



by



INVESTMENT OFFERING

LATITUDE 20 INVESTMENT FUND

presented April 2, 2025

INVESTMENT STRATEGY 1

TOTAL INVESTMENT	\$7,232,402
# OF VILLAS	30
RETAIL VALUE	\$9,061,824
DISCOUNT %	24.71 %
ANN. EQUITY APPRECIATION	10 %
YEARS HOLDING	5
5 YEAR APPRECIATED VALUE	\$14,594,158
ANNUAL CASHFLOW	\$1,564,095
OCCUPANCY RATE	65 %
5 YEAR EARNINGS	\$22,414,632
GROSS ROI	209.92 %
CAP RATE	17.7 %
IRR	29.85 %

INVESTMENT STRATEGY 2

TOTAL INVESTMENT	\$4,896,939
# OF VILLAS	20
RETAIL VALUE	\$6,042,190
DISCOUNT %	23.53 %
ANN. EQUITY APPRECIATION	10 %
YEARS HOLDING	5
5 YEAR APPRECIATED VALUE	\$9,731,007
ANNUAL CASHFLOW	\$1,042,898
OCCUPANCY RATE	65 %
5 YEAR EARNINGS	\$14,945,496
GROSS ROI	205.15 %
CAP RATE	17.43 %
IRR	33.25 %

INVESTMENT STRATEGY 3

TOTAL INVESTMENT	\$3,786,320
# OF VILLAS	15
RETAIL VALUE	\$4,531,642
DISCOUNT %	21.18 %
ANN. EQUITY APPRECIATION	10 %
YEARS HOLDING	5
5 YEAR APPRECIATED VALUE	\$7,298,255
ANNUAL CASHFLOW	\$782,173
OCCUPANCY RATE	65 %
5 YEAR EARNINGS	\$11,209,122
GROSS ROI	196.04 %
CAP RATE	16.91 %
IRR	35.88 %

All figures are estimates and represented at the conversion rate for MXN to USD at 10:15am CST April 2, 2025.