

PALM VIEW

FINANCIAL PROFORMAS

PALM VIEW

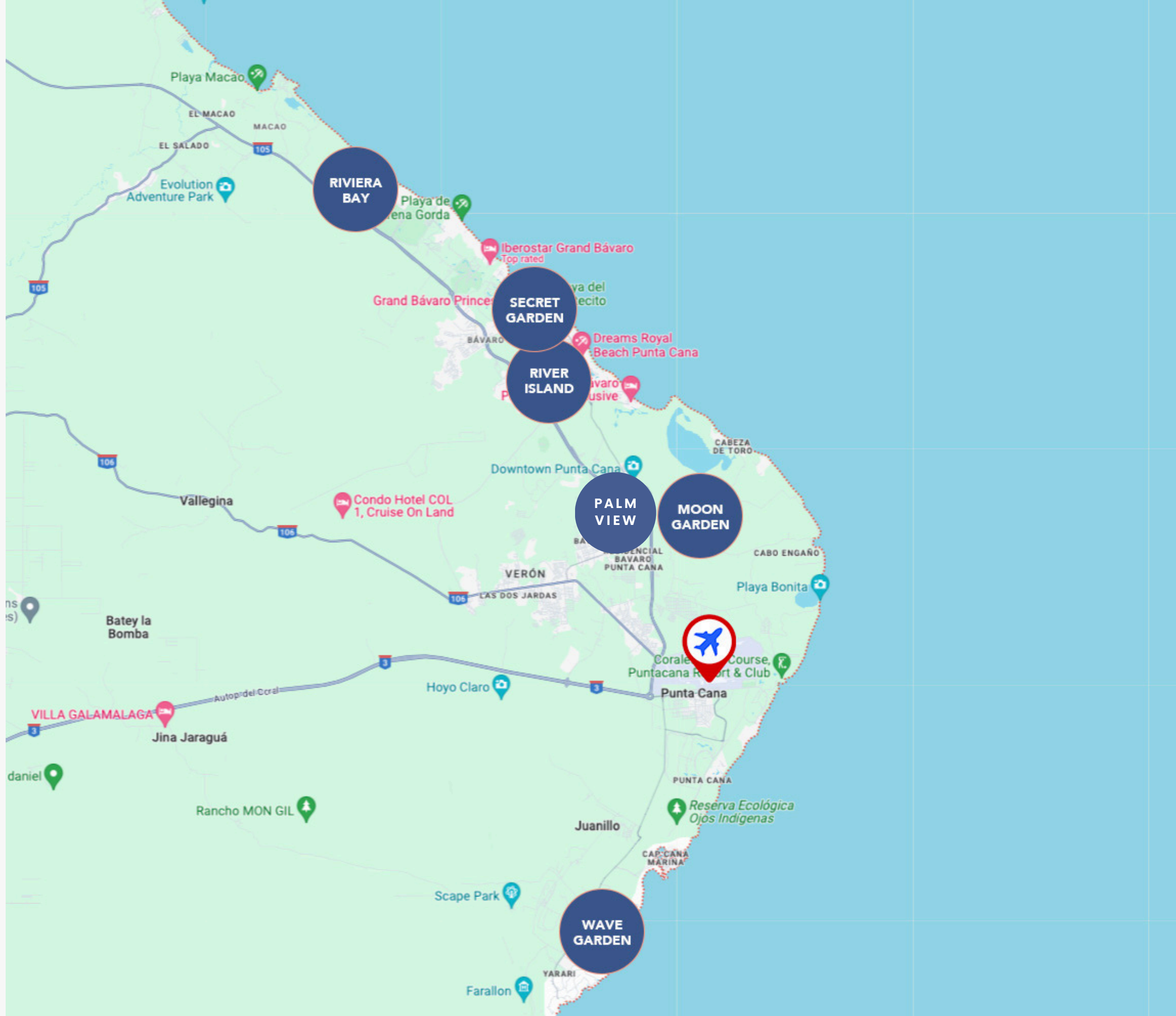
Palm View is a complex of apartments with hotel services and exclusive amenities which include 18-hole golf course and a private beach club. The place where you can enjoy of your dream lifestyle.

The project includes apartments with 1, 2 and 3 rooms, big areas and an excellent illumination and air circulation.

Palm View is part of Coral Golf Resort, a unique urban design in Cabeza de Toro zone. This master plan guarantees an exceptional environment and a remarkable lifestyle for our residents.

Projected Occupancy: June 2027





Coral Beach

















Club House





Exclusive amenities:

Palm View has two lobby style entrances giving you access to a wide variety of commodities and amenities such as:

- | | | | |
|---|---|--|--|
| 
Furnished Spaces | 
Pools for adults and children | 
Playground | 
Service housekeeping |
| 
Concierge services | 
Restaurant bar | 
Boardroom | 
2 access lobbies |
| 
Turkish | 
Parking lot | 
Gym | 
Sauna |
| 
Elevators | 
Autosnack Service | 
Jacuzzi | 
Hiking paths |

All this guarantees the residents to live a luxurious and comfortable experience at every moment.

Since **Palm View** is part of the prestigious **Coral Golf Resort**, you can also enjoy these other amenities:

Exclusive amenities:







PALM VIEW

Golf & Apartments



Images are only to illustrate. The specific details are subject to changes without prior notice





Unit 209 at Palm View



Financial Forecast

Product Type	Size (sq.ft)	Purchase Price	60% DOWN
1 bedroom - Golf & Pool View	534	\$146,100	\$87,660

Estimated Nightly Rate	Vacancy Rate	Number of People the Unit Can Sleep
\$125.00	25%	4

Total Revenue @75% Occupancy	Property Management Fee 25%	Total Annual Fees (Maintenance, Insurance, Utilities)	Operating Cost	Owner Revenue
\$34,218.75	\$9,600.00	\$3,200.00	\$12,800.00	\$21,418.75

Mortgage Amount	Monthly Mortgage Payment	Annual Mortgage Payment	Net Cashflow	Monthly Cashflow
\$58,440.00	\$ 741.00	\$8,892.00	\$12,526.75	\$1,043.90

Cap Rate	Cash on Cash Return	ROI (w/ Appreciation and Mortgage)
8.57%	14.29%	42.60%

Incentives

- Zero Closing Fees
- No Property Tax for 15 Years
- Financing Through Scotiabank
- Furnished Package
- Free Parking Space
- \$1,500 Fly & Buy Credit

Deposit Structure

On Signing	20% In 30 Days	Balance of 60%	Finance 40% on Closing
\$5,000.00	\$24,220.00	\$58,440	\$58,440

Unit 204 (D) at Palm View



Incentives

- Zero Closing Fees
- No Property Tax for 15 Years
- Financing Through Scotiabank
- Furnished Package
- Free Parking Space
- \$1,500 Fly & Buy Credit

Financial Forecast

Product Type	Size (sq.ft)	Purchase Price	60% DOWN	
2 Bedroom - Balcony	1005	\$257,100	\$154,260	
Estimated Nightly Rate	Vacancy Rate	Number of People the Unit Can Sleep		
\$170.00	25%	6		
Total Revenue @75% Occupancy	Property Management Fee 25%	Total Annual Fees (Maintenance, Insurance, Utilities)	Operating Cost	Owner Revenue
\$46,537.50	\$13,440.00	\$4,480.00	\$17,920.00	\$28,617.50
Mortgage Amount	Monthly Mortgage Payment	Annual Mortgage Payment	Net Cashflow	Monthly Cashflow
\$102,840.00	\$ 741.00	\$8,892.00	\$19,725.50	\$1,643.79
Cap Rate	Cash on Cash Return	ROI (w/ Appreciation and Mortgage)		
7.67%	12.79%	41.10%		
Deposit Structure				
On Signing	20% In 30 Days	Balance of 60%	Finance 40% on Closing	
\$5,000.00	\$46,420.00	\$102,840	\$102,840	