brand.

2018

“THE REEF 28” opens with 120 rooms.

2019

“LA VICTORIA BY BUNIK” opens with 83 rooms. “SINGULAR JOY” opens.

2020

“SINGULAR DREAM” opens.







*Av 1 y Calle 14
Playa del Carmen, Quintan Roo.*

Where?

Playa del Carmen is the main destination of the Mexican Caribbean with a 90% average annual occupation. Our hotels have a privileged location that makes them even more attractive for all guests.





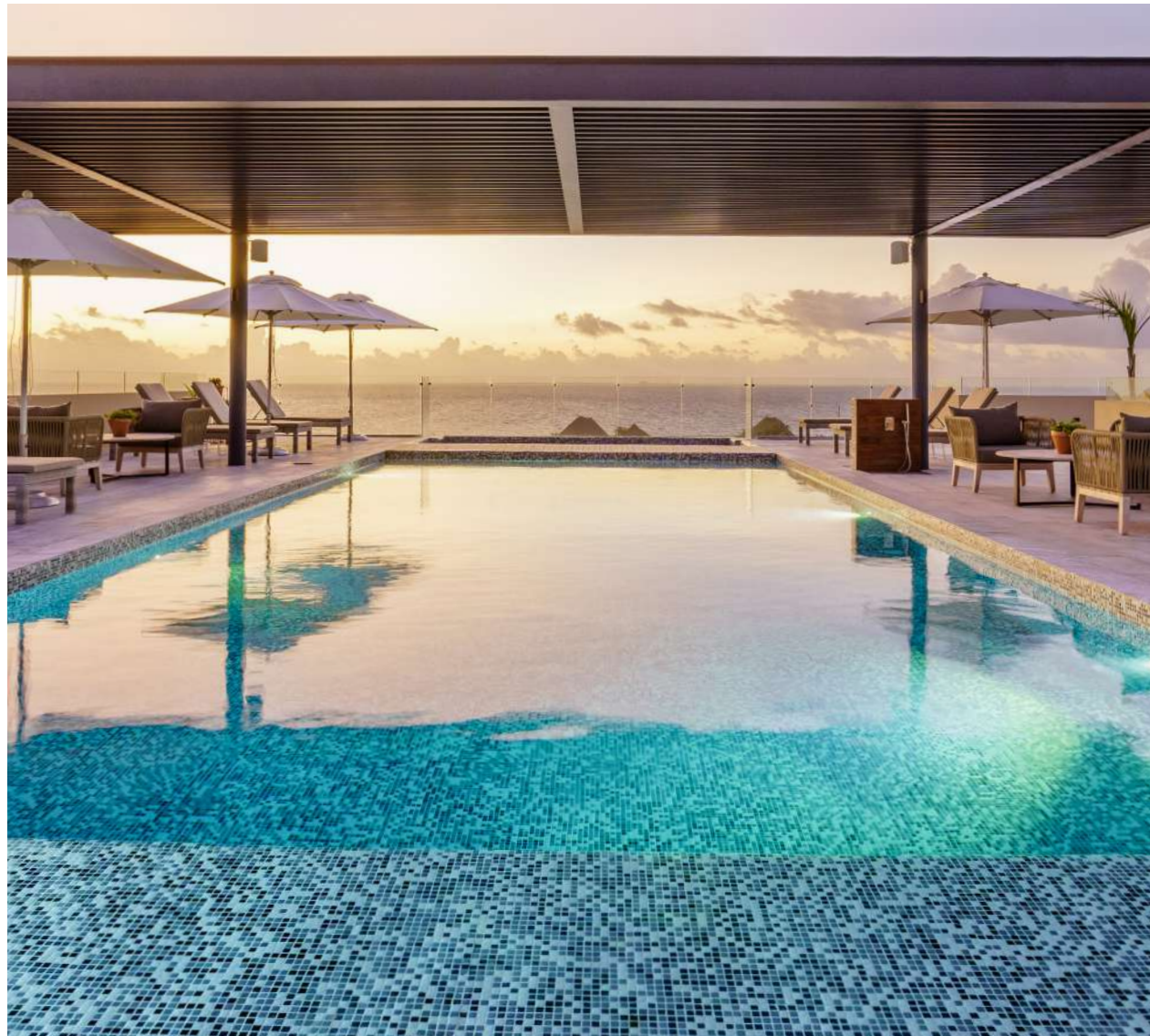
Amenities

- 3 infinity pools.
- Sky bar.
- Concierge.
- Room service.
- Spa.
- Gym.
- Housekeeping.
- WiFi.

GET IT IF YOU WANT IT

- Turn key.
- 116 Condos.
- 1, 2 and 3 bedrooms.
- Delivery summer 2021.

Infinity pools



Sky Bar



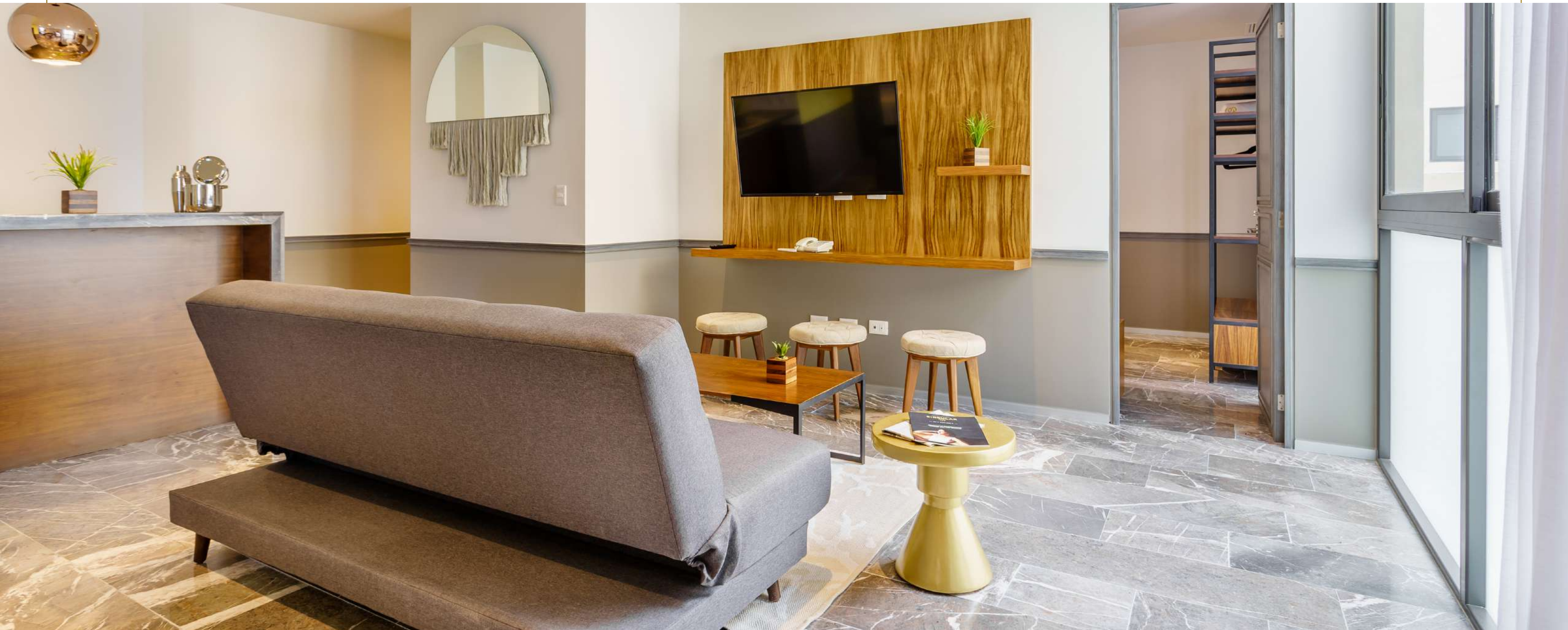
Lobby



Halls



Interiors



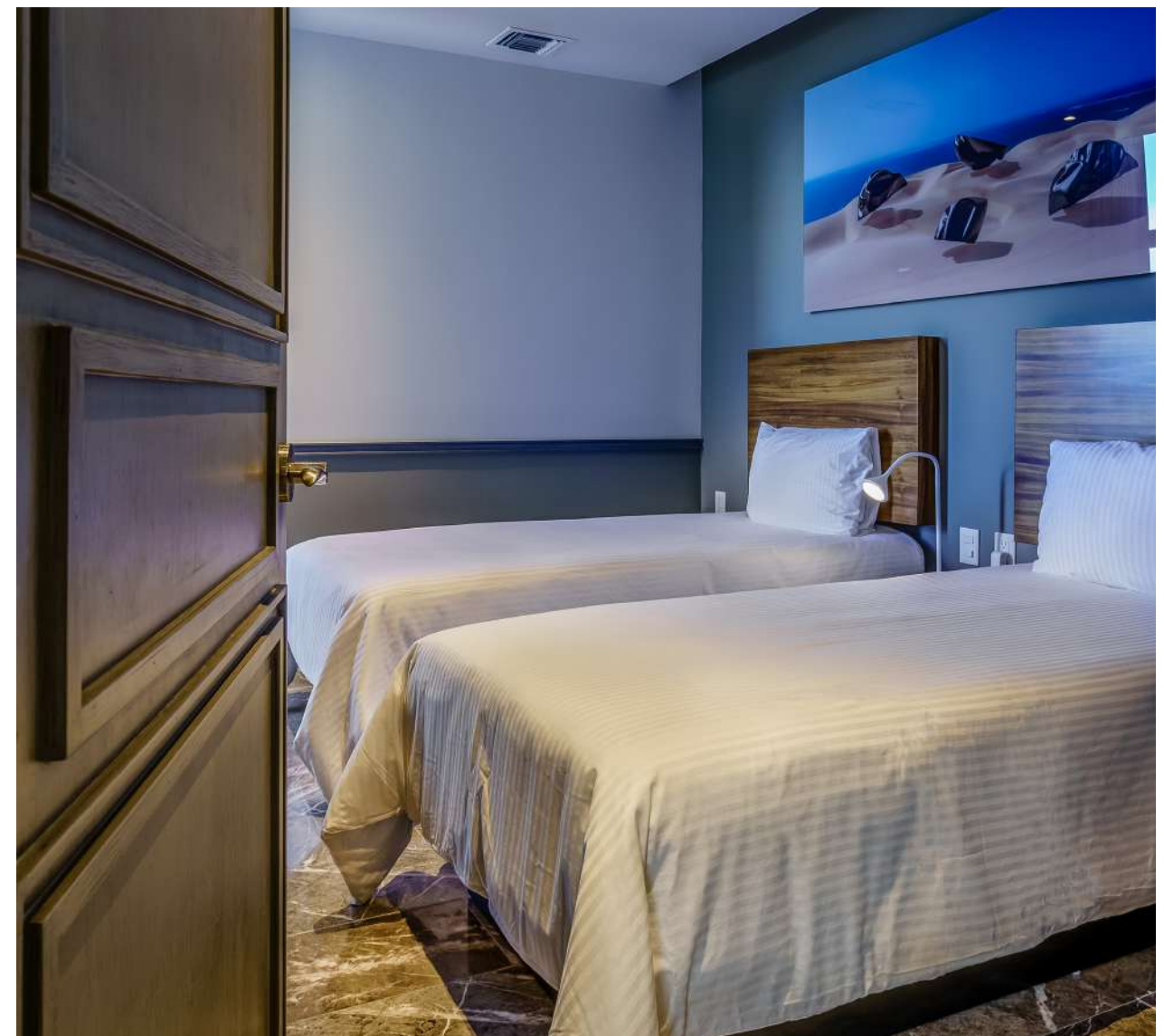
Living room



Kitchen



Bedrooms



EXCLUSIVE RENTALS PROGRAM (ERP)

Advantages of belonging to our ERP.

Certainty of the perfect state of the property, ideal for immediate use.

Enjoy without cost of the property by the owner for 100 days a year.

Excellent management of your property; both at an operational and commercial level. Professional and specialized teams by management areas.

Maximization of the yield of the investment, under criteria of control of expenses and maintenance and potentialization of income under the seal of quality of the service.

Brand creation and common prices policy. A coherent trajectory will favor the creation of a brand as a hotel, as is the excellent quality of the service and an adequate price policy.

Each owner will receive the retribution according to the number of days that the residence is occupied by guests.

Estar en buenas manos. Formar parte de un grupo Be in good hands Be part of a business group with experience and awarded by the guests. Specialists in launching new products, and not just in operation.

Enjoy the advantages of access to other properties of the group and use of service companies (restaurants and excursions) with discounts and promotions, and allied companies.

GET THE BEST OF YOUR INVESTMENT

OPERATION OF THE EXCLUSIVE RENTALS PROGRAM (ERP)

The residences receive their benefit according to their own hotel occupancy.

The hotel operation covers the maintenance costs of the units, their services, marketing, marketing and operating expenses in the ERP. The income liquidates the mentioned points.

Hotel operating expenses are covered by the income of the units' income.

The benefits are shared:

The net profit obtained will be distributed:
70 percent for owners. 30 percent for the operator.

Contracts of 3 years with the possibility of renewal of 2 more years.

The owners have the right to enjoy their residence for 120 days.

- 40 days in high season.
(Considered the high season from December 21 until the end of Easter week, and from July 11 to August 16).
- 80 days in the rest of the year.

Property Administration:

- Generation of monthly account statements.
- Care in maintaining it.
- Payment of services to the owner's name.



Owner's reservations

Blocking of dates in advance of:

90 days in high season.

15 days rest of the year.

* Reservations are subject to availability at the time of requesting the block.

Cancellations policy of owner reservations.

No penalty if the notice is earlier than 90 days of your entry.

With penalty of:

50% if the notice is between 90 and 30 days prior to entry.

100% if the notice is less than 30 days prior to entry.

Services with discount for the owner (with a discount of 20%).

Spa

Food and drinks.

Costs not included in the Exclusive Revenue Program.

Monthly condominium fee.

Maintenance in common areas.

Elevators, hydraulic, access doors, swimming pools, gym.

Cleaning in common areas.

Reception, corridors, elevators, parking, bathrooms, roof, gym, furniture.

Services.

Reception, security, insurance, communication and reports to owners, administration of services, budget control.

Property tax, tv cable and internet.

Extra costs per event.

SALE REVENUE MANAGEMENT

VACATIONAL RENTALS

When the ERP does not adapt to your needs, you can opt for the vacation rental program.

We offer a property management service of excellence, which allows you to not have to worry about anything.

Administration

Accounting and reserve transparency. Maintenance and care of your property.

Advertising.

Global Hotel Distribution Systems (GDS), and online reservations.

Guest service 24/7.

Additional services such as: Private chefs, tours and excursions, airport transportation, spa services, among others.

You do not have to worry about anything, your assets are in the best hands. To expand the information, our representatives are at your disposal.

