AMARA B-601 Strategic Asset

Puerto Juárez, Cancún | Strategic Investment Analysis

"THE LATINVESTOR" PERSPECTIVES (latest update, April 02, 2026):

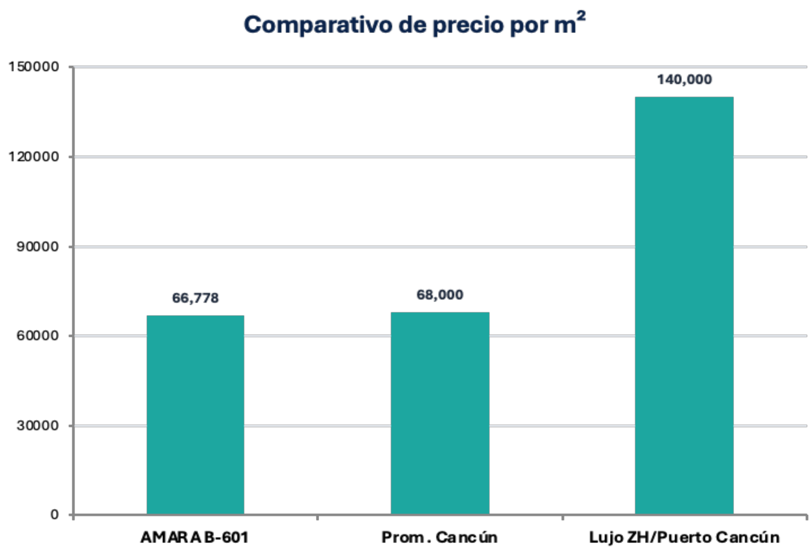
- Property prices in Cancún grew around 12% nominally over the last 12 months, but only **8% in real terms** after accounting for Mexico's inflation.
- The average price per square meter in Cancún is around **68,000 Mexican pesos**, making it one of the most expensive residential markets on Mexico's Caribbean coast.
- Puerto Cancún and the Hotel Zone remain Cancún's most exclusive neighborhoods, with luxury properties often **exceeding 140,000 Mexican pesos per square meter**.
- Banxico's benchmark interest rate dropped to 7.00% in December 2025, which is marginally improving mortgage affordability for buyers in Cancún.
- Passenger traffic at Cancún Airport remains strong, and this tourist flow directly supports rental demand and investor interest in residential properties.
- Gross rental yield in Cancún **averages 7%, making it an attractive option for investors** who select the right location and property type.
- Condos and apartments in communities with **extensive amenities are appreciating faster** than single-family homes in Cancún due to strong short-term rental demand.
- Over the next five years, property prices in Cancún **could rise cumulatively by 35% to 50%** if tourism and macroeconomic conditions remain stable.

https://thelatinvestor.com/blogs/news/cancun-price-forecasts

1. EXECUTIVE INVESTMENT SUMMARY

This unit represents a high-value real estate asset in an exclusive growth hub outside the saturation of the Hotel Zone. Designed with operational efficiency and capital protection in mind.

KEY INDICATOR	TECHNICAL DETAIL / VALUE
Acquisition Value	**$9,950,000 MXN**
Total Area	**149 m²**
Cost per m²	**$66,778 MXN**
Strategic Location	**Puerto Juárez (Frente a Isla Mujeres)**



Capital Gain.

+12%
12 - MONTH GROWTH,
nominal

+8%
REAL GROWTH,
after inflation

+35–50%
5 -YEAR PROJECTION,
if stability holds

- The price per m² for AMARA B-601 is below Cancún's average benchmark.
- Premium market zones far exceed **the $140,000 MXN/m²** benchmark.
- Tourist demand sustains interest in residential properties suited for rentals.

2. PERFORMANCE AND FINANCIAL PROJECTION (Cash Flow Generation)

- **Long-Term Rental:** **$42,000 MXN** monthly (annual contract).

Código:	CProdSe:	Cant:	Unidad:	CUnidad:	Descripción:	P Unitario:	Desc:	Importe:
RDCB601	80131500	1	UNIDAD DE SERVICIO	E48	RENTA DEL MES DE MARZO 2025 DE LA UNIDAD HABITACIONAL AMARA-1 B601, CONFORME AL CONTRATO DE ARRENDAMIENTO ACB601-072024. CON NUMERO CATASTRAL 601108401400103093, PADRON 16689,	42,000.00	0.00	42,000.00

Código QR

Importe en letra: Cuarenta y Ocho Mil Setecientos Veinte Pesos 00/100 M.N.

Folio Fiscal UUID: 4bbacb95-d1b9-446d-b58a-9a6d315035c6

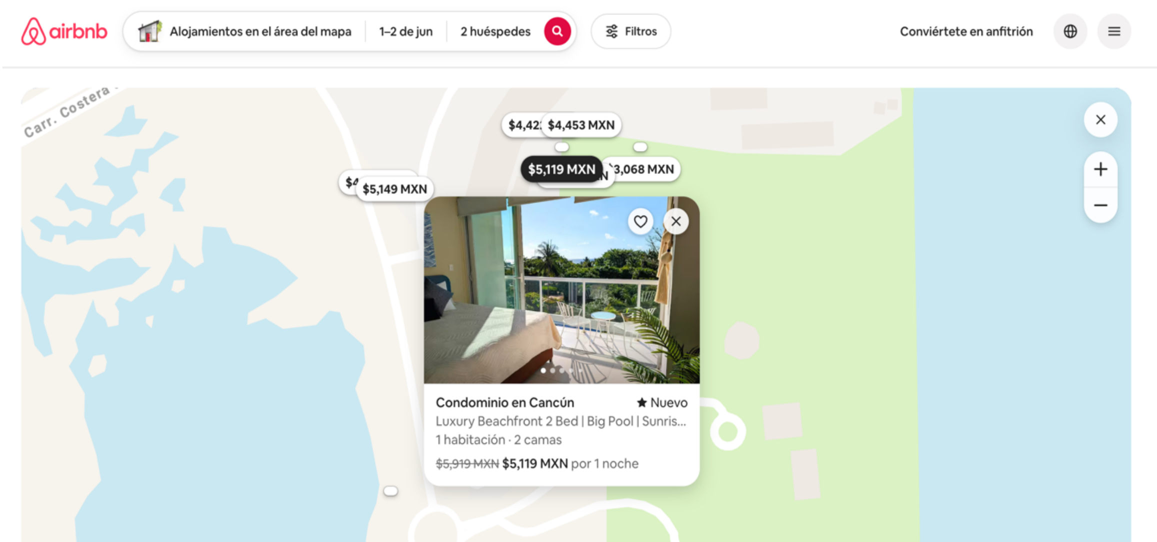
Fecha de Timbrado: 2025-03-04T18:23:15

RFC Proveedor de Certificación: LSO1306189R5

No. Certificado SAT: 00001000000509846663

SubTotal:	42,000.00
IVA 16%	6,720.00
Total:	48,720.00

- **Vacation Rental (Airbnb Luxury):** Average **$4,500 MXN** per night.



3. STRATEGIC CAPEX (Asset Investment)

Critical upgrades have been implemented to enhance the property's resilience and value, eliminating setup costs for the new owner:

- **Investment in Upgrades:** **$400,000 MXN** already capitalized.
  - Installation of high-resistance hurricane shutters throughout the unit.
  - Kitchen expansion and remodeling.
- **Energy Efficiency:** **3 Inverter minisplit units** for optimized electricity consumption.

4. OPEX STRUCTURE (operational efficiency)

Maintenance costs are highly competitive given the high-quality services of the complex.

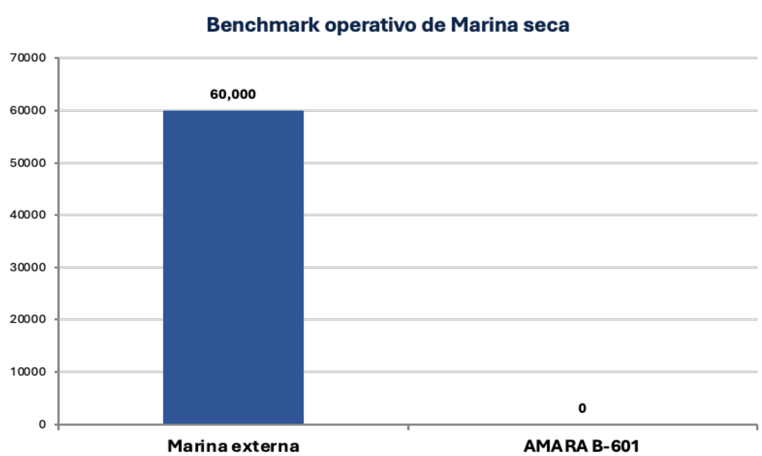
ITEM	AMOUNT (MXN)	FREQUENCY
Maintenance Fee*	$5,580.00	Monthly
Property Tax	$10,000.00	Annual

*The fee includes: 24/7 security, cleaning of 230m of beach, amenities, gardens, and insurance for the unit's interior.

5. NAUTICAL DIFFERENTIATOR: COMPETITIVE ADVANTAGE

The AMARA complex offers a unique logistical and economic benefit for owners of nautical equipment:

- **Private Dry Marina:** **$0 MXN cost**, included in the asset.
- **Market Benchmark:** In external commercial marinas, storage for similar equipment (2 WaveRunners) costs **~$5,000 MXN monthly** ($60,000 MXN annual operational savings).
- **Logistical advantage** for WaveRunner or other nautical equipment owners.
- **Reduces operational friction** compared to external commercial marinas.
- **This is an investment value**, not a secondary amenity.



$60,000 MXN
ESTIMATED ANNUAL SAVINGS FROM PRIVATE DOCKING

$0 MXN
AMARA COST, INCLUDED IN ASSET

The dry marina savings can **offset approximately 78%** of the estimated annual fixed OPEX for maintenance and property tax.

6. TURNKEY INVENTORY (ready-to-use)

- **Condition:** Fully furnished (excluding personal decorations).
- **Parking:** 2 private spaces.
- **Surroundings:** 5-hectare family complex with private security, pools, and protected green areas.