

PLAZA DEL PESCADOR | INVENTORY



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COMMERCIAL UNIT	BUSINESS	PRICE IN USD	ANNUAL NET INCOME	TOTAL AREA M²	\$ / M²	CONTRATO
L1-D	Vacant	\$ 1,100,000.00	\$ 111,772.56	460.7	\$ 2,388	-
O-5	TT Once	\$ 420,000.00	\$ 32,472.00	144.34	\$ 2,910	USD
L-3A	Alarcon Lozano Consultores	\$ 280,000.00	\$ 14,760.00	88.98	\$ 3,147	USD
O-1 O-2	Vacant / Adkol	\$ 320,000.00	\$ 24,253.73	101.44	\$ 3,155	USD
L-2A	Intercam Banco S.A.	\$ 280,000.00	\$ 23,387.97	87	\$ 3,218	MXN
M4	Vacant / Alem Spa	\$ 765,500.00	\$ 65,229.66	221.75	\$ 3,452	USD
M5	Vacant	\$ 697,500.00	\$ 50,430.00	205.01	\$ 3,402	-
B2	Clinica Dermatologia	\$ 217,000.00	\$ 13,029.44	58.67	\$ 3,699	USD
L1	Penca	\$ 1,600,000.00	\$ 118,080.00	460.4	\$ 3,475	USD
L1-A L1-AT	Vacant / Cabo Souvenirs	\$ 850,000.00	\$ 59,040.00	137.63	\$ 6,176	USD
TOTAL		\$ 6,530,000.00	\$ 512,455.36	1965.92		

- Blue represents vacant spaces and income projections

- Black represents spaces with current tenants and active cash flow

- Tenants cover an additional 18% maintenance fee. Commercial properties generate IVA, an added sales tax determined by the notary based on the construction value. This tax is not included in the listed price.