

Hotel Suites La Siesta

Vertical Development Asset — Downtown Core

Direct Title · Lien-Free

Active Licenses

Open to Offers

Value-Add · Motivated
Seller

6-Month Timeline

KEY METRICS

1,094 m ²	4,201 m ²	11	22
Land area	Meters of Construction	Floors	Total suites
MXN \$1,120	35%	~30	Direct deed
Avg. rate (ADR)	Occupancy avg.	Parking spaces	Title structure

BUILDING PROGRAM

L10		Rooftop — events & entertainment
L9		Open terrace level
L8		Commercial kitchens
L7		Panoramic restaurant
L1–6		Guest suites — 22 keys (6 levels)
GF		Lobby, pool, parking (504 m ²)

INVESTMENT HIGHLIGHTS & VALUE-ADD THESIS

Investment highlights

- Lien-free, direct title — clean transaction
- All operating licenses current and valid
- Currently operating — income during repositioning
- Mixed-use revenue: hotel + F&B; + events
- Elevator in place; shell ready for upgrade
- Steps from Malecón & Playa Los Muertos

Value-add thesis

- ADR MXN \$1,120 (~USD \$56) well below market ceiling — rate upside post-renovation
- Occupancy at 35% vs. 60–75% peers — clear repositioning upside
- Panoramic F&B; + rooftop events: high-margin, currently underutilized
- Ideal for brand flag, FIBRA entry, or full redevelopment

TARGET BUYER PROFILE

Private Developer

Full renovation & repositioning.
Brand flag potential. Long-term hold
or flip post-stabilization.

FIBRA

Portfolio acquisition in top-tier leisure
market. Institutional yield play
post-remodel.

Investment Fund

Value-add strategy. Acquire below
replacement cost, modernize,
stabilize and exit.

TRANSACTION STRUCTURE

- ✓ All-cash purchase
- ✓ Seller financing / structured payments (open to discussion)
- ✓ Joint venture with seller equity participation
- ✓ Sale & leaseback arrangement

ASKING PRICE

OPEN TO OFFERS

Seller welcomes all serious proposals. Renovation scope and costs to be determined by buyer's due diligence. Flexible transaction structures considered.



Motivated seller — 6-month transaction window. Seller is committed to closing within 6 months. Qualified buyers will receive priority access to due diligence materials.

CONTACT

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