

An aerial photograph of a tropical resort complex. In the foreground, there are several modern, multi-story buildings with balconies, surrounded by lush greenery and palm trees. A swimming pool is visible near the buildings. To the right, a large, well-maintained golf course stretches towards the horizon. In the background, a dense line of trees separates the resort from a coastal town and the ocean. The sky is clear with a few clouds.

PROFITABILITY

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IMPORTANT INFORMATION

**These calculations are indicative and not binding. The calculation has been made for a neutral scenario, with an estimate of rental prices and expenses according to the current moment, the area and the market.*

RETURNS
OF INVESTMENT

PROFITABILITY 2ND, 3RD AND 4TH FLOOR
APARTMENTS FOR LONG TERM RENTAL

Type	Floor	Purchase Cost (\$)	Monthly Rent (\$)	Annual Income (\$)	Annual Expenses (\$)	Annual Profitability (%)
1 Bedroom	2nd Floor	250,000	1,500	18,000	1,500	6.60%
1 Bedroom	3rd Floor	255,000	1,500	18,000	1,500	6.47%
1 Bedroom	4th Floor	260,000	1,500	18,000	1,500	6.35%
2 Bedrooms	2nd Floor	340,000	2,000	24,000	2,000	6.76%
2 Bedrooms	3rd Floor	345,000	2,000	24,000	2,000	6.67%
2 Bedrooms	4th Floor	350,000	2,000	24,000	2,000	6.57%
3 Bedrooms	2nd Floor	400,000	2,500	30,000	2,500	6.88%
3 Bedrooms	3rd Floor	405,000	2,500	30,000	2,500	6.79%
3 Bedrooms	4th Floor	410,000	2,500	30,000	2,500	6.77%



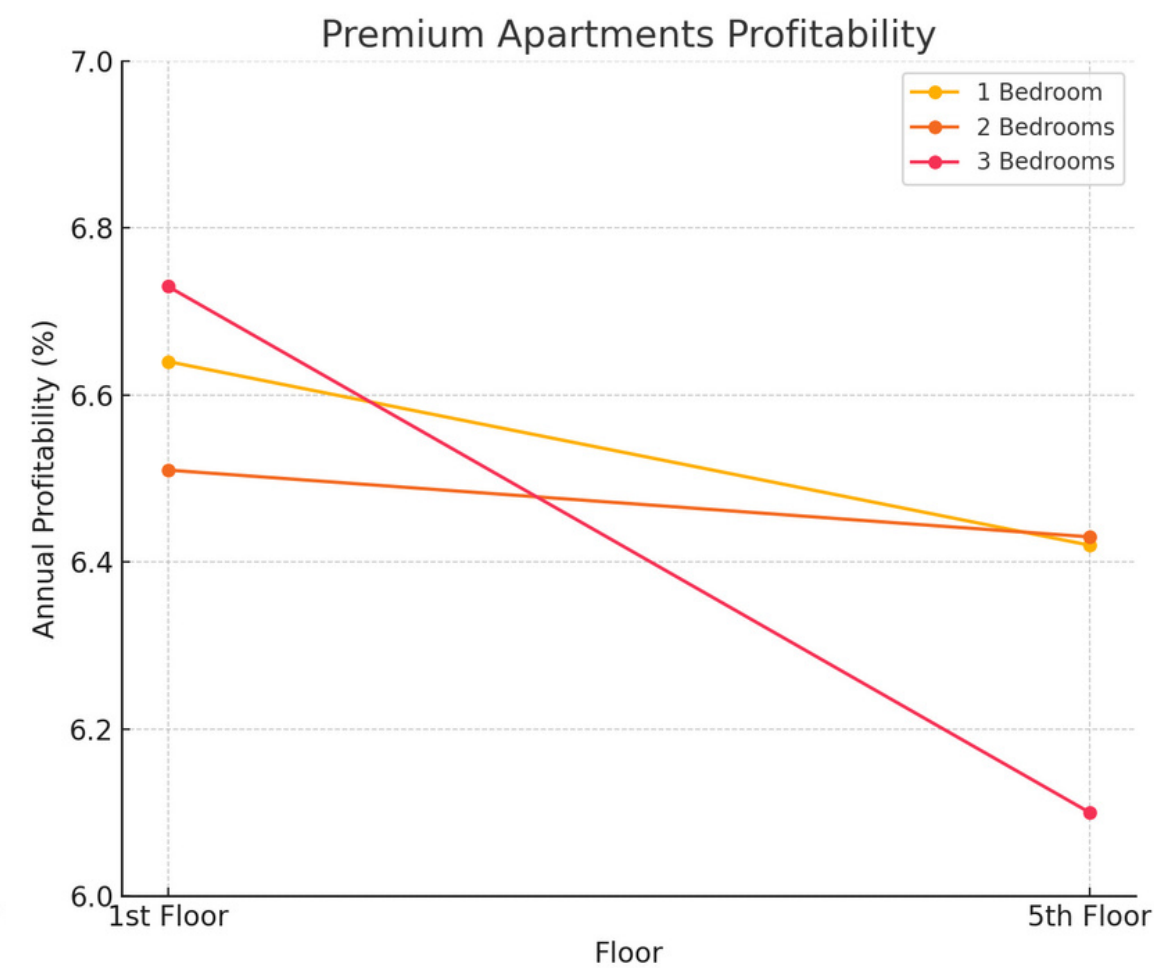
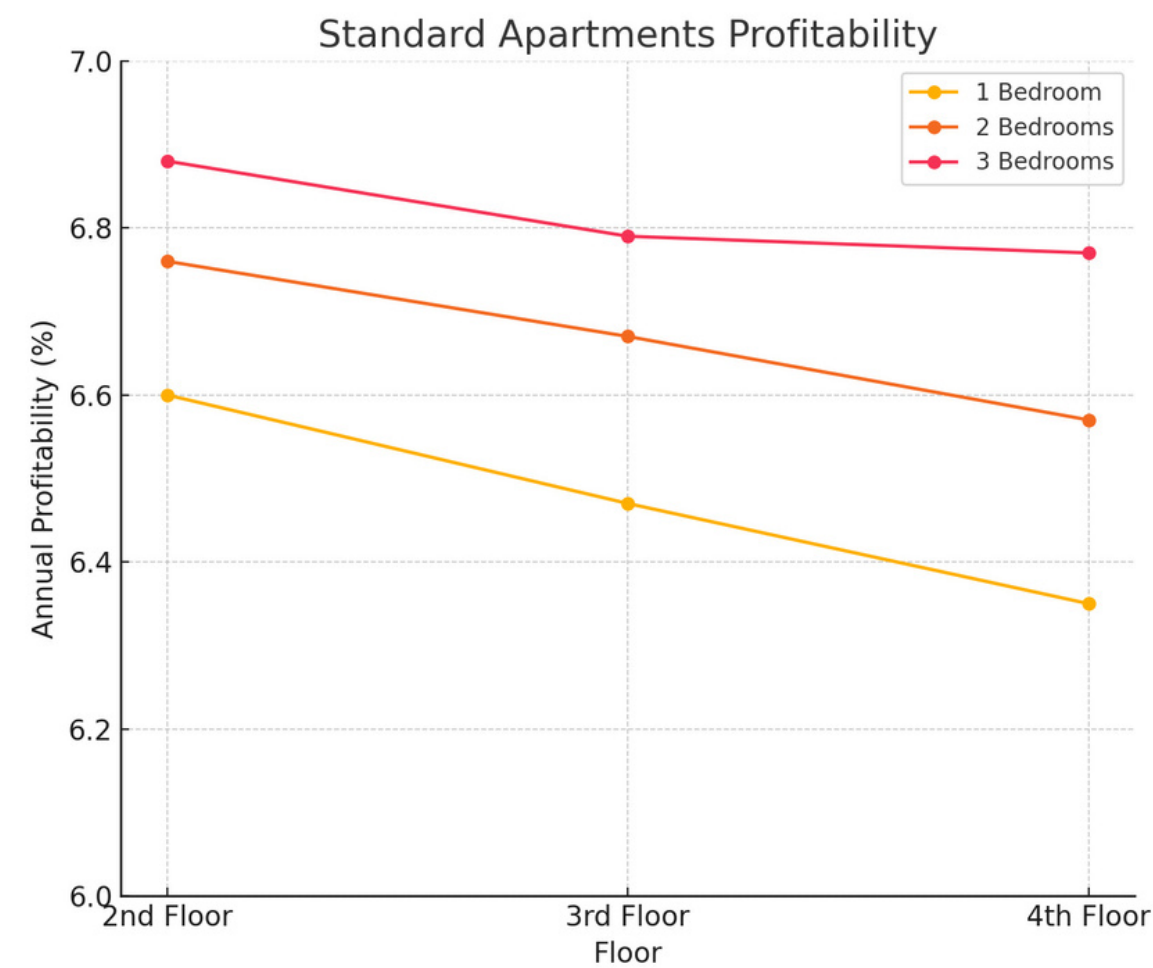
RETURNS
OF INVESTMENT

PROFITABILITY 2ND, 3RD AND 4TH FLOOR
APARTMENTS FOR LONG TERM RENTAL

Type	Floor	Purchase Cost (\$)	Monthly Rent (\$)	Annual Income (\$)	Annual Expenses (\$)	Annual Profitability (%)
1 Bedroom	1st Floor	290,000	1,750	21,000	1,750	6.64%
1 Bedroom	5th Floor	300,000	1,750	21,000	1,750	6.42%
2 Bedrooms	1st Floor	390,000	2,300	27,600	2,300	6.51%
2 Bedrooms	5th Floor	395,000	2,300	27,600	2,300	6.43%
3 Bedrooms	1st Floor	450,000	2,750	33,000	2,750	6.73%
3 Bedrooms	5th Floor	495,000	2,750	33,000	2,750	6.10%



RETURNS OF INVESTMENT



RETURNS OF INVESTMENT

Conclusions

In general, 3-room apartments in both the Standard and Premium categories show the highest annual profitability, which may make them more attractive to investors. The profitability tends to be slightly lower on the higher floors for both apartment categories, which is a factor to consider when making investment decisions. However, the difference in profitability between the different floors and apartment types is relatively small, suggesting that all apartments offer solid investment potential.

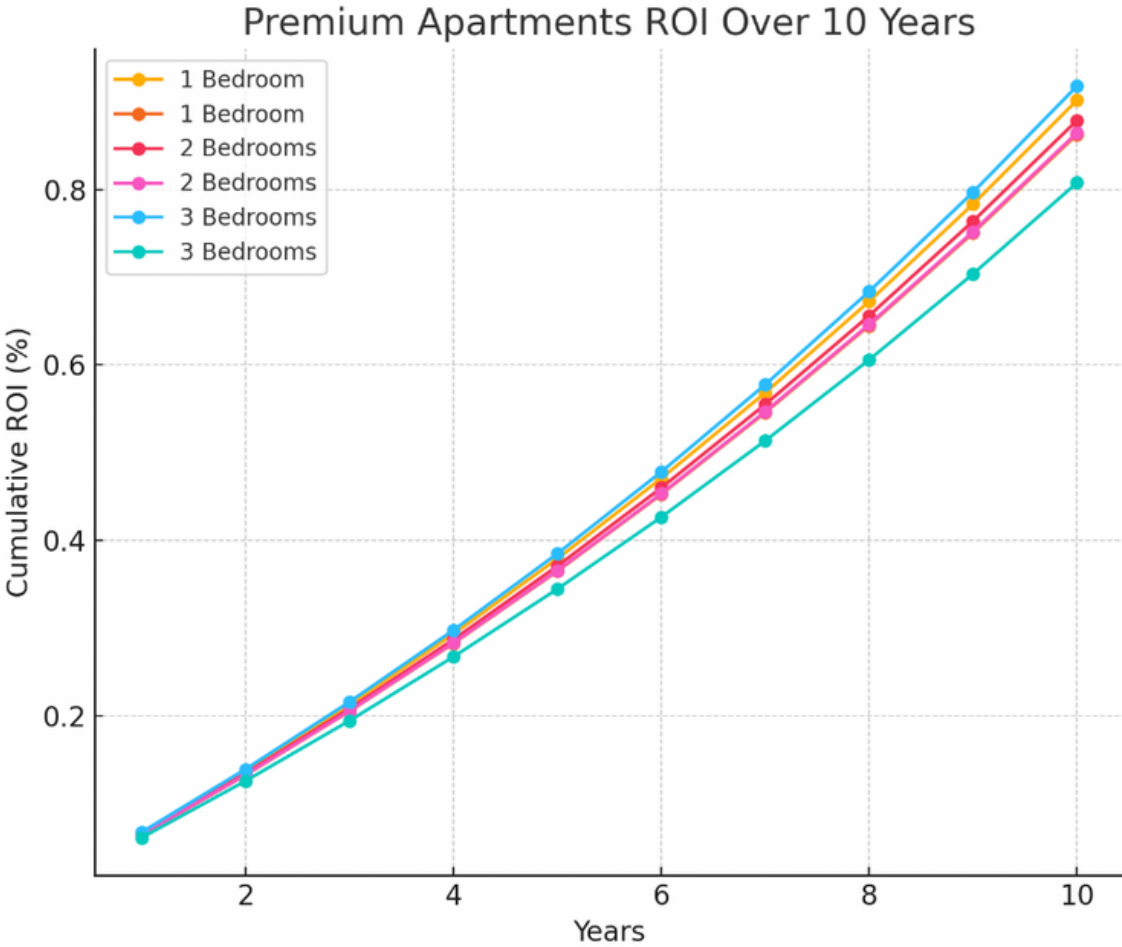
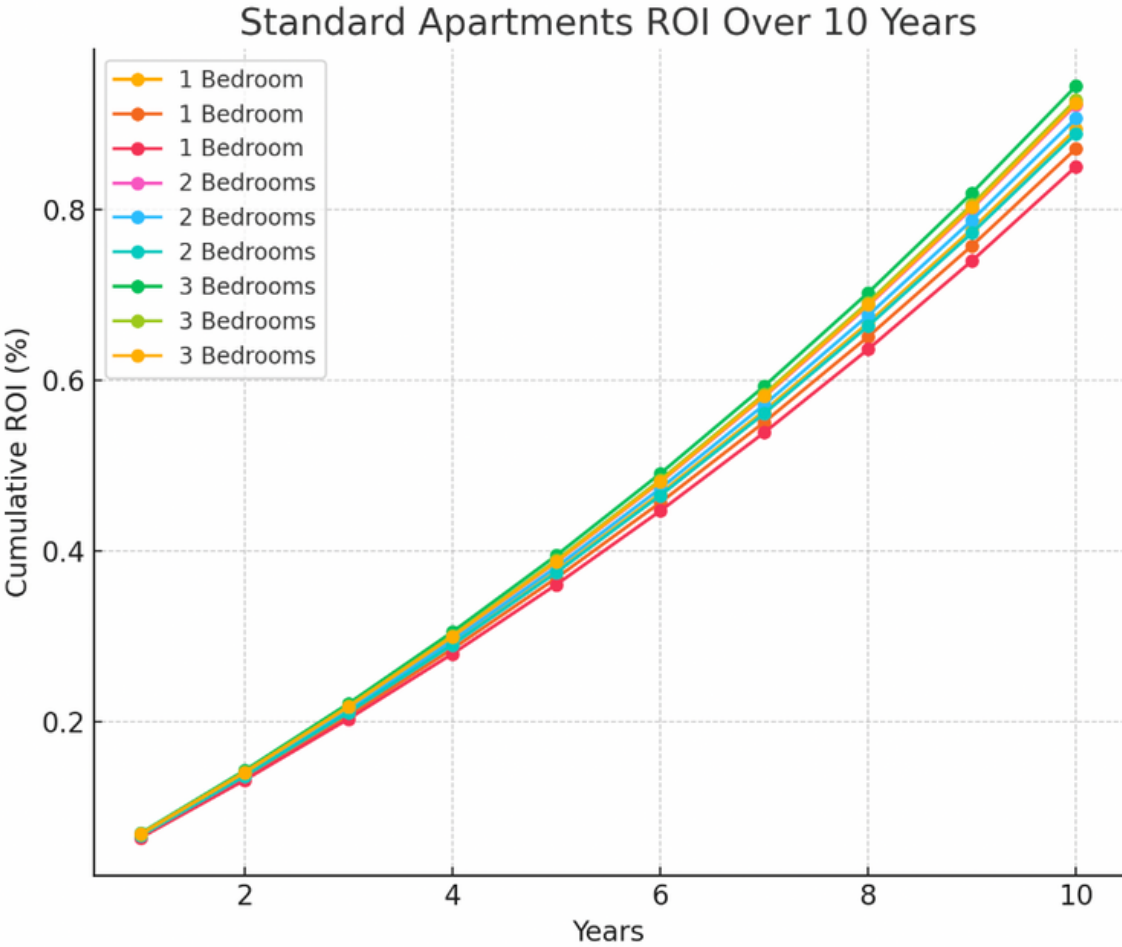


RETURNS OF INVESTMENT 10 YEARS

To calculate the 10-year ROI, we will assume that the rent remains constant during this period and that there are no additional expenses or income from property value appreciation. Let's recalculate the 10-year ROI using the same data, but considering the net income for 10 years. Remember that this exercise is a non-binding simulation.



RETURNS OF INVESTMENT 10 YEARS



RETURNS OF INVESTMENT 10 YEARS

Standard Apartments

The graph on the left presents the cumulative ROI over 10 years for the Standard apartments located on the 2nd, 3rd and 4th floors. The 3-bedroom apartments have the highest cumulative ROI, reaching about 92% at the end of 10 years for the 2nd floor. The 2-bedroom apartments have a cumulative ROI of about 91% on the 2nd floor and 88% on the 4th floor. The 1-bedroom apartments show the lowest cumulative ROI, around 88% for the 2nd floor and 85% for the 4th floor.

Premium Apartments

The graph on the right shows the cumulative ROI over 10 years for Premium apartments on the 1st and 5th floors. The 3-bedroom apartments on the 1st floor achieve a cumulative ROI of approximately 92%, while on the 5th floor it is 81%. The 2-bedroom apartments have a cumulative ROI close to 89% on both floors. The 1-bedroom apartments show a cumulative ROI of about 90% on the 1st floor and 84% on the 5th floor.

Conclusion

The 3-bedroom apartments offer the highest cumulative ROI over 10 years in both Standard and Premium categories, making them highly attractive to long-term investors. Apartments on the lower floors tend to have a higher cumulative ROI compared to the upper floors in both categories. These charts provide a clear view of potential investment growth based on apartment type and location, helping investors make informed decisions about their long-term investments.



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