



## FINANCIAL RUN LOCH 2BR LIVING POOL

### INVESTMENT PLAN AT 5 YEARS

**INVESTMENT: \$5,605,000 PESOS**

UNIT:	101	
PRICE LIST:	\$5,605,000 PESOS	
PURCHASE PRICE:	<b>\$5,605,000</b> PESOS	<i>*editable cell</i>
SQM - M2:	98.15 M2	
PRICE PER SQM:	\$57,106 PESOS/M2	
TIPOLOGY:	2BR LIVING POOL	
RENTAL EARNINGS:	\$2,810,199	
ESTIMATED PRICE AT 5 YEARS:	\$7,802,928	
RENTAL INCOME + CAPITAL GAIN:	<b>\$ 10,613,127 PESOS (2,810,199 + 7,802,928)</b>	
PROFIT AT 5 YEARS:	\$5,008,127 PESOS (10,613,127 - 5,605,000)	
<b>PROFIT AT 5 YEARS</b>	<b>\$ 5,008,127</b>	<b>89.4% ( 17.9% ANUAL )</b>

	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		4,378	4,596	4,826	5,068	5,321	
<b>RENTAL INCOME</b>		<b>1,214,346</b>	<b>1,275,064</b>	<b>1,338,817</b>	<b>1,405,758</b>	<b>1,476,045</b>	
OPERATIONAL COSTS		485,738	510,025	535,527	562,303	590,418	
2% RESERVE FOUND		24,287	25,501	26,776	28,115	29,521	
MAINTENANCE FEE (HOA)		75,814	75,814	75,814	75,814	75,814	
<b>TOTAL COSTS</b>		<b>585,839</b>	<b>611,340</b>	<b>638,117</b>	<b>666,232</b>	<b>695,753</b>	
<b>PROFIT</b>		<b>628,507</b>	<b>663,723</b>	<b>700,700</b>	<b>739,526</b>	<b>780,293</b>	
20% ADMINISTRATION FEE		125,701	132,745	140,140	147,905	156,059	
<b>BENEFIT FOR THE OWNER</b>		<b>502,806</b>	<b>530,979</b>	<b>560,560</b>	<b>591,621</b>	<b>624,234</b>	<b>0</b>
RESALE PRICE (BENEFIT YEAR5 / 8%)							7,802,928
<b>TOTAL INCOMES</b>	<b>0</b>	<b>502,806</b>	<b>530,979</b>	<b>560,560</b>	<b>591,621</b>	<b>624,234</b>	<b>7,802,928</b>
Accumulated incomes	0	502,806	1,033,784	1,594,344	2,185,965	2,810,199	10,613,127
PURCHASE PRICE	5,605,000						
<b>TOTAL EXPENSES</b>	<b>5,605,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Accumulated expenses	5,605,000	5,605,000	5,605,000	5,605,000	5,605,000	5,605,000	5,605,000
<b>CASH FLOW</b>	<b>-5,605,000</b>	<b>502,806</b>	<b>530,979</b>	<b>560,560</b>	<b>591,621</b>	<b>624,234</b>	<b>7,802,928</b>
<b>ACCUMULATED CASH FLOW</b>	<b>-5,605,000</b>	<b>-5,102,194</b>	<b>-4,571,216</b>	<b>-4,010,656</b>	<b>-3,419,035</b>	<b>-2,794,801</b>	<b>5,008,127</b>

2,810,199  
7,802,928  
10,613,127

5,605,000

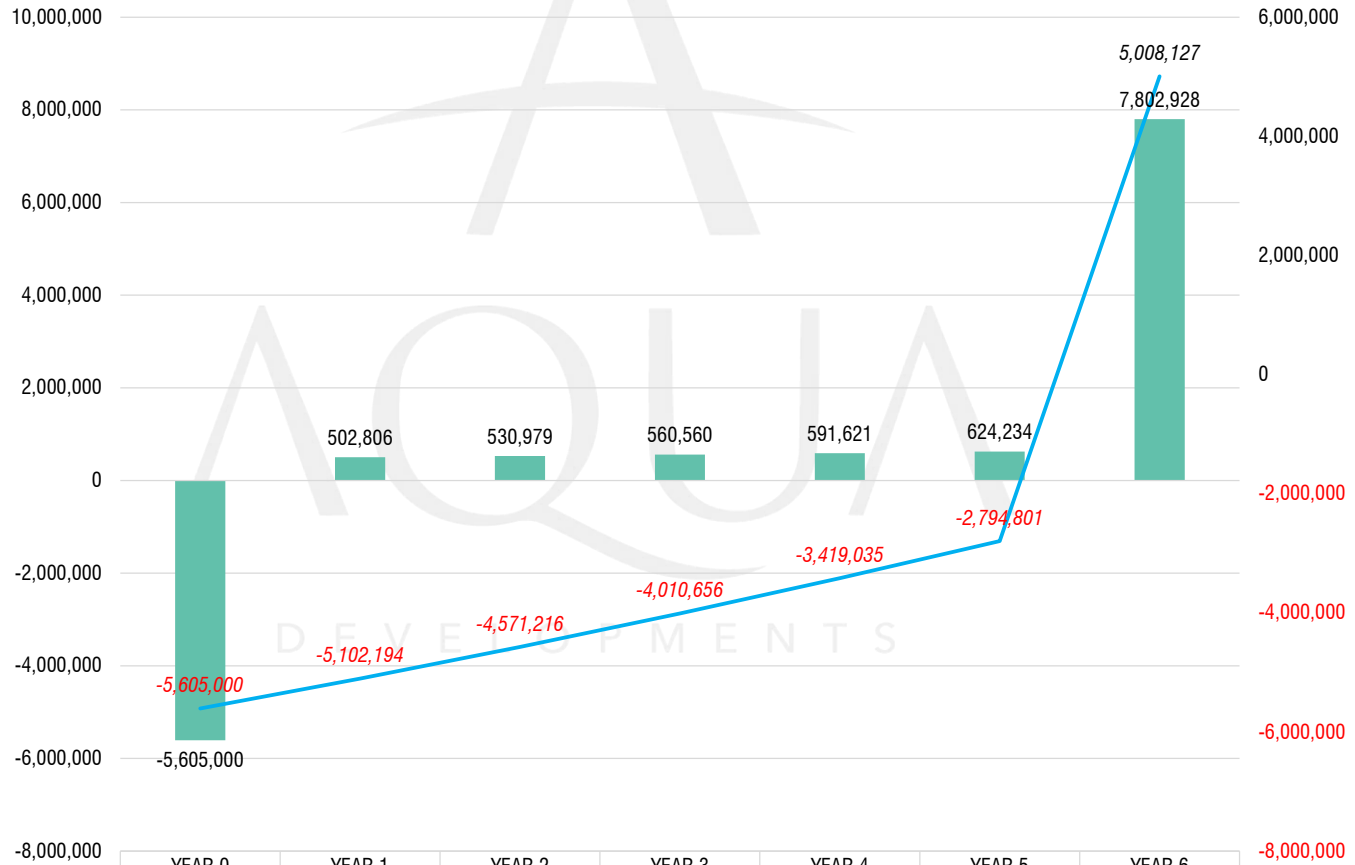
<b>RENTAL EARNINGS</b>	\$ 2,810,199	Rental earnings considering all expenses (administration fee, HOA fee, electricity, water, etc.)
<b>ROI RENTALS</b>	50.1%	10.0% average annual rent during the 5 years
<b>RESALE PROFIT</b>	\$ 2,197,928	Resale margin considering that the unit is resold at a ROI of 8%
<b>RESALE ROI</b>	39.2%	7.8% average annual capital gains during the 5 years
<b>PROFITS IN 5 YEARS</b>	\$ 5,008,127	Total profit, considering earnings on rentals and resale
<b>ROI (RENTALS + CAPITAL GAIN)</b>	<b>89.4%</b>	The return on capital is 89.4%, that is 17.9% 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	-5,605,000	502,806	530,979	560,560	591,621	624,234	7,802,928
ACCUMULATED CASH FLOW	-5,605,000	-5,102,194	-4,571,216	-4,010,656	-3,419,035	-2,794,801	5,008,127

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