

Casa Victoria Fractional Ownership Pool				
	MXN PESOS			
Total Purchase Price			MXN	USD
Closing and Organization Costs			\$33,800,000	\$1,690,000
Total Purchase Price			\$1,200,000	\$60,000
	Exchange Rate	20	\$35,000,000	\$1,750,000
Residential	Weeks Rented	Weekly Rate	Annual Rent	Valuation
Villa A - Lower Two Bedroom	30	\$19,000	\$570,000	5000000
Villa B - Lower Two Bedroom	30	\$19,000	\$570,000	5000000
Villa C - Upper Two Bedroom	30	\$20,000	\$600,000	6000000
Villa D - Upper Two Bedroom	30	\$23,000	\$690,000	7000000
Villa E - Upper One Bedrom	30	\$16,000	\$480,000	3000000
Villa F - Rooftop One Bedroom	30	\$17,500	\$525,000	3200000
Villa G - Rooftop One Bedroom	30	17500	\$525,000	\$3,200,000
Villa H - Rooftop One Bedroom	30	17500	\$525,000	\$3,200,000
Villa I - Rooftop One Bedroom	30	17500	\$525,000	\$3,200,000
Total Residential Rental Income			\$5,010,000	\$33,800,000
Gross Residencial Income				\$5,010,000
Markeing & Rental Commissions		13%	\$651,300	
Residential Operating Costs		15.00%	\$751,500	
Admin & Misc		5%	\$250,500	
Total Expenses			\$1,653,300	\$1,653,300
Net Rental Income				\$3,356,700
ROI				9.59%
Total Investment	\$35,000,000			

Invesment Units Price	\$100,000			
Total Invesment Units	350			
Minimum Investment	\$1,000,000			
Developer	100	\$10,000,000		
Balance for Investors	250	\$25,000,000		
Total		\$35,000,000		