

DEELUM LUXURY VILLA INVESTMENT

Executive Overview

Deelum is recognized as a leader in Tulum luxury real estate, with features in Architectural Digest México and Forbes México. With the new Tulum International Airport, the Mayan Train, and the arrival of brands such as Ritz Carlton, Faena, St. Regis, and Soho House, the market continues to gain global validation. Combined with Tulum's cenotes, Mayan heritage, natural beauty, and wellness culture, this creates a strong foundation for rental growth and long-term asset appreciation.

Revenue Performance

Scenario	Gross Revenue	Net Operating Income
200 Nights	\$500,000	\$325,000
75% Occupancy (274 Nights)	\$685,000	\$445,250

10 Year Financing Performance (8.5%)

Purchase Price	Annual Debt	Cash Flow (200 Nights)	Cash Flow (75%)
\$1,200,000	\$89,280	\$235,720	\$355,970
\$1,500,000	\$111,600	\$213,400	\$333,650
\$2,000,000	\$148,800	\$176,200	\$296,450

Rental income projections are estimates based on current market data. Actual occupancy may vary, as no rental property maintains 100% occupancy.

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