



FINANCIAL RUN LOCH 2BR GARDEN POOL

INVESTMENT PLAN AT 5 YEARS

INVESTMENT: \$6,099,000 PESOS

UNIT:	026	
PRICE LIST:	\$6,099,000 PESOS	
PURCHASE PRICE:	\$6,099,000 PESOS	*editable cell
SQM - M2:	140.40 M2	
PRICE PER SQM:	\$43,440 PESOS/M2	
TIPOLOGY:	2BR GARDEN POOL	
RENTAL EARNINGS:	\$3,079,652	
ESTIMATED PRICE AT 5 YEARS:	\$8,576,437	
RENTAL INCOME + CAPITAL GAIN:	\$ 11,656,088 PESOS (3,079,652 + 8,576,437)	
PROFIT AT 5 YEARS:	\$5,557,088 PESOS (11,656,088 - 6,099,000)	

PROFIT AT 5 YEARS \$ 5,557,088 91.1% (18.2% ANUAL)

	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6
	feb.-22	feb.-23	feb.-24	feb.-25	feb.-26	feb.-27	feb.-28
AVERAGE OCCUPANCY		76.00%	76.00%	76.00%	76.00%	76.00%	76.00%
AVERAGE RATE		4,940	5,187	5,446	5,719	6,005	
RENTAL INCOME		1,370,356	1,438,874	1,510,817	1,586,358	1,665,676	
OPERATIONAL COSTS		548,142	575,550	604,327	634,543	666,271	
2% RESERVE FOUND		27,407	28,777	30,216	31,727	33,314	
MAINTENANCE FEE (HOA)		108,449	108,449	108,449	108,449	108,449	
TOTAL COSTS		683,998	712,776	742,992	774,719	808,033	
PROFIT		686,358	726,098	767,826	811,639	857,644	
20% ADMINISTRATION FEE		137,272	145,220	153,565	162,328	171,529	
BENEFIT FOR THE OWNER		549,086	580,879	614,260	649,311	686,115	0
RESALE PRICE (BENEFIT YEARS 5 / 8%)							8,576,437
TOTAL INCOMES	0	549,086	580,879	614,260	649,311	686,115	8,576,437
Accumulated incomes	0	549,086	1,129,965	1,744,225	2,393,537	3,079,652	11,656,088
PURCHASE PRICE	6,099,000						
TOTAL EXPENSES	6,099,000	0	0	0	0	0	0
Accumulated expenses	6,099,000	6,099,000	6,099,000	6,099,000	6,099,000	6,099,000	6,099,000
CASH FLOW	-6,099,000	549,086	580,879	614,260	649,311	686,115	8,576,437
ACCUMULATED CASH FLOW	-6,099,000	-5,549,914	-4,969,035	-4,354,775	-3,705,463	-3,019,348	5,557,088

3,079,652
8,576,437
11,656,088

6,099,000

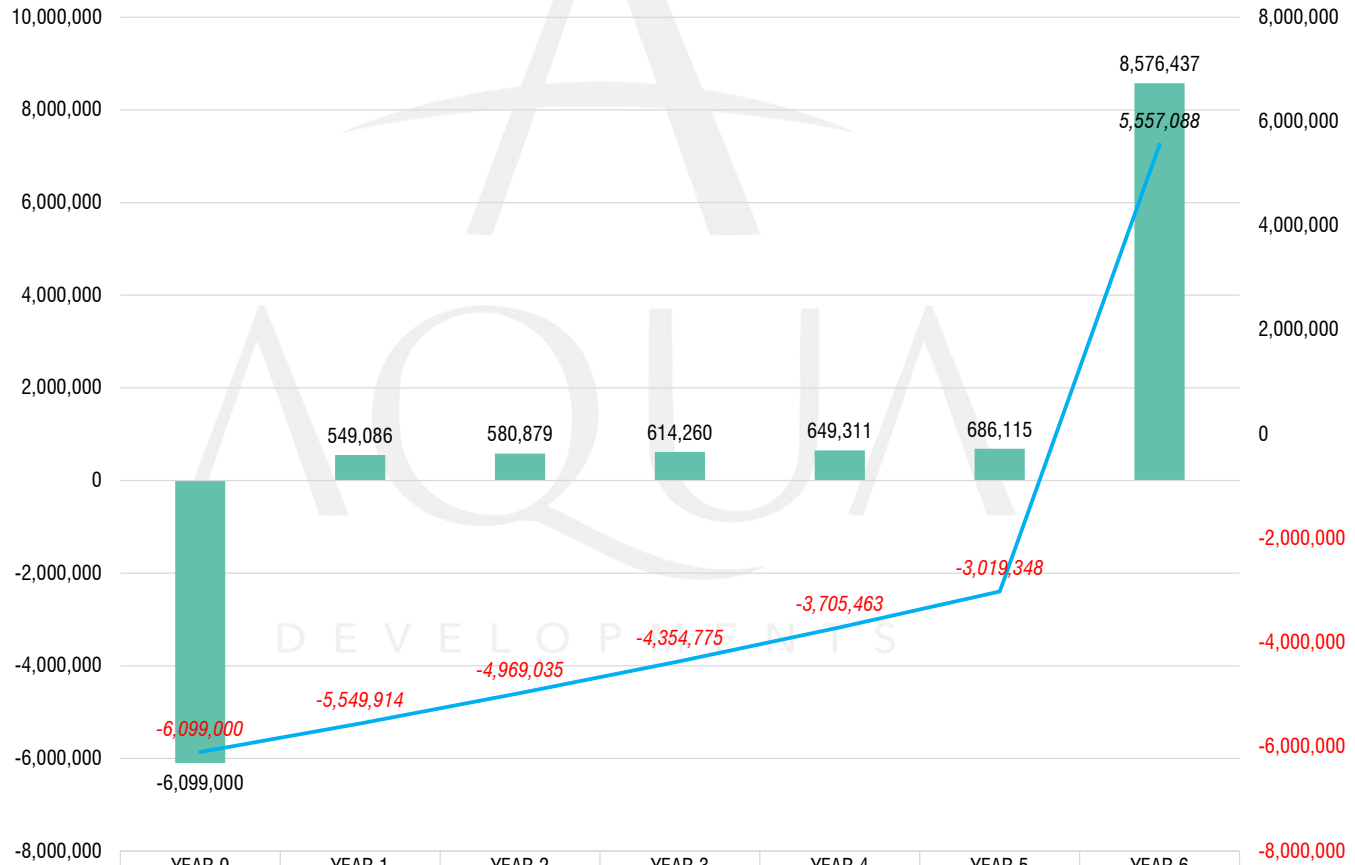
RENTAL EARNINGS	\$ 3,079,652	Rental earnings considering all expenses (administration fee, HOA fee, electricity, water, etc.)
ROI RENTALS	50.5%	10.1% average annual rent during the 5 years
RESALE PROFIT	\$ 2,477,437	Resale margin considering that the unit is resold at a ROI of 8%
RESALE ROI	40.6%	8.1% average annual capital gains during the 5 years
PROFITS IN 5 YEARS	\$ 5,557,088	Total profit, considering earnings on rentals and resale
ROI (RENTALS + CAPITAL GAIN)	91.1%	The return on capital is 91.1%, that is 18.2% annual average during the 5 years

* The information contained in this financial run is based on estimates and is subject to market variations. This analysis in no way commits Bunik or Grupo AQUA, who disclaim any commitment or responsibility regarding compliance with the projections presented here.

* The values presented are in mexican PESOS



CASH FLOW



■ CASH FLOW
— ACCUMULATED CASH FLOW

	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6
CASH FLOW	-6,099,000	549,086	580,879	614,260	649,311	686,115	8,576,437
ACCUMULATED CASH FLOW	-6,099,000	-5,549,914	-4,969,035	-4,354,775	-3,705,463	-3,019,348	5,557,088

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