

## PLAZA DEL PESCADOR | INVENTORY



PLAZA DEL PESCADOR   INVENTORY						
COMMERCIAL UNIT	BUSINESS	PRICE IN USD	ANNUAL NET INCOME	TOTAL AREA   M <sup>2</sup>	\$ / M <sup>2</sup>	
O-5	TT Once	\$ 420,000.00	\$ 32,472.00	144.34	\$ 2,910	
L-3A	Alarcon Lozano Consultores	\$ 280,000.00	\$ 14,760.00	88.98	\$ 3,147	
O-1   O-2	Vacant / Adkol	\$ 320,000.00	\$ 24,253.73	101.44	\$ 3,155	
M4	Vacant / Alem Spa	\$ 765,500.00	\$ 65,229.66	221.75	\$ 3,452	
M5	Vacant	\$ 697,500.00	\$ 50,430.00	205.01	\$ 3,402	
B2	Dr. Contreras	\$ 217,000.00	\$ 13,029.44	58.67	\$ 3,699	
L1	Penca	\$ 1,600,000.00	\$ 118,080.00	460.4	\$ 3,475	
<b>TOTAL</b>		<b>\$ 4,580,000.00</b>	<b>\$ 340,005.64</b>	<b>1367.59</b>		

- 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.