

# RENTAL MARKET ANALYSIS



## PALMARE LUXURY CONDOMINIUM 2B+2B

C. ECUADOR 1429  
5 DE DICIEMBRE, PV

Prepared for



**COLDWELL BANKER | LA COSTA**

93

Submarket Score

Calle Ecuador 1429,  
5 de Diciembre, Puerto Vallarta, Jalisco, Mexico

Market: Puerto VallartaSubmarket: 5 de Diciembre

2 Bed

2 Bath

4 Guests

Operating Expenses

\$4.1K

Net Operating Income

\$36.1K

Cap Rate

17.8%



\$36.1K

Projected Revenue

70%

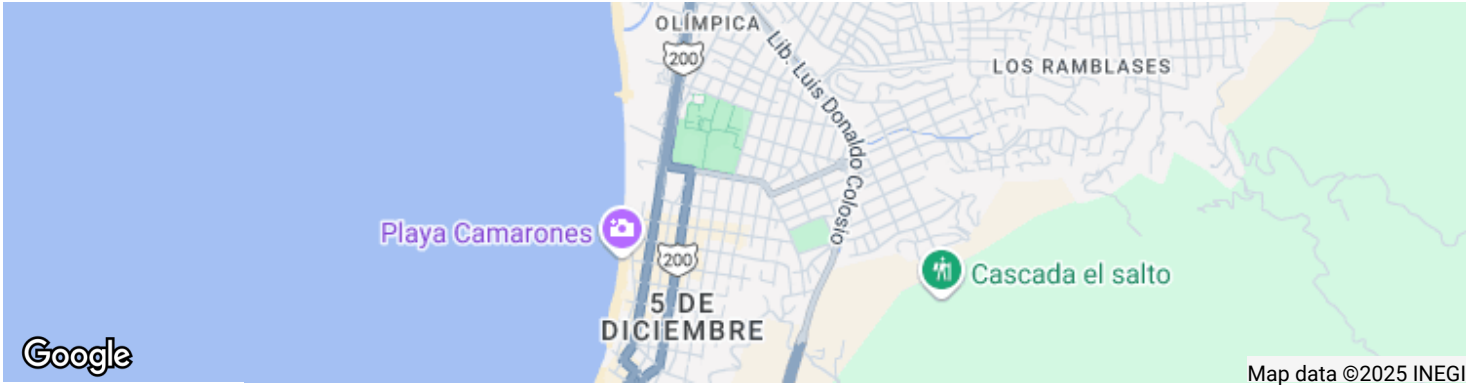
Occupancy

\$168











Average Daily Rate

Comparable short-term rental listings

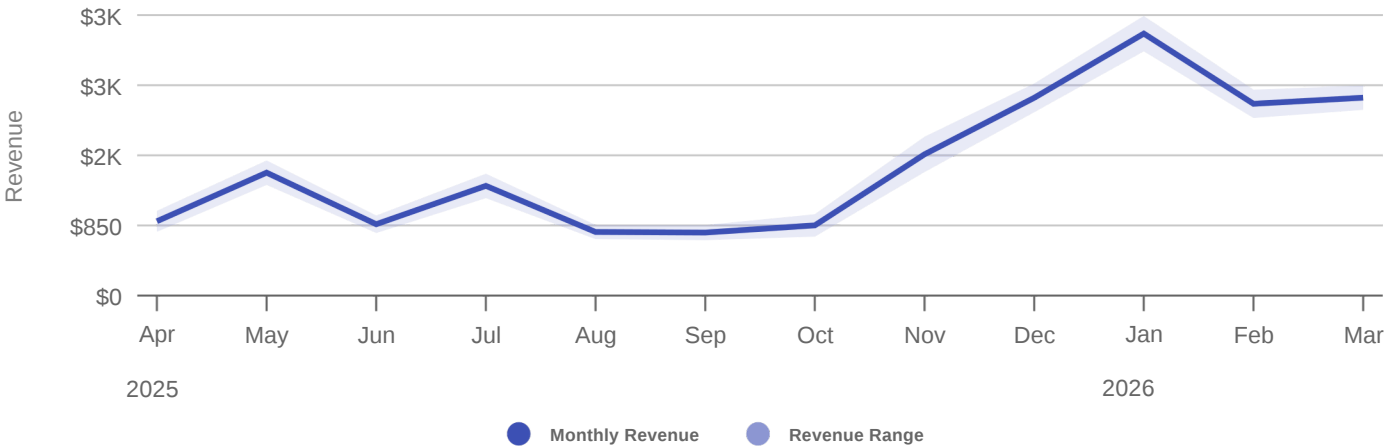
Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Apartment 1-A Large Luxury	2	2	\$15.3K	315	\$14.1K	23%	\$193
Modern 2BR Near Beach & Boardwalk   Gym & BBQ	2	2	\$25.5K	321	\$25.1K	50%	\$157
Living the Dream	2	2	\$13.6K	139	\$7.8K	75%	\$74
2BR condo with rooftop pool and private W/D	2	2	\$19.2K	117	\$17.1K	91%	\$159
House 10 min walk to Downtown/Malecon * Sleeps 9	2	2	\$15.6K	257	\$12K	56%	\$82
Pool, hot tub, gym, workspace	2	2	\$20.8K	193	\$11.8K	66%	\$92
Vallarta Ocean View Condo w/ Private Pool	2	2	\$33.4K	265	\$29.4K	72%	\$154
Ocean view penthouse	2	2	\$23.9K	216	\$23.9K	73%	\$151
The Colonial PV modern condo near Romantic Zone	2	2	\$14.3K	206	\$12.6K	63%	\$96
Casa Jamaica - Casa 4	2	2	\$12.3K	137	\$10.7K	56%	\$138
Bliss, in the heart of PV! 2-bedroom apartment with AC,...2		2	\$11.2K	106	\$11.1K	58%	\$182
2 Condominium Loft Soria		2	\$24.7K	281	\$18K	84%	\$76



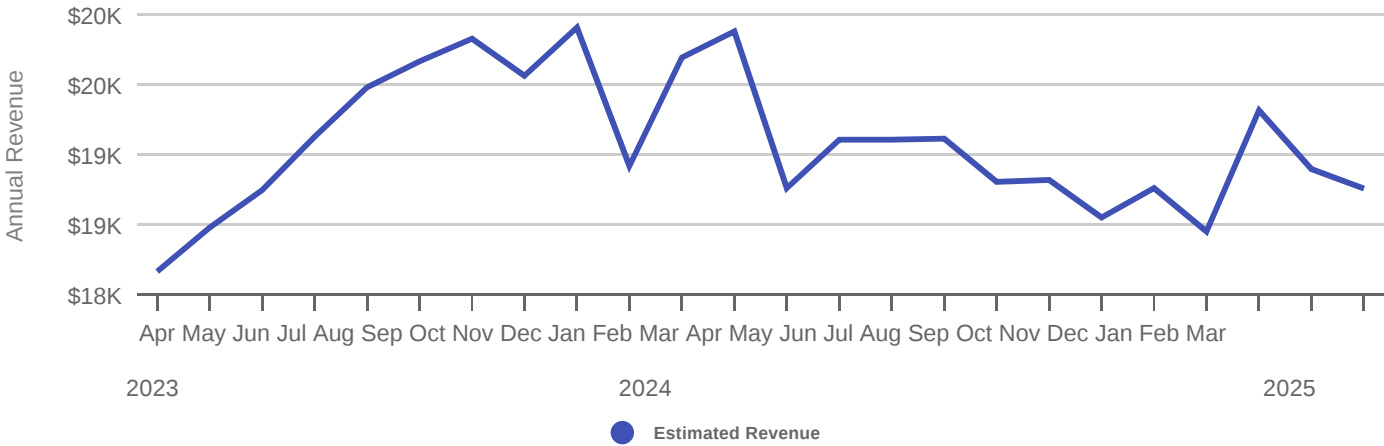
Comparable short-term rental amenities

	Air Conditioning	100%		Parking	34%
	Dryer	66%		Pool	50%
	Heating	14%		Cable TV	68%
	Hot Tub	10%		Washer	76%
	Kitchen	94%		Wireless Internet	96%

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

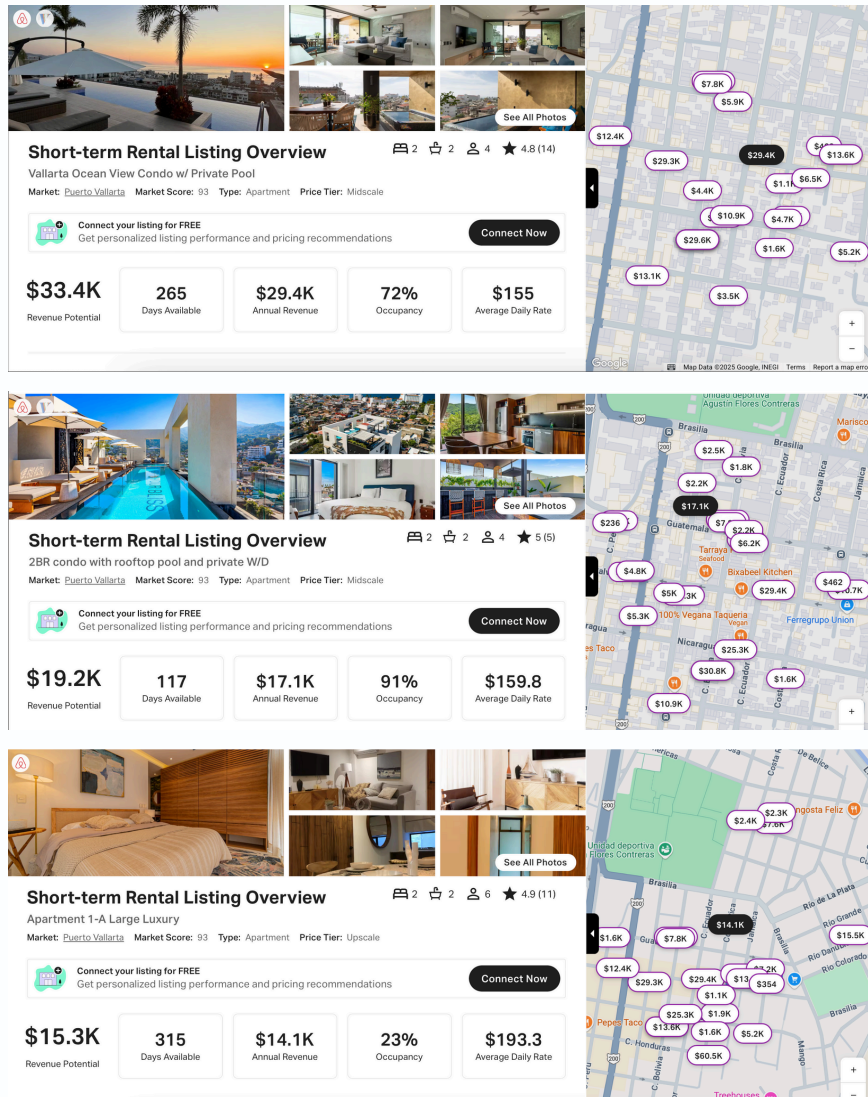
When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.



# REAL COMPARABLES



\*Comparables are based on current rentals with reviews and similar amenities in the area or in the same building if available.  
 \*AVERAGE REVENUE POTENTIAL TO BE CALCULATED ON SPREADSHEET CONSIDERING AVAILABILITY OF 365 DAYS.

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DATE / FECHA

APRIL 2025

## PALMARE 2 Bed + 2 Bath

RENTAL PROJECTION ESTIMATE										
All numbers are in USD		Daily Rates								
		2b+2B								
Low Season Rate	\$	136.00	USD							
High Season Rate	\$	169.00	USD							
Holidays Rate	\$	199.00	USD							
Holidays are 100% occupied										
November 1st to April 30th (150 nights)	\$	25350.00	USD			83 %				
Christmas week	\$	1393.00	USD			100 %		AVERAGE OCCUPANCY RATE		70 %
New Years week	\$	1393.00	USD			100 %				
May 1st to October 31st (90 nights)	\$	12240.00	USD			50 %		TOTAL NIGHTS BOOKED		254
Total Gross Income projected	\$	40376.00	USD							
ANNUAL EXPENSES IN USD:										
		USD								
HOA Association Fee	\$	2307.69		\$3750.00	MXN /MTH	\$2307.69				
Federal Zone fee										
TV & Internet	\$	315.00		\$ 499.00	MXN /mth x 12 = \$ 315.00	USD	APPROX.			
Repairs / Replacement / Miscellaneous										
Electricity	\$	615.38		\$2000 x 6 =12000	MXN	\$615.38	USD / YEAR APPROX.			
Annual Property Tax	\$	171.00		\$2860	MXN = 171	USD	APPROX			
Annual Trust Adm. Fee				\$500.00	USD		APPROX. IN CASE OF FOREIGNER BUYER			
Propane Gas	\$	153.85		\$ 250	MXN/ MTH	\$153.85	USD / YEAR APPROX.			
Lawn / Pool / Maid				INCLUDED						
Water	\$	615.38		\$2000 x 6 =12000	MXN	\$615.38	USD / YEAR APPROX.			
Outsourced Property Management				20% from total gross income			IF NOT MANAGED BY OWNER			
Security Monitoring and Service	\$	0.00		INCLUDED						
Elevator service	\$	0.00		INCLUDED						
Total	\$	4,178.31								
NET Income	\$	36197.69		Total cost of operation		\$ 11.45	USD / per day			
				Full House						

All amounts in USD / EX Rate 19.5



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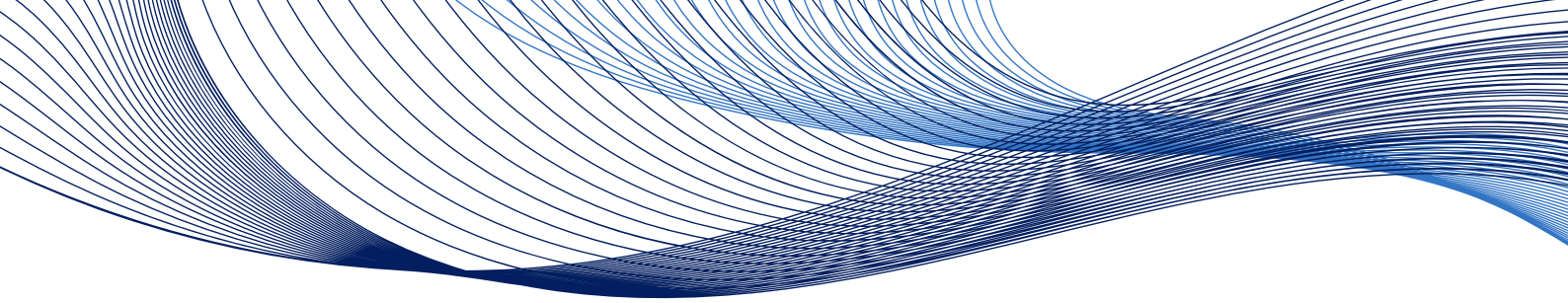
## VACATION RENTAL ANALYZER - CASH FLOW ANALYSIS

				Full Property
Property Tax Rate Lookup	Jalisco			
Avg Daily Rate (ADR)	\$ 168.00	Total Acquisition Cost	\$203,000	
Available Nights/Year	365	CapRate	17.8%	
Occupancy Rate	70%	Year 1 Cash on Cash (w/ rehab)	17.8%	
Total Nights Booked	256	Stabilized Cash Flow After Debt	\$36,197.69	
Purchase Price	\$203,000.00	DCR (Debt Coverage Ratio)		
Down Payment %	0%	( > 1.15 ideally)		
Construction/Reserve Costs	\$ 0.00	Operating Expense Ratio	21%	
Management	20%			
Monthly HOA	\$ 192.31			
Mortgage	\$0.00			
Property Tax Rate	0.086%			
Interest Rate (if applicable)				
Loan Term (months)	0			
Monthly Cap Ex Allowance	0			
Homeowners Insurance	\$0.00			
Gross Rental Income	\$ 40376.00			
ANNUAL EXPENSES IN USD:	USD			
HOA Association Fee	\$ 2307.69			
Telephone	\$ 0.00			
TV & Internet	\$ 315.00			
Repairs / Replacement / Miscellaneous	\$ 0.00			
Electricity	\$ 615.38			
Annual Property Tax	\$ 171.00			
Annual Trust Adm. Fee	\$ 0.00			
Propane Gas	\$ 153.85			
Lawn / Pool / Maid	\$ 0.00			
Water	\$ 615.38			
Property Management	\$ 0.00			
Security Monitoring and Service	\$ 0.00			
Elevator service	\$ 0.00			
Total	\$ 4,178.31			
NOI	\$ 36197.69			
Cash After Debt	\$36,197.69			

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