



# THE BEACH

Punta Cana City Place

# Why should you Invest in Punta Cana?

Punta Cana's property market has seen a compound annual **growth rate of approximately 7%** in the last decade.

01

## Easy for Foreign Investors

The combination of growth potential and accessible entry points makes it perfect for first-time international investors.

03

## Tax Exempt for 15 Years

Thanks to the CONFOTUR law, new investors are exempt of property taxes for 15 years. This makes it a perfect opportunity.

02

## Positive Cash Flow

With an average price of \$140 per night in the Downtown area, the estimated returns are well above other Caribbean options.

04

## Stable Political Climate

Whether you're looking for a rental property or a vacation home, rest assured that the laws favor investors in the island.



# The Beach & Punta Cana by the numbers.

Punta Cana boasts a booming tourism sector, rising property values, and government investment incentives, making it a prime location for profitable ventures.

**\$140**

## Average Price Per Night

The average price per night in the Downtown / Punta Cana area is \$140 (Airbnb Data). At The Beach, we expect higher rental prices.

**20-30%**

## Management Fees

Depending on the management company you choose, you will be charged a property management fee.

**68%**

## Airbnb Occupancy Rate

According to AirDNA, a Short-Term Rental Data Analytics company, the average occupancy rate in Punta Cana is 68%.

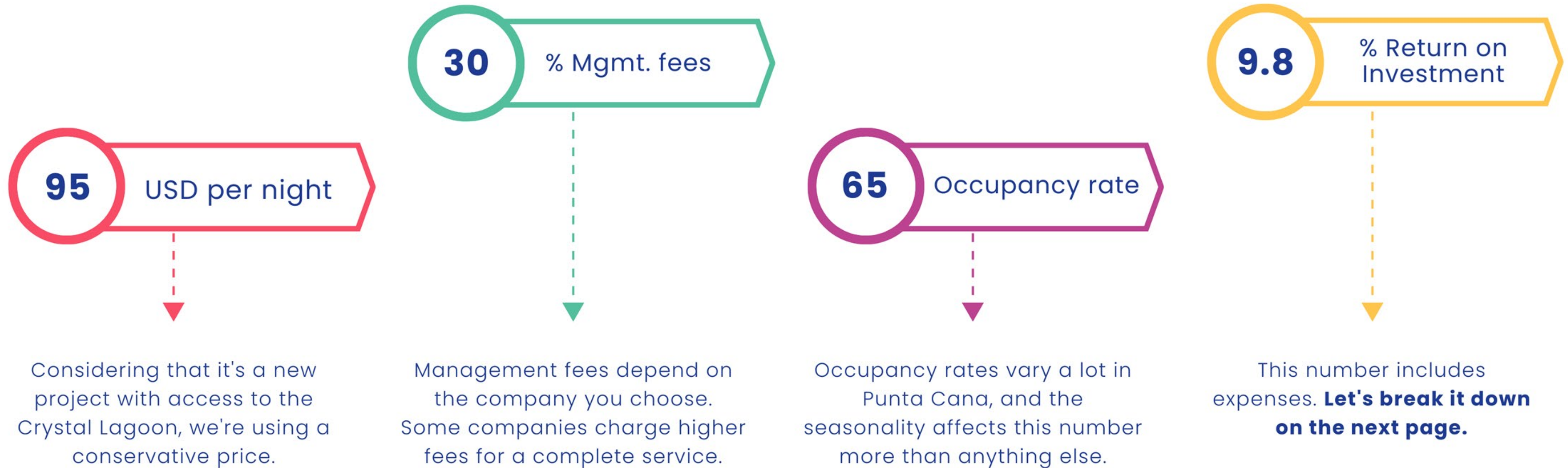
**9%+**

## Capitalization Rate

We ran the numbers. Based on these estimates, apartments at The Beach can yield up to 9.8%



# Let's see what a Studio Apartment offers in Arena



Using more conservative numbers (Room Price 100-120 USD and Higher Expenses) the ROI varies between 8 and 13%.

# ROI of Arena: Studio

All Arena residents have access to the Crystal Lagoon, sports areas, shops, and restaurants at Palmera, our Condo-Hotel.

Furnishing isn't included in this exercise, as the owner can determine his own budget to calculate depreciation.

Real Estate Project	
Location	PUNTA CANA
Development	THE BEACH
Unit	ARENA T2 6/7/8/13/14/15/16
Bedrooms	Studio
M <sup>2</sup> Internal	45m <sup>2</sup>
M <sup>2</sup> Terrace	0m <sup>2</sup>
Real Estate Property Tax	
Tax %	0.00%
Rental Management Program	
Rental management (%)	30.00%
Average Rental Price	
Rental price per night	\$95.00
Monthly rental price	\$750.00
Property price	\$123,000.00
Furniture, equipment, decoration	\$0.00
Extras	\$0.00
Total Investment	<b>\$123,000.00</b>
Monthly Expenses	
Monthly maintenance H.O.A.	\$120.00
Electricity, water and gas monthly	\$130.00
Internet & cable monthly	\$60.00
Total Monthly Expenses	<b>\$310.00</b>

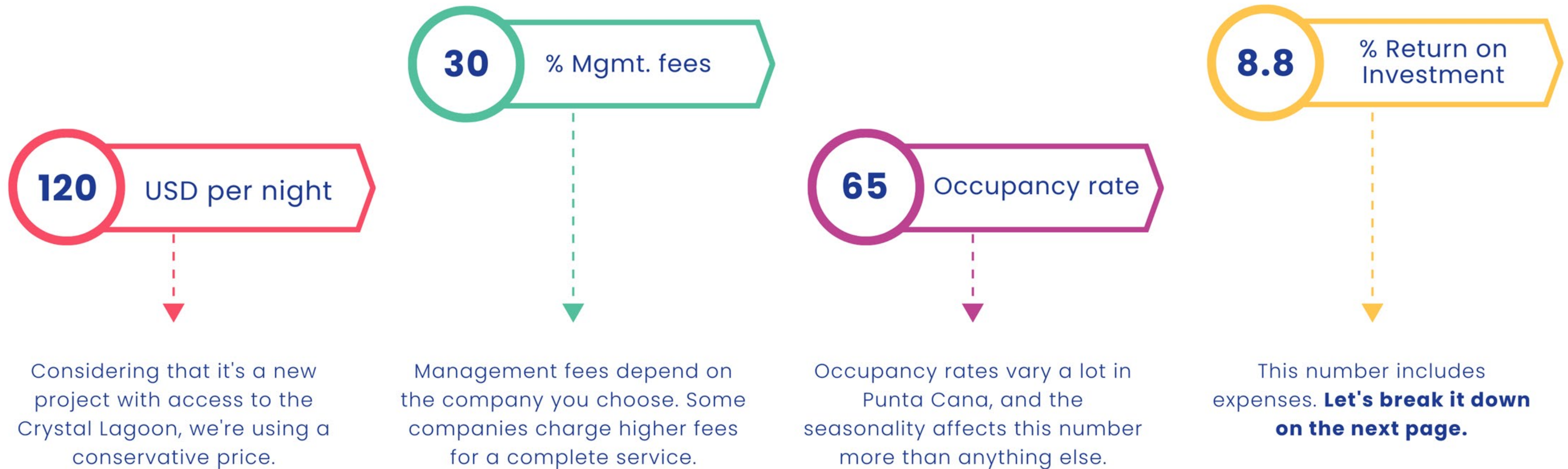
Short Term	Vacation Rental			
ITEM	UNIT	65%	55%	45%
Occupancy rate	% ANNUAL			
Nominal occupancy	DAYS PER YEAR	237	201	164
Gross income	US\$ PER YEAR	\$22,515.00	\$19,095.00	\$15,580.00
Expenses	US\$ PER YEAR	\$3,720.00	\$3,720.00	\$3,720.00
Taxes	US\$ PER YEAR	-	-	-
Rental management	US\$ PER YEAR	\$6,754.50	\$5,728.50	\$4,674.00
Net income	US\$ PER YEAR	\$12,040.50	\$9,646.50	\$7,186.00
Average net income	US\$ MONTHLY AVERAGE	\$1,003.38	\$803.88	\$598.83
R.O.I.	NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>9.79%</b>	<b>7.84%</b>	<b>5.84%</b>

Long Term	Monthly Rental
ITEM	UNIT
Occupation	MONTHS PER YEAR
	12
Gross Income	US\$ PER YEAR
	\$9,000.00
Maintenance	US\$ PER YEAR
	\$1,440.00
Taxes	US\$ PER YEAR
	-
Net Income	US\$ PER YEAR
	\$7,560.00
Net Monthly Income	US\$ MONTHLY
	\$630.00
R.O.I.	% OF NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY
	<b>6.15%</b>

This profitability exercise has been prepared for this specific unit. It is only intended as a reference guide, based on current average market data. The Beach doesn't guarantee the presented results.



# Let's compare with a 1 bedroom Arena apartment



Using more conservative numbers (Room Price 100-130 USD and Higher Expenses) the ROI varies between 4.7 and 8.5%.

# ROI of Arena: 1 Bedroom

All Arena residents have access to the Crystal Lagoon, sports areas, shops, and restaurants at Palmera, our Condo-Hotel.

Furnishing isn't included in this exercise, as the owner can determine his own budget to calculate depreciation.

Real Estate Project	
Location	PUNTA CANA
Development	THE BEACH
Unit	ARENA T2 6/7/8/13/14/15/16
Bedrooms	1
M <sup>2</sup> Internal	65m <sup>2</sup>
M <sup>2</sup> Terrace	0m <sup>2</sup>
Real Estate Property Tax	
Tax %	0.00%
Rental Management Program	
Rental management (%)	30.00%
Average Rental Price	
Rental price per night	\$120.00
Monthly rental price	\$1,000.00
Property price	\$170,500.00
Furniture, equipment, decoration	\$0.00
Extras	\$0.00
Total Investment	<b>\$170,500.00</b>
Monthly Expenses	
Monthly maintenance H.O.A.	\$195.00
Electricity, water and gas monthly	\$150.00
Internet & cable monthly	\$60.00
Total Monthly Expenses	<b>\$405.00</b>

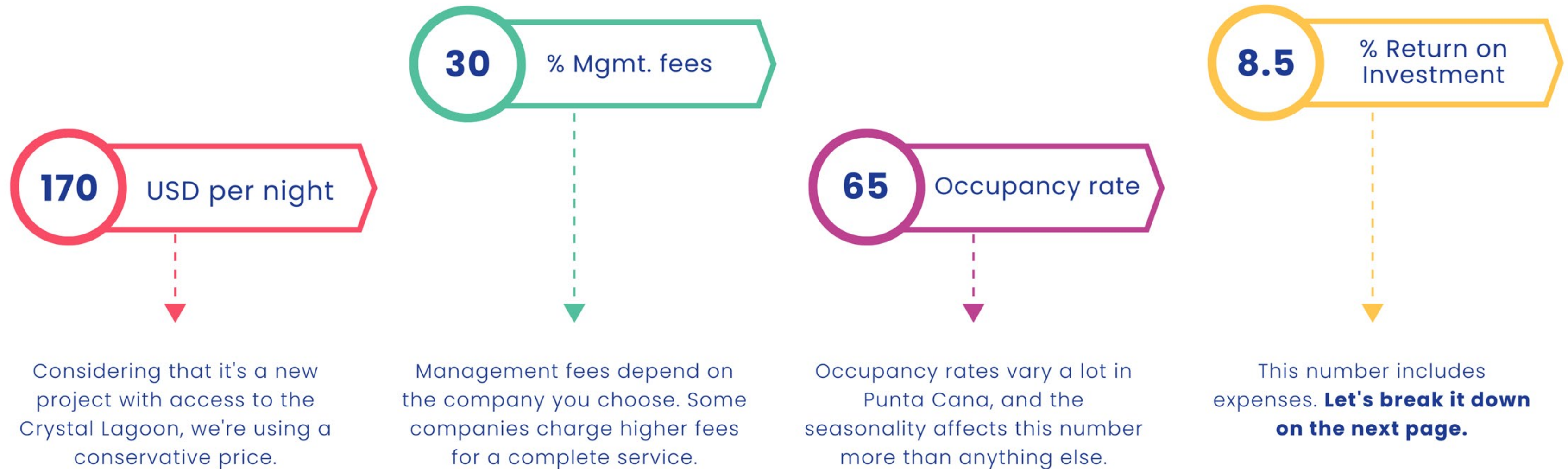
Short Term		Vacation Rental		
ITEM	UNIT	65%	55%	45%
Occupancy rate	% ANNUAL			
Nominal occupancy	DAYS PER YEAR	237	201	164
Gross income	US\$ PER YEAR	\$28,440.00	\$24,120.00	\$19,680.00
Expenses	US\$ PER YEAR	\$4,860.00	\$4,860.00	\$4,860.00
Taxes	US\$ PER YEAR	-	-	-
Rental management	US\$ PER YEAR	\$8,532.00	\$7,236.00	\$5,904.00
Net income	US\$ PER YEAR	\$15,048.00	\$12,024.00	\$8,916.00
Average net income	US\$ MONTHLY AVERAGE	\$1,254.00	\$1,002.00	\$743.00
R.O.I.	NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>8.83%</b>	<b>7.05%</b>	<b>5.23%</b>

Long Term		Monthly Rental
ITEM	UNIT	12
Occupation	MONTHS PER YEAR	
Gross Income	US\$ PER YEAR	\$12,000.00
Maintenance	US\$ PER YEAR	\$2,340.00
Taxes	US\$ PER YEAR	-
Net Income	US\$ PER YEAR	\$9,660.00
Net Monthly Income	US\$ MONTHLY	\$805.00
R.O.I.	% OF NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>5.67%</b>

This profitability exercise has been prepared for this specific unit. It is only intended as a reference guide, based on current average market data. The Beach doesn't guarantee the presented results.



# Let's run the numbers for 2 bedrooms in Arena



Using more conservative numbers (Room Price 130-170 USD and Higher Expenses) the ROI varies between 5.1 and 8.5%.

# ROI of Arena: 2 Bedrooms

All Arena residents have access to the Crystal Lagoon, sports areas, shops, and restaurants at Palmera, our Condo-Hotel.

Furnishing isn't included in this exercise, as the owner can determine his own budget to calculate depreciation.

Real Estate Project	
Location	PUNTA CANA
Development	THE BEACH
Unit	ARENA T1 1/2/3/4/9/10/11/12
Bedrooms	2
M <sup>2</sup> Internal	100m <sup>2</sup>
M <sup>2</sup> Terrace	0m <sup>2</sup>
Real Estate Property Tax	
Tax %	0.00%
Rental Management Program	
Rental management (%)	30.00%
Average Rental Price	
Rental price per night	\$170.00
Monthly rental price	\$1,350.00
Property price	\$251,500.00
Furniture, equipment, decoration	\$0.00
Extras	\$0.00
Total Investment	<b>\$251,500.00</b>
Monthly Expenses	
Monthly maintenance H.O.A.	\$300.00
Electricity, water and gas monthly	\$200.00
Internet & cable monthly	\$60.00
Total Monthly Expenses	<b>\$560.00</b>

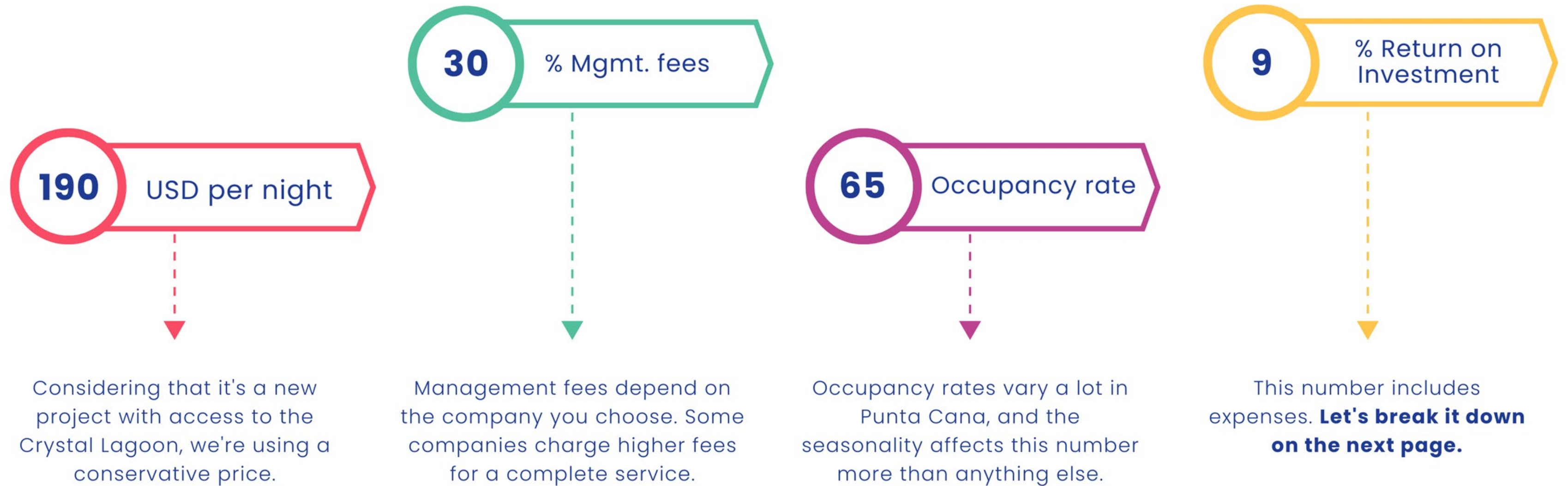
Short Term	Vacation Rental			
ITEM	UNIT	65%	55%	45%
Occupancy rate	% ANNUAL			
Nominal occupancy	DAYS PER YEAR	237	201	164
Gross income	US\$ PER YEAR	\$40,290.00	\$34,170.00	\$27,880.00
Expenses	US\$ PER YEAR	\$6,720.00	\$6,720.00	\$6,720.00
Taxes	US\$ PER YEAR	-	-	-
Rental management	US\$ PER YEAR	\$12,087.00	\$10,251.00	\$8,364.00
Net income	US\$ PER YEAR	\$21,483.00	\$17,199.00	\$12,796.00
Average net income	US\$ MONTHLY AVERAGE	\$1,790.25	\$1,433.25	\$1,066.33
R.O.I.	NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>8.54%</b>	<b>6.84%</b>	<b>5.09%</b>

Long Term	Monthly Rental
ITEM	UNIT
Occupation	MONTHS PER YEAR
	12
Gross Income	US\$ PER YEAR
	\$16,200.00
Maintenance	US\$ PER YEAR
	\$3,600.00
Taxes	US\$ PER YEAR
	-
Net Income	US\$ PER YEAR
	\$12,600.00
Net Monthly Income	US\$ MONTHLY
	\$1,050.00
R.O.I.	% OF NET ANNUAL INCOME OVER THE VALUE OF THE
	<b>5.01%</b>

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# ROI Projections for Mare: 2 Bedrooms at The Beach



Using more conservative numbers (Room Price 140-190 USD and Higher Expenses) the ROI varies between 5.5 and 9%.

# ROI of Mare: 2 Bedrooms

With Crystal Lagoon views from every apartment, your days will feel like a vacation at Mare.

Furnishing isn't included in this exercise, as the owner can determine his own budget to calculate depreciation.

## Real Estate Project

Location	PUNTA CANA
Development	THE BEACH
Unit	MARE A y D
Bedrooms	2
M <sup>2</sup> Internal	89m <sup>2</sup>
M <sup>2</sup> Terrace	0m <sup>2</sup>

## Real Estate Property Tax

Tax %	0.00%
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## Rental Management Program

Rental management (%)	30.00%
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## Average Rental Price

Rental price per night	\$190.00
Monthly rental price	\$1,700.00
Property price	\$270,500.00
Furniture, equipment, decoration	\$0.00
Extras	\$0.00
<b>Total Investment</b>	<b>\$270,500.00</b>

## Monthly Expenses

Monthly maintenance H.O.A.	\$267.00
Electricity, water and gas monthly	\$250.00
Internet & cable monthly	\$60.00
<b>Total Monthly Expenses</b>	<b>\$577.00</b>

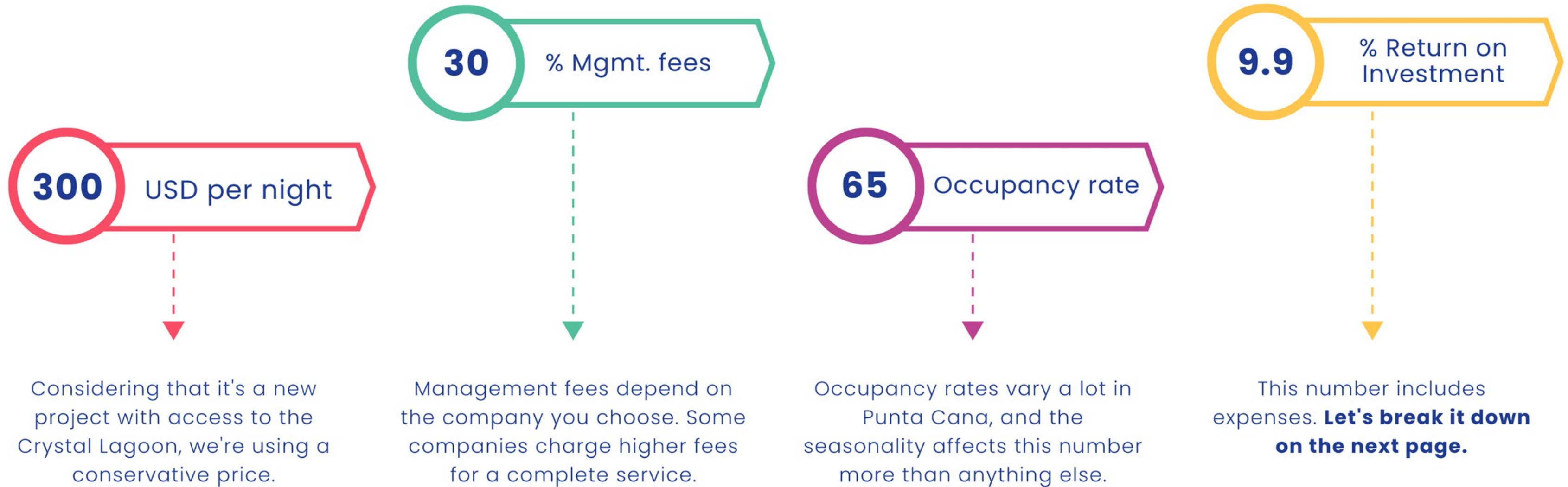
Short Term		Vacation Rental		
ITEM	UNIT	65%	55%	45%
Occupancy rate	% ANNUAL			
Nominal occupancy	DAYS PER YEAR	237	201	164
Gross income	US\$ PER YEAR	\$45,030.00	\$38,190.00	\$31,160.00
Expenses	US\$ PER YEAR	\$6,924.00	\$6,924.00	\$6,924.00
Taxes	US\$ PER YEAR	-	-	-
Rental management	US\$ PER YEAR	\$13,509.00	\$11,457.00	\$9,348.00
Net income	US\$ PER YEAR	\$24,597.00	\$19,809.00	\$14,888.00
Average net income	US\$ MONTHLY AVERAGE	\$2,049.75	\$1,650.75	\$1,240.67
R.O.I.	NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>9.09%</b>	<b>7.32%</b>	<b>5.50%</b>

Long Term		Monthly Rental
ITEM	UNIT	12
Occupation	MONTHS PER YEAR	
Gross Income	US\$ PER YEAR	\$20,400.00
Maintenance	US\$ PER YEAR	\$3,204.00
Taxes	US\$ PER YEAR	-
Net Income	US\$ PER YEAR	\$17,196.00
Net Monthly Income	US\$ MONTHLY	\$1,433.00
R.O.I.	% OF NET ANNUAL INCOME OVER THE VALUE OF THE	<b>6.36%</b>

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# ROI Projections for a 2 Bedroom Sole Apartment



Using more conservative numbers (Room Price 240-300 USD and Higher Expenses) the ROI varies between 5.9 and 9%.

# ROI of Sole: 2 Bedrooms

Sole apartments are uniquely beautiful. Facing the Crystal Lagoon, the views will amaze you.

Furnishing isn't included in this exercise, as the owner can determine his own budget to calculate depreciation.

## Real Estate Project

Location	PUNTA CANA
Development	THE BEACH
Unit	SOLE
Bedrooms	2
M <sup>2</sup> Internal	106m <sup>2</sup>
M <sup>2</sup> Terrace	0m <sup>2</sup>

## Real Estate Property Tax

Tax %	0.00%
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## Rental Management Program

Rental management (%)	30.00%
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## Average Rental Price

Rental price per night	\$240.00
Monthly rental price	\$2,100.00
Property price	\$307,700.00
Furniture, equipment, decoration	\$0.00
Extras	\$0.00
Total Investment	<b>\$307,700.00</b>

## Monthly Expenses

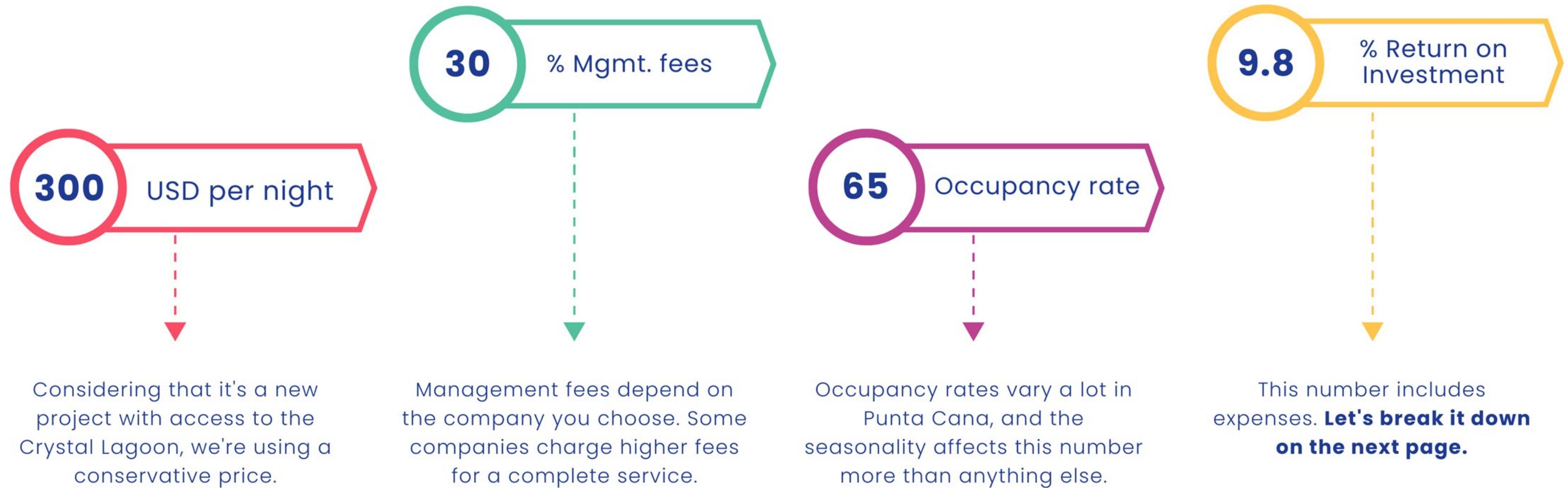
Monthly maintenance H.O.A.	\$318.00
Electricity, water and gas monthly	\$200.00
Internet & cable monthly	\$60.00
Total Monthly Expenses	<b>\$578.00</b>

Short Term		Vacation Rental		
ITEM	UNIT	65%	55%	45%
Occupancy rate	% ANNUAL			
Nominal occupancy	DAYS PER YEAR	237	201	164
Gross income	U\$ PER YEAR	\$56,880.00	\$48,240.00	\$39,360.00
Expenses	U\$ PER YEAR	\$6,936.00	\$6,936.00	\$6,936.00
Taxes	U\$ PER YEAR	-	-	-
Rental management	U\$ PER YEAR	\$17,064.00	\$14,472.00	\$11,808.00
Net income	U\$ PER YEAR	\$32,880.00	\$26,832.00	\$20,616.00
Average net income	U\$ MONTHLY AVERAGE	\$2,740.00	\$2,236.00	\$1,718.00
R.O.I.	NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>10.69%</b>	<b>8.72%</b>	<b>6.70%</b>

Long Term		Monthly Rental
ITEM	UNIT	12
Occupation	MONTHS PER YEAR	
Gross Income	U\$ PER YEAR	\$25,200.00
Maintenance	U\$ PER YEAR	\$3,816.00
Taxes	U\$ PER YEAR	-
Net Income	U\$ PER YEAR	\$21,384.00
Net Monthly Income	U\$ MONTHLY	\$1,782.00
R.O.I.	% OF NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>6.95%</b>

This profitability exercise has been prepared for this specific unit. It is only intended as a reference guide, based on current average market data. The Beach doesn't guarantee the presented results.

# ROI Projections for Sole: 3 Bedrooms at The Beach



Using more conservative numbers (Room Price 240-300 USD and Higher Expenses) the ROI varies between 5.9 and 9%.

# ROI of Sole: 3 Bedrooms

Sole apartments are uniquely beautiful. Facing the Crystal Lagoon, the views will amaze you.

Furnishing isn't included in this exercise, as the owner can determine his own budget to calculate depreciation.

## Real Estate Project

Location	PUNTA CANA
Development	THE BEACH
Unit	SOLE
Bedrooms	3
M <sup>2</sup> Internal	146m <sup>2</sup>
M <sup>2</sup> Terrace	0m <sup>2</sup>

## Real Estate Property Tax

Tax %	0.00%
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## Rental Management Program

Rental management (%)	30.00%
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## Average Rental Price

Rental price per night	\$300.00
Monthly rental price	\$2,800.00
Property price	\$395,700.00
Furniture, equipment, decoration	\$0.00
Extras	\$0.00
<b>Total Investment</b>	<b>\$395,700.00</b>

## Monthly Expenses

Monthly maintenance H.O.A.	\$438.00
Electricity, water and gas monthly	\$350.00
Internet & cable monthly	\$60.00
<b>Total Monthly Expenses</b>	<b>\$848.00</b>

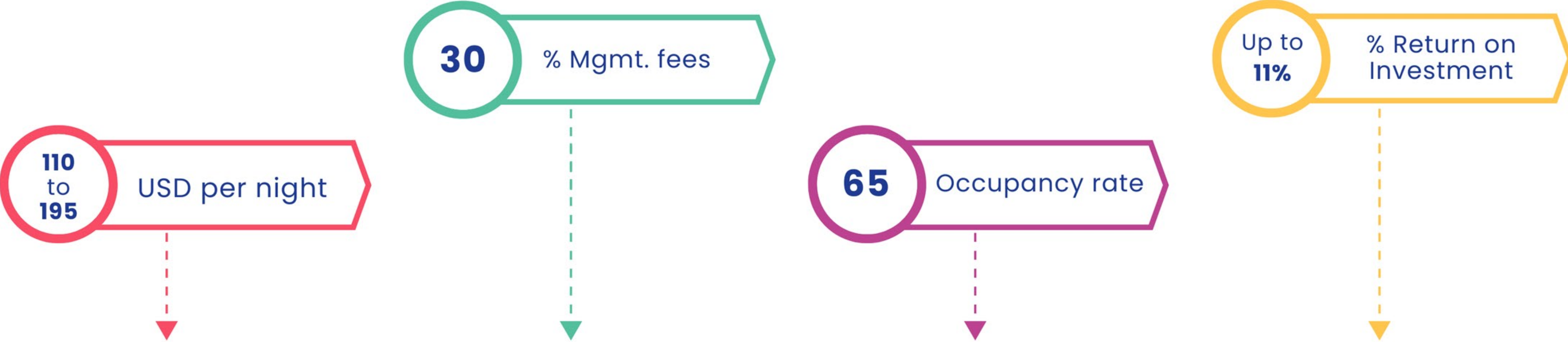
Short Term	Vacation Rental					
	ITEM	UNIT		65%	55%	45%
Occupancy rate	% ANNUAL					
Nominal occupancy	DAYS PER YEAR		237	201	164	
Gross income	US\$ PER YEAR		\$71,100.00	\$60,300.00	\$49,200.00	
Expenses	US\$ PER YEAR		\$10,176.00	\$10,176.00	\$10,176.00	
Taxes	US\$ PER YEAR		-	-	-	
Rental management	US\$ PER YEAR		\$21,330.00	\$18,090.00	\$14,760.00	
Net income	US\$ PER YEAR		\$39,594.00	\$32,034.00	\$24,264.00	
Average net income	US\$ MONTHLY AVERAGE		\$3,299.50	\$2,669.50	\$2,022.00	
R.O.I.	NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY		<b>10.01%</b>	<b>8.10%</b>	<b>6.13%</b>	

Long Term	Monthly Rental	
	ITEM	UNIT
Occupation	MONTHS PER YEAR	12
Gross Income	US\$ PER YEAR	\$33,600.00
Maintenance	US\$ PER YEAR	\$5,256.00
Taxes	US\$ PER YEAR	-
Net Income	US\$ PER YEAR	\$28,344.00
Net Monthly Income	US\$ MONTHLY	\$2,362.00
R.O.I.	% OF NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>7.16%</b>

This profitability exercise has been prepared for this specific unit. It is only intended as a reference guide, based on current average market data. The Beach doesn't guarantee the presented results.



# ROI Projections for Sole 26 at The Beach



Considering that it's a new project with access to the Crystal Lagoon, we're using a conservative price.

Management fees depend on the company you choose. Some companies charge higher fees for a complete service.

Occupancy rates vary a lot in Punta Cana, and the seasonality affects this number more than anything else.

This number includes expenses. **Let's break it down on the next page.**

Using more conservative numbers (Room Price 240-300 USD and Higher Expenses) the ROI varies between 5.9 and 9%.

# ROI of Sole 26: Studio

Sole apartments are uniquely beautiful. Facing the Crystal Lagoon, the views will amaze you.

Furnishing isn't included in this exercise, as the owner can determine his own budget to calculate depreciation.

Real Estate Project	
Location	PUNTA CANA
Development	THE BEACH
Unit	SOLE26
Bedrooms	Estudio
M <sup>2</sup> Internal	47m <sup>2</sup>
M <sup>2</sup> Terrace	0m <sup>2</sup>
Real Estate Property Tax	
Tax %	0.00%
Rental Management Program	
Rental management (%)	30.00%
Average Rental Price	
Rental price per night	\$110.00
Monthly rental price	\$850.00
Property price	\$143,100.00
Furniture, equipment, decoration	\$0.00
Extras	\$0.00
Total Investment	<b>\$143,100.00</b>
Monthly Expenses	
Monthly maintenance H.O.A.	\$141.00
Electricity, water and gas monthly	\$130.00
Internet & cable monthly	\$60.00
Total Monthly Expenses	<b>\$331.00</b>

Short Term	Vacation Rental			
ITEM	UNIT	65%	55%	45%
Occupancy rate	% ANNUAL			
Nominal occupancy	DAYS PER YEAR	237	201	164
Gross income	US\$ PER YEAR	\$26,070.00	\$22,110.00	\$18,040.00
Expenses	US\$ PER YEAR	\$3,972.00	\$3,972.00	\$3,972.00
Taxes	US\$ PER YEAR	-	-	-
Rental management	US\$ PER YEAR	\$7,821.00	\$6,633.00	\$5,412.00
Net income	US\$ PER YEAR	\$14,277.00	\$11,505.00	\$8,656.00
Average net income	US\$ MONTHLY AVERAGE	\$1,189.75	\$958.75	\$721.33
R.O.I.	NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>9.98%</b>	<b>8.04%</b>	<b>6.05%</b>

Long Term	Monthly Rental
ITEM	UNIT
Occupation	MONTHS PER YEAR
	12
Gross Income	US\$ PER YEAR
	\$10,200.00
Maintenance	US\$ PER YEAR
	\$1,692.00
Taxes	US\$ PER YEAR
	-
Net Income	US\$ PER YEAR
	\$8,508.00
Net Monthly Income	US\$ MONTHLY
	\$709.00
R.O.I.	% OF NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY
	<b>5.95%</b>

This profitability exercise has been prepared for this specific unit. It is only intended as a reference guide, based on current average market data. The Beach doesn't guarantee the presented results.

# ROI of Sole 26: 1 Bedroom

Sole apartments are uniquely beautiful. Facing the Crystal Lagoon, the views will amaze you.

Furnishing isn't included in this exercise, as the owner can determine his own budget to calculate depreciation.

Real Estate Project	
Location	PUNTA CANA
Development	THE BEACH
Unit	SOLE26
Bedrooms	1
M <sup>2</sup> Internal	69m <sup>2</sup>
M <sup>2</sup> Terrace	0m <sup>2</sup>
Real Estate Property Tax	
Tax %	0.00%
Rental Management Program	
Rental management (%)	30.00%
Average Rental Price	
Rental price per night	\$160.00
Monthly rental price	\$950.00
Property price	\$194,700.00
Furniture, equipment, decoration	\$0.00
Extras	\$0.00
Total Investment	<b>\$194,700.00</b>
Monthly Expenses	
Monthly maintenance H.O.A.	\$207.00
Electricity, water and gas monthly	\$150.00
Internet & cable monthly	\$60.00
Total Monthly Expenses	<b>\$417.00</b>

Short Term	Vacation Rental			
ITEM	UNIT	65%	55%	45%
Occupancy rate	% ANNUAL			
Nominal occupancy	DAYS PER YEAR	237	201	164
Gross income	US PER YEAR	\$37,920.00	\$32,160.00	\$26,240.00
Expenses	US PER YEAR	\$5,004.00	\$5,004.00	\$5,004.00
Taxes	US PER YEAR	-	-	-
Rental management	US PER YEAR	\$11,376.00	\$9,648.00	\$7,872.00
Net income	US PER YEAR	\$21,540.00	\$17,508.00	\$13,364.00
Average net income	US MONTHLY AVERAGE	\$1,795.00	\$1,459.00	\$1,113.67
R.O.I.	NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>11.06%</b>	<b>8.99%</b>	<b>6.86%</b>

Long Term	Monthly Rental
ITEM	UNIT
Occupation	MONTHS PER YEAR
	12
Gross Income	US PER YEAR
	\$11,400.00
Maintenance	US PER YEAR
	\$2,484.00
Taxes	US PER YEAR
	-
Net Income	US PER YEAR
	\$8,916.00
Net Monthly Income	US MONTHLY
	\$743.00
R.O.I.	% OF NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY
	<b>4.58%</b>

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# ROI of Sole 26: 2 Bedrooms

Sole apartments are uniquely beautiful. Facing the Crystal Lagoon, the views will amaze you.

Furnishing isn't included in this exercise, as the owner can determine his own budget to calculate depreciation.

## Real Estate Project

Location	PUNTA CANA
Development	THE BEACH
Unit	SOLE26
Bedrooms	2
M <sup>2</sup> Internal	90m <sup>2</sup>
M <sup>2</sup> Terrace	0m <sup>2</sup>

## Real Estate Property Tax

Tax %	0.00%
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## Rental Management Program

Rental management (%)	30.00%
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## Average Rental Price

Rental price per night	\$195.00
Monthly rental price	\$1,750.00
Property price	\$273,500.00
Furniture, equipment, decoration	\$0.00
Extras	\$0.00
<b>Total Investment</b>	<b>\$273,500.00</b>

## Monthly Expenses

Monthly maintenance H.O.A.	\$270.00
Electricity, water and gas monthly	\$200.00
Internet & cable monthly	\$60.00
<b>Total Monthly Expenses</b>	<b>\$530.00</b>

Short Term		Vacation Rental		
ITEM	UNIT	65%	55%	45%
Occupancy rate	% ANNUAL			
Nominal occupancy	DAYS PER YEAR	237	201	164
Gross income	US\$ PER YEAR	\$46,215.00	\$39,195.00	\$31,980.00
Expenses	US\$ PER YEAR	\$6,360.00	\$6,360.00	\$6,360.00
Taxes	US\$ PER YEAR	-	-	-
Rental management	US\$ PER YEAR	\$13,864.50	\$11,758.50	\$9,594.00
Net income	US\$ PER YEAR	\$25,990.50	\$21,076.50	\$16,026.00
Average net income	US\$ MONTHLY AVERAGE	\$2,165.88	\$1,756.38	\$1,335.50
R.O.I.	NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>9.50%</b>	<b>7.71%</b>	<b>5.86%</b>

Long Term		Monthly Rental
ITEM	UNIT	12
Occupation	MONTHS PER YEAR	
Gross Income	US\$ PER YEAR	\$21,000.00
Maintenance	US\$ PER YEAR	\$3,240.00
Taxes	US\$ PER YEAR	-
Net Income	US\$ PER YEAR	\$17,760.00
Net Monthly Income	US\$ MONTHLY	\$1,480.00
R.O.I.	% OF NET ANNUAL INCOME OVER THE VALUE OF THE PROPERTY	<b>6.49%</b>

This profitability exercise has been prepared for this specific unit. It is only intended as a reference guide, based on current average market data. The Beach doesn't guarantee the presented results.

