



# SIERRA MAR



Island living - Dream Condos  
Isla Mujeres, Mx



**MUNDACA**  
REAL ESTATE INMOBILIARIA



# SIERRA MAR

Isla Mujeres, Mx

## Unit 3 bedroom

\$640,500 usd  
Purchase price

	January	February	March	April	May	June	July	August	September	October	November	December
Average Daily Rate ADR (USD)	\$330	\$340	\$340	\$300	\$270	\$270	\$300	\$280	\$250	\$250	\$300	\$330
% Occupancy	77%	85%	85%	70%	60%	55%	75%	60%	35%	40%	65%	70%
INCOME	\$7,877	\$8,092	\$8,959	\$6,300	\$5,022	\$4,455	\$6,975	\$5,208	\$2,625	\$3,100	\$5,850	\$7,161
			TOTAL \$		71,624							

### Yearly Condo Expenses (USD)

Rental Administration	\$ 1,500
Propety Management (25%)	\$ 17,906
Maintenance Fee	\$ 4,802
Electricity, Internet	\$ 4,800
Total	\$29,008

Total Annual Earnings to the Owner  
\$42,616

ROI (Annual Return on Investment)  
7%





# SIERRA MAR

Isla Mujeres, Mx

## Unit 4 bedroom Penthouse

\$1,008,000 usd

Purchase price

	January	February	March	April	May	June	July	August	September	October	November	December
Average Daily Rate ADR (USD)	\$580	\$600	\$600	\$540	\$400	\$400	\$540	\$400	\$340	\$340	\$540	\$540
% Occupancy	77%	85%	85%	70%	60%	55%	75%	60%	35%	40%	65%	70%
INCOME	\$13,845	\$14,280	\$15,810	\$11,340	\$7,440	\$6,600	\$12,555	\$7,440	\$3,570	\$4,216	\$10,530	\$11,718
TOTAL:					119,344							

### Yearly Condo Expenses (USD)

Rental Administration	\$ 1,500
Propety Management (25%)	\$ 29,836
Mainteinance Fee	\$ 6,482
Electricity, Internet	\$ 4,800
Total	\$42,618

Total Annual Earnings to the Owner  
**\$76,726**

ROI (Annual Return on Investment)  
**8%**

