

N/A
PROPERTY
MANAGER

PROJECT BOOK



N/A PROPERTY MANAGER

N/A PROPERTY MANAGER was created to support the vacation rental experience to property owners, in order to manage the property and maximize the rent income and investment returns, we strive to bring forward the best service experience to your guests.

We focus to provide a precise attention to the frequent traveler, which we accomplish through various digital platforms by means of advertising, we achieve the highest possible occupancy rate, which directly translates to higher ROI and better reviews.





INTEGRAL RENTAL OPERATION

◆ DIGITAL ADVERTISING

We advertise your property through digital and social media networks.

◆ DYNAMIC PRICING

Revenue management that optimizes rates depending on seasons and holidays with daily monitoring.

◆ BOOKING MANAGEMENT

We optimize all bookings in order to improve ROI consistently (return on investment).

◆ **CONCIERGE**

Personalized reservation service for restaurants, excursions, tours and transportation.



◆ **CHECK IN / CHECK OUT**

Welcome protocols, data collection and key handover.



◆ **SERVICES ON DEMAND**

We offer additional services to guests from relaxing massages and beauty treatment to yacht and car/bicycle rentals.





◆ LAUNDRY

We have the appropriate laundry equipment to provide a proper care to the property's linens.



◆ HOUSEKEEPING

We retain the right cleaning staff and equipment to guarantee the best care of your property and the comfort of the guest.



◆ MAINTENANCE

We take care of every single detail so that everything is always lush perfect.

PROPERTY
MANAGEMENT

The operating expenses of the property, such as utilities (water, electricity, internet), condominium fees, taxes, as well as the administrative staff salaries, will be deducted from the monthly income generated by the property, consistently providing reports that guarantees our commitment to transparency for the owner's comfort and peace of mind.

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EXPERIENCE AND COMPETITIVE ADVANTAGES

N/A PROPERTY MANAGER has 5 years of experience in the hospitality industry, having managed several properties in different parts of the country. We currently manage more than 400 hotel rooms. We sustained excellent ratings on different platforms, we have more than 12000 positive reviews and an average of 9.1 in applications such as Booking, hotels.com, Trip Advisor as well as a super host on Airbnb.

As part of our portfolio, we owned N/A Home Staging a company dedicated to the import and manufacture of furniture. Staffed by experts on interior design, and with an extensive stock available to provide homogeneity to the property, we manage to create the atmosphere of a luxury hotel. This technique not only helps to generate personality to the property, but also provides a prompt response in terms of furniture maintenance. N/A Home Staging is currently the only furniture company in the Riviera Maya with the largest stock, to furnish properties in record time.





OPERATING FEE

The operating fee is 20% of the gross income. That is, before the commissions generated by rental platforms such as Airbnb, Booking, Expedia, etc.

This fee guarantees the optimal operation of the complex, covering salaries of the management team, administrative personnel, accountants, maids, etc.

OPERATOR WARRANTIES

- ✓ We guarantee to have a competitive management fee in the market.
- ✓ We guarantee to deliver detailed reports to the owner with absolute transparency for your peace of mind.
- ✓ We guarantee to optimize rent income through digital media and advertise it in an optimal way.

TYPES OF UNITS

MACONDO 5AV.

MACONDO TULUM

MACONDO HOLBOX

MACONDO OAXACA





Macondo Tulum – Fase II / Year 1

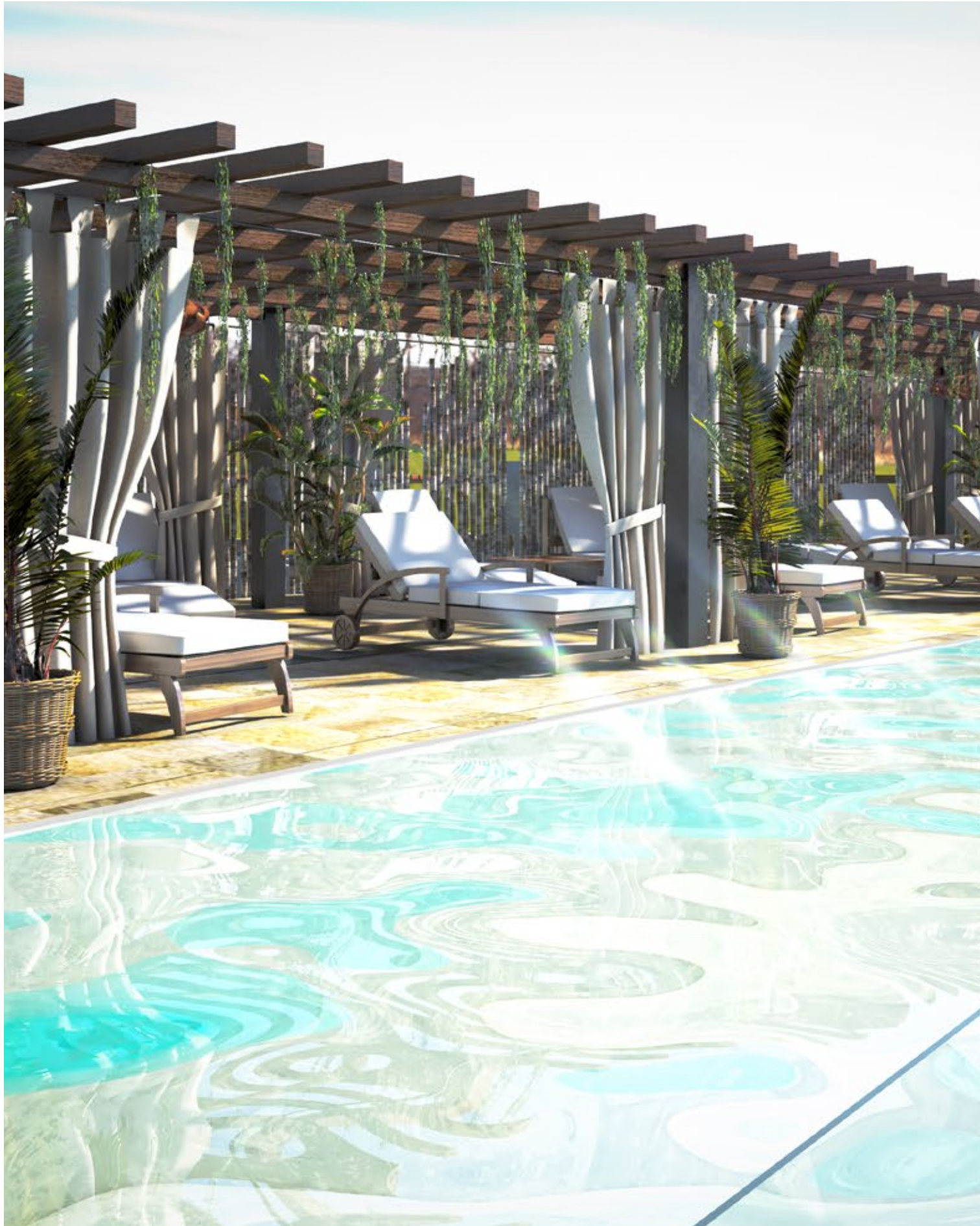
TPOLOGY	GROUND HOUSE	STUDIO	PENTHOUSE
ADR (USD)	127	105	155
ANNUAL OCCUPANCY %	65%	65%	65%
DAYS OF OPERATION	365	365	365
ROI	8.05%	8.02%	8.01%

*ALL AMOUNTS EXPRESSED ARE IN USD

*ALL AMOUNTS ARE ANNUAL

*ALL DATA IS BY UNIT TYPE

*ROI CALCULATED AT UNIT PRICE AT PRE-SALE PRICE/IN 90-10 SCHEME



Macondo Tulum – Fase II / Year 2

TYPOLOGY	GROUND HOUSE	STUDIO	PENTHOUSE
ADR (USD)	137.16	113.4	167.4
ANNUAL OCCUPANCY %	68%	68%	68%
DAYS OF OPERATION	365	365	365
ROI	9.19%	9.15%	9.12%

*ALL AMOUNTS EXPRESSED ARE IN USD

*ALL AMOUNTS ARE ANNUAL

*ALL DATA IS BY UNIT TYPE

*ROI CALCULATED AT UNIT PRICE AT PRE-SALE PRICE/IN 90-10 SCHEME



Macondo Tulum – Fase II / Year 3

TYPOLOGY	GROUND HOUSE	STUDIO	PENTHOUSE
ADR (USD)	148.1328	122.472	180.792
ANNUAL OCCUPANCY %	70%	70%	70%
DAYS OF OPERATION	365	365	365
ROI	10.50%	10.23%	10.19%

*ALL AMOUNTS EXPRESSED ARE IN USD

*ALL AMOUNTS ARE ANNUAL

*ALL DATA IS BY UNIT TYPE

*ROI CALCULATED AT UNIT PRICE AT PRE-SALE PRICE/IN 90-10 SCHEME

Product analysis

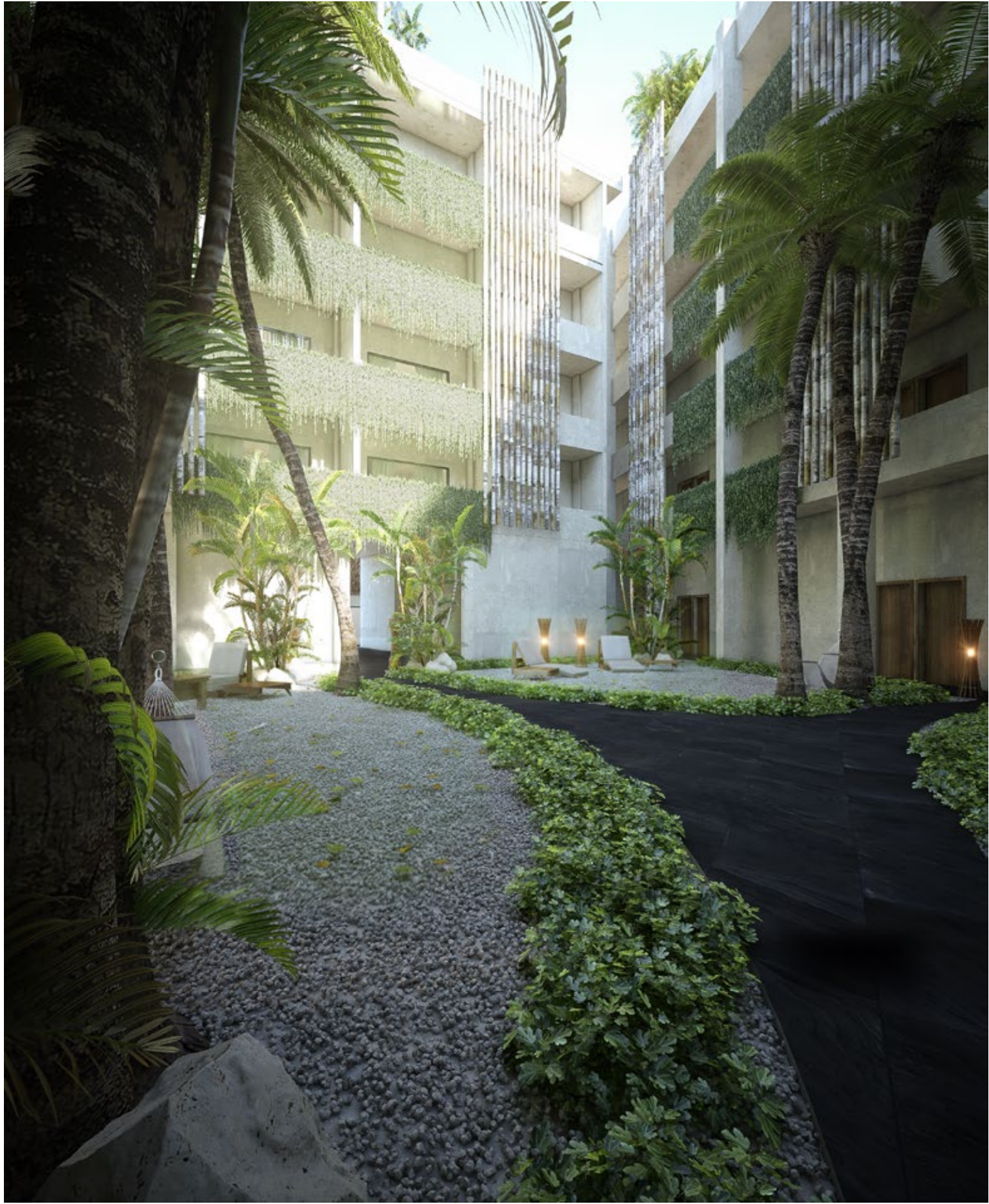
Total units		113			
TIPOLOGY	UNITS	BEDROOMS	KEYS	SURFACE M2	SURFACE M2
GROUND HOUSE	9	1	1	63.5	571.5
STUDIO	95	1	1	47.31	4494.45
PENTHOUSE	9	1	1	92.43	831.87



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Year 1

	GROUND HOUSE	STUDIO	PENTHOUSE
INCOME	\$30,130.75	\$24,911.25	\$36,773.75
ADMIN FEE	\$6,026.15	\$4,982.25	\$7,354.75
OTAS (WEBSITES)	\$3,615.69	\$2,989.35	\$4,412.85
MAINTENANCE FEE	\$2,880.00	\$2,400.00	\$3,120.00
PRIVATE EXPENSES	\$1,807.85	\$1,494.68	\$2,206.43
TAXES	\$903.92	\$747.34	\$1,103.21
BANK COMMISSION	\$903.92	\$747.34	\$1,103.21
MAINTENANCE AND IMPROVEMENTS	\$602.62	\$498.23	\$753.48
CUSTOMER INCOME	\$13,390.61	\$11,052.08	\$16,737.83
ROI %	8.05%	8.02%	8.01%



Year 2			
	GROUND HOUSE	STUDIO	PENTHOUSE
INCOME	\$34,043.11	\$28,145.88	\$41,548.68
ADMIN FEE	\$6,808.62	\$5,629.18	\$8,309.74
OTAS (WEBSITES)	\$4,085.17	\$3,377.51	\$4,985.84
MAINTENANCE FEE	\$3,110.40	\$2,592.00	\$3,369.60
PRIVATE EXPENSES	\$2,042.59	\$1,688.75	\$2,492.92
TAXES	\$1,021.29	\$844.38	\$1,246.46
BANK COMMISSION	\$1,021.29	\$844.38	\$1,246.46
MAINTENANCE AND IMPROVEMENTS	\$680.86	\$562.92	\$830.97
CUSTOMER INCOME	\$15,272.88	\$12,606.78	\$19,066.69
ROI %	9.19%	9.15%	9.12%



Year 1

	GROUND HOUSE	STUDIO	PENTHOUSE
INCOME	\$37,847.93	\$31,291.60	\$46,192.36
ADMIN FEE	\$7,569.59	\$6,258.32	\$9,238.47
OTAS (WEBSITES)	\$4,541.75	\$3,754.99	\$5,543.08
MAINTENANCE FEE	\$3,359.23	\$2,799.36	\$3,639.17
PRIVATE EXPENSES	\$2,270.88	\$1,877.50	\$2,771.54
TAXES	\$1,135.44	\$938.75	\$1,385.77
BANK COMMISSION	\$756.96	\$938.75	\$1,385.77
MAINTENANCE AND IMPROVEMENTS	\$756.96	\$625.83	\$923.85
CUSTOMER INCOME	\$17,457.13	\$14,098.10	\$21,304.70
ROI %	10.50%	10.23%	10.19%