

Hotel Opportunity for Sale or Lease on Avenida 10, Playa del Carmen

Versatile Income Opportunities

Business Investment Presentation

Thursday, June 12, 2025

Welcome to Rental Opportunities

Explore the 3-floor building on Avenida 10, with versatile commercial spaces and expansion potential.

Current Features and Expansion Potential

- **Existing Features:** The property currently includes a Thai restaurant, 10 completely equipped bedrooms, and 10 bathrooms, offering a solid foundation for operations or leasing.
- **Expansion Possibility:** Increase revenue potential by developing a commercial space in the lobby, such as a cafeteria, and adding a fourth floor with a rooftop pool and bar, along with an elevator for enhanced accessibility.

Three-Story Building Overview

- **Prime Location:** Avenida 10, just one step from the famous 5th Avenue, renowned for its vibrant shops, restaurants, and nightlife, and a short walking distance to the pristine Playa del Carmen beach. The area is also a banking hub with established branches like CIBanco, Scotiabank, and Banorte, attracting interest from major banks such as Banamex or HSBC.
- **Rental Potential:** 3 floors at \$9,000/month + additional income streams.
- **Expansion:** Add a floor, rooftop bar, and enhance lobby with a designed cafeteria.

Thriving Commercial Market

- **Commercial Demand:**
High traffic on Avenida 10
ideal for leases.
- **Income Streams:** Stable
rent from restaurant and
cafeteria.
- **Growth Potential:**
Increasing demand for
commercial space.

Rental Scenario 1: Operate 10 Rooms, 10 Bathrooms

- **Overview:** Manage the hotel directly with its current 10 completely equipped rooms and 10 bathrooms, leveraging the 81% occupancy rate.
- **Revenue Potential:** Generate income from room bookings based on current market rates of \$70/night.
- **Key Benefit:** Full control over operations and the ability to enhance guest experience with ready-to-use facilities.

Market Analysis: Comparable Properties

- **Market Trends:** Playa del Carmen prices rose 8-15% in 2025, with 9.7% national growth in 2024. Tourism (33M+ visitors in 2023) and Mayan Train boost demand, though international tourism may soften.
- **Comparables:** - Beachfront Condo (Puerto Aventuras): \$1.3M for 5,399 ft² (\$241/ft²). - Luxury Home (Playacar): \$0.5M–\$1M for 2-3 bedrooms. - Corasol Condo: Avg. \$704K, up to \$2.8M. - Hotel Comparable: \$1.5M–\$2.5M for 10-15 rooms with commercial potential.
- **Justification:** \$2.25M aligns with 1,000-1,500 m² hotels, 81% occupancy, and expansion upside.

Rental Scenario 2: Current 3 Floors

- **Overview:** Lease the existing three floors to a tenant, including the 10 completely equipped rooms, with additional income from a Thai restaurant and a designed cafeteria on the ground floor.
- **Revenue Potential:** The base rent is \$9,000/month, supplemented by \$3,200/month from the restaurant and \$3,000/month from the cafeteria, totaling \$15,200/month.
- **Key Benefit:** Passive income with minimal management, leveraging the commercial appeal of Avenida 10.

Rental Scenario 3: Post-Expansion 4 Floors

- **Overview:** Expand the property by adding a fourth floor with 5 more rooms and bathrooms, a rooftop pool and bar, and an elevator. The ground floor cafeteria remains a key revenue driver.
- **Development:** The additional floor increases capacity, the rooftop adds a premium amenity with \$3,000/month revenue potential, and the elevator enhances accessibility, with a total cost of \$300,000.
- **Revenue Potential:** Base rent of \$9,000/month, plus \$3,200/month from the restaurant, \$3,000/month from the cafeteria, and \$3,000/month from the rooftop bar, totaling \$18,200/month.
- **Key Benefit:** Significant income growth through expansion while maintaining passive income streams.

Rental Scenario 4: Bank or Other Business Lease

- **Overview:** Lease the entire building to a bank or other businesses like schools or offices, capitalizing on Avenida 10's status as a prime commercial hub with existing tenants like CIBanco, Scotiabank, and Banorte.
- **Revenue Potential:** Banks like Banamex or HSBC could pay \$15,000–\$20,000/month, while schools or offices might offer competitive rates based on the location's appeal.
- **Key Benefit:** High, stable income with minimal operational oversight, ideal for long-term investment.

Purchase Option with Rental

- **Sale Price:** \$2,250,000 USD
- **NOI (Post-Expansion):** \$196,560 based on the expanded rental scenario.
- **Cap Rate:** $\$196,560 / \$2,250,000 = 8.7\%$
- **Appreciation:** $5\%/year = \$112,500$
- **Contact: Contact Us Today** for details.

Explore rental or operation opportunities in Playa del Carmen's vibrant market!

Contact Us Today

For a private tour or detailed financials!

Rent: Up to \$18,200/month

Purchase: \$2,250,000







