



**PERDURA PRO**PROPERTY  
Tu inversión segura

**Naya**  
Homes

**LCR**  
SERVICIOS



# EVA

PUERTO VALLARTA

**EVA** is the first building in Puerto Vallarta designed to maximize your vacation rentals. It will have a network of strategic providers that will allow you to maximize the return on your investment.

- Vacation Rentals
- Cleaning and Maintenance
- Condominium Management



# Service Providers Proposal



## Maintenance and Cleaning

- Preventive Maintenance
- Corrective Maintenance\*
- Unit cleaning after each stay
- Laundry
- Unit consumables
- Property evaluation

## Vacation Rental Management

- Reservation Management
- Property listing on more than 9 global channels
- Dynamic pricing strategy
- Marketing and advertising for your property
- Professional Photography
- Professional guest and owner support

## Maintenance and Cleaning

- Accounting
- Maintenance
- Accounts Receivable
- Accounts Payable
- Guest Services
- Purchase Assistance
- Security
- Operations
- Administrative Platform
- Among other services for building management

- 10% of monthly rentals
  - USD \$50 for Cleaning
- \*Includes coordination only

- 15% of monthly rentals
- USD \$300 per unit for induction Fee (one-time non-recurring charge)

- From MXN \$2,900 per month per unit
- Up to MXN \$9,750 per month per unit



## Estimated Returns

**\$95K<sub>USD</sub>**  
Annual Profit

**15%**  
Cash ROI

**16%**  
Annual Appreciation

**35%**  
Total ROI

\*Assume professional vacation rental operation achieving top 10% performance in the area \*Figures based on a 3-bedroom unit at EVA with a 20% discount on the list price \*Annual Profit already includes all estimated expenses related to the unit \*Cash ROI considers the return on cash flows on investment with a 20% discount on the list price \*Expected annual appreciation by MAB Home Operator considering the historical performance of Grupo GOVA's portfolio \*Total ROI considers the sum of the flows generated by the unit and the expected annual appreciation"

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SERVICIOS





# Estimated Rental & Expense for a 3-Bedroom Apartment





# Investor Profitability Analysis (90th Percentile)

Revenue Proyections (\$USD)				
Period	Yr.1	Yr.2	Yr.3	Yr.4
<b>Units</b>	<b>1</b>			
<u>Rooms Metrics</u>				
Occupancy*	57%	63%	63%	63%
ADR	\$591	\$608	\$632	\$657
RevPAR*	\$337	\$382	\$397	\$413
RevPAR Growth	-	13%	4%	4%
<small>*Asume una curva de madurez de RevPAR de 4 meses en el primer año</small>				
<b>Total Income</b>	<b>\$125,850</b>	<b>\$142,205</b>	<b>\$147,782</b>	<b>\$153,581</b>
OTA Revenue	\$4,303	\$4,865	\$5,060	\$5,262
Perdura Revenue	\$14,940	\$16,519	\$17,057	\$17,617
LCR Revenue	\$4,817	\$5,010	\$5,210	\$5,419
Naya Revenue	\$18,232	\$20,601	\$21,408	\$22,248
<b>Total Investor Revenue</b>	<b>\$83,558</b>	<b>\$95,210</b>	<b>\$99,047</b>	<b>\$103,035</b>
<b>Estimated Additional Investor Expenses</b>				
Property Insurance	\$500	\$525	\$551	\$579
Property Taxes	\$1,000	\$1,050	\$1,103	\$1,158
Utilities	\$150	\$158	\$165	\$174
Corrective Maintenance	\$500	\$525	\$551	\$579
Wear & Tear	\$1,500	\$1,575	\$1,654	\$1,736
<b>Investor NOI</b>	<b>\$79,907</b>	<b>\$91,377</b>	<b>\$95,022</b>	<b>\$98,810</b>
Investor NOI % (List Price)	9.9%	11.4%	11.8%	12.3%
Investor NOI % (20% Discount)	12.4%	14.2%	14.8%	15.4%
Investor NOI % (25% Discount)	13.3%	15.2%	15.8%	16.4%

Under the management of Naya Homes, with our focus on Data Science & Revenue Management, our goal would be to position the property in the 90th percentile among similar units within a 500m radius.

\*OTA: Online Travel Agency ("Airbnb")  
 \*RevPAR (Revenue per Available Room)



# Appreciation Analysis for the First 4 Years of Operations

Yearly Property Value Appreciation Assumption	0%	16.0%	16.0%	16.0%	Plusvalía Productos Grupo GOVA
Property Value Appreciation (List Price)	\$0.00	\$128,531	\$128,531	\$128,531	
Property Value Appreciation (20% Discount)	\$160,664	\$128,531	\$128,531	\$128,531	
Property Value Appreciation (25% Discount)	\$200,830	\$128,531	\$128,531	\$128,531	
Cash + Value Appreciation ROI (List Price)	0.0%	16.0%	16.0%	16.0%	
Cash + Value Appreciation ROI (20% Discount)	25.0%	20.0%	20.0%	20.0%	
Cash + Value Appreciation ROI (25% Discount)	33.3%	21.3%	21.3%	21.3%	
<b>Cash + Value Appreciation ROI (List Price)</b>	<b>9.9%</b>	<b>27.4%</b>	<b>27.8%</b>	<b>28.3%</b>	
<b>Cash + Value Appreciation ROI (20% Discount)</b>	<b>37.4%</b>	<b>34.2%</b>	<b>34.8%</b>	<b>35.4%</b>	
<b>Cash + Value Appreciation ROI (25% Discount)</b>	<b>46.6%</b>	<b>36.5%</b>	<b>37.1%</b>	<b>37.7%</b>	

The 25% discount sales stage has already ended, and currently, the 20% discount sales stage is underway based on the list price.

It is assumed that the project, upon launch, reaches the list price, and information from MAB Home Operator about previous GOVA products is considered, which have had an estimated annual appreciation of 16%





# Estimated Rental & Expense for a 2-Bedroom Apartment





# Investor Profitability Analysis (90th Percentile)

Revenue Projections (\$USD)				
Period	Yr.1	Yr.2	Yr.3	Yr.4
<b>Units</b>	<b>1</b>			
<b>Rooms Metrics</b>				
Occupancy*	67%	74%	74%	74%
ADR	\$323	\$333	\$346	\$360
RevPAR*	\$217	\$245	\$255	\$265
RevPAR Growth	-	13%	4%	4%
<small>*Asume una curva de madurez de RevPAR de 4 meses en el primer año</small>				
<b>Total Income</b>	<b>\$82,455</b>	<b>\$92,736</b>	<b>\$96,315</b>	<b>\$100,036</b>
OTA Revenue	\$2,773	\$3,122	\$3,247	\$3,377
Perdura Revenue	\$10,753	\$11,746	\$12,092	\$12,451
LCR Revenue	\$4,817	\$5,010	\$5,210	\$5,419
Naya Revenue	\$11,952	\$13,442	\$13,960	\$14,499
<b>Total Investor Revenue</b>	<b>\$52,160</b>	<b>\$59,416</b>	<b>\$61,806</b>	<b>\$64,290</b>
<b>Estimated Additional Investor Expenses</b>				
Property Insurance	\$500	\$525	\$551	\$579
Property Taxes	\$1,000	\$1,050	\$1,103	\$1,158
Utilities	\$150	\$158	\$165	\$174
Corrective Maintenance	\$500	\$525	\$551	\$579
Wear & Tear	\$1,500	\$1,575	\$1,654	\$1,736
<b>Investor NOI</b>	<b>\$48,510</b>	<b>\$55,583</b>	<b>\$57,782</b>	<b>\$60,065</b>
Investor NOI % (List Price)	7.1%	8.1%	8.4%	8.8%
Investor NOI % (20% Discount)	8.9%	10.2%	10.6%	11.0%
Investor NOI % (25% Discount)	9.5%	10.8%	11.3%	11.7%

Under the management of Naya Homes, with our focus on Data Science & Revenue Management, our goal would be to position the property in the 90th percentile among similar units within a 500m radius.

\*OTA: Online Travel Agency (“Airbnb”)  
 \*RevPAR (Revenue per Available Room)

# Appreciation Analysis for the First 4 Years of Operations

Yearly Property Value Appreciation Assumption	0%	16.0%	16.0%	16.0%	Plusvalía Productos Grupo GOVA
Property Value Appreciation (List Price)	\$0.00	\$109,509	\$109,509	\$109,509	
Property Value Appreciation (20% Discount)	\$136,887	\$109,509	\$109,509	\$109,509	
Property Value Appreciation (25% Discount)	\$171,108	\$109,509	\$109,509	\$109,509	
Value Appreciation ROI (List Price)	0.0%	16.0%	16.0%	16.0%	
Value Appreciation ROI (20% Discount)	25.0%	20.0%	20.0%	20.0%	
Value Appreciation ROI (25% Discount)	33.3%	21.3%	21.3%	21.3%	
<b>Cash + Value Appreciation ROI (List Price)</b>	<b>7.1%</b>	<b>24.1%</b>	<b>24.4%</b>	<b>24.8%</b>	
<b>Cash + Value Appreciation ROI (20% Discount)</b>	<b>33.9%</b>	<b>30.2%</b>	<b>30.6%</b>	<b>31.0%</b>	
<b>Cash + Value Appreciation ROI (25% Discount)</b>	<b>42.8%</b>	<b>32.2%</b>	<b>32.6%</b>	<b>33.0%</b>	

The 25% discount sales stage has already ended, and currently, the 20% discount sales stage is underway based on the list price.

It is assumed that the project, upon launch, reaches the list price, and information from MAB Home Operator about previous GOVA products is considered, which have had an estimated annual appreciation of 16%





# Estimated Rental & Expense for a 1-Bedroom Apartment





# Investor Profitability Analysis (90th Percentile)

Revenue Projections (\$USD)				
Period	Yr.1	Yr.2	Yr.3	Yr.4
<b>Units</b>	<b>1</b>			
<u>Rooms Metrics</u>				
Occupancy*	67%	74%	74%	74%
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Property Insurance	\$500	\$525	\$551	\$579
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Investor NOI % (25% Discount)	9.5%	10.8%	11.3%	11.7%

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**EVA**  
PUERTO VALLARTA

**Annexes**



**Nayda**  
**Homes**

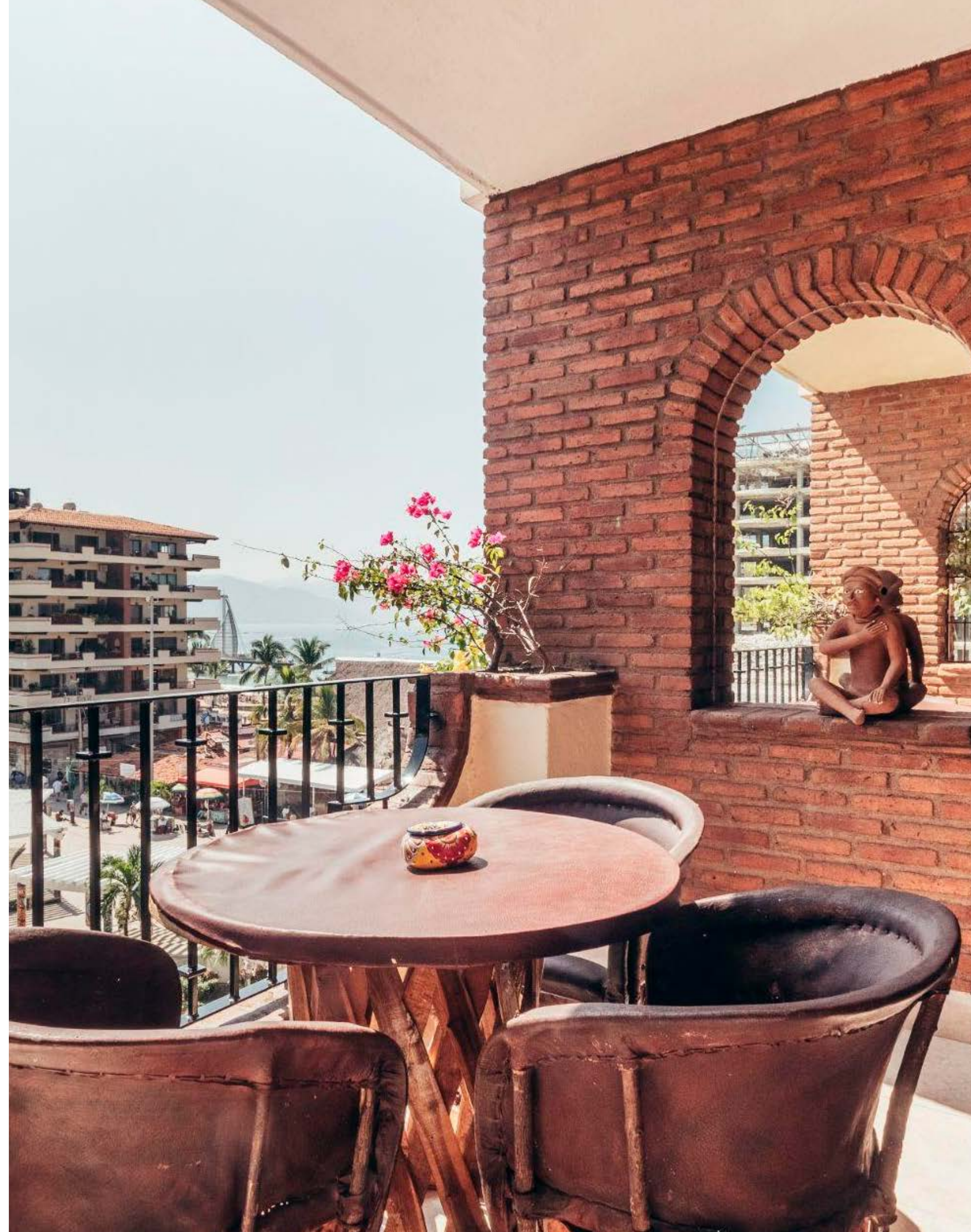
# ¿What is **Naya Homes?**

**Naya Homes** is a better  
vacation rental experience  
for owners and travelers





## Our Services



OUR SERVICES

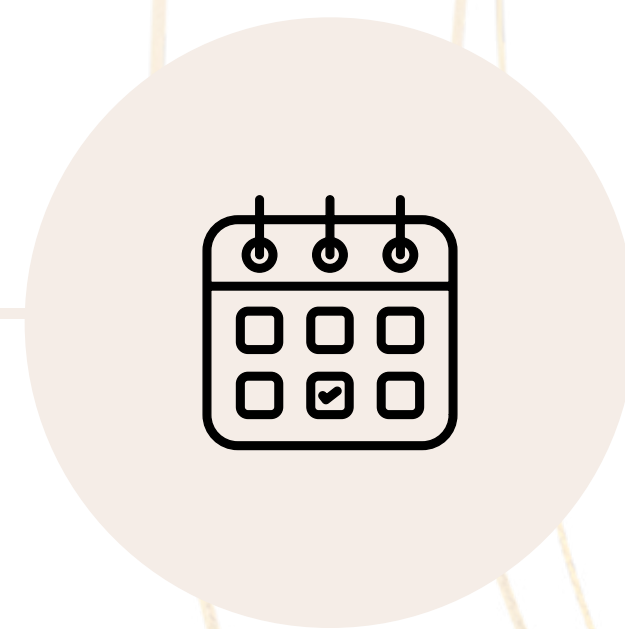
Our four pillars of services ensure that your home is well taken care of and reaches its **maximum profitability potential.**



**Home  
Optimization**



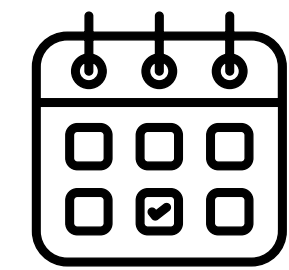
**5 Star  
Hospitality**



**Reservation  
Management**



**Revenue  
Optimization**



OUR SERVICES

# Reservation Management

We manage ads and bookings across all reservation channels.

## Annual Profit

We analyze all the ads in your area to ensure that yours maintains competitive prices

## Annual Profit

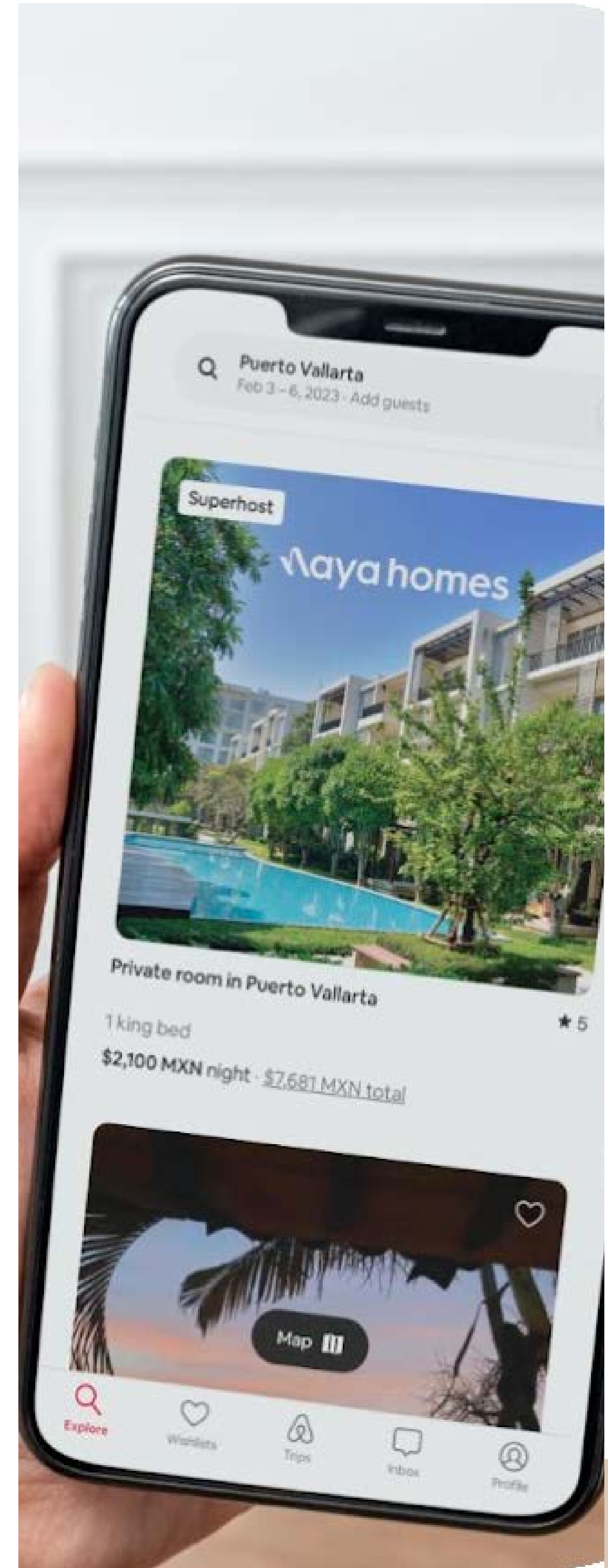
We analyze all the ads in your area to ensure that yours maintains competitive prices

## Management across all reservation channels

We save you 40 hours per month on administrative tasks

## Guest Inquiry Management

We respond to all guest inquiries promptly and professionally







OUR SERVICES

# Income Optimization

Your property will be among the most exclusive and profitable rentals in its region.

## Data Analysis

We analyze all the ads in your area to ensure that yours maintains competitive prices

## Advanced Pricing Tools

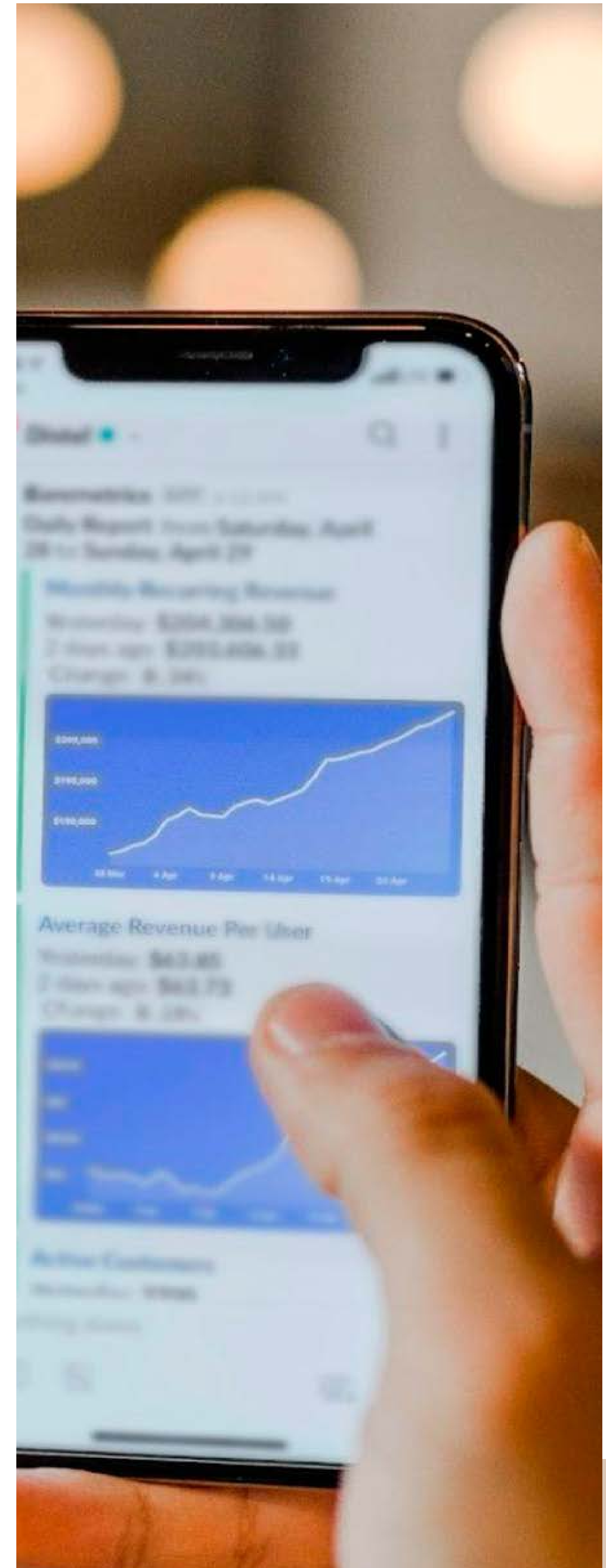
We use data and sophisticated technology to monitor local prices.

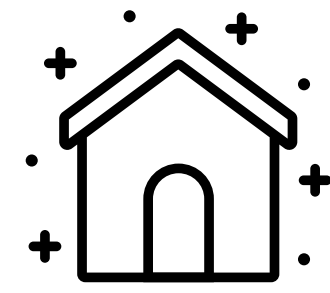
## Trend Prediction

We monitor price trends to anticipate competitor pricings

## Transparent Reports

We provide all our property owners with transparent income reports





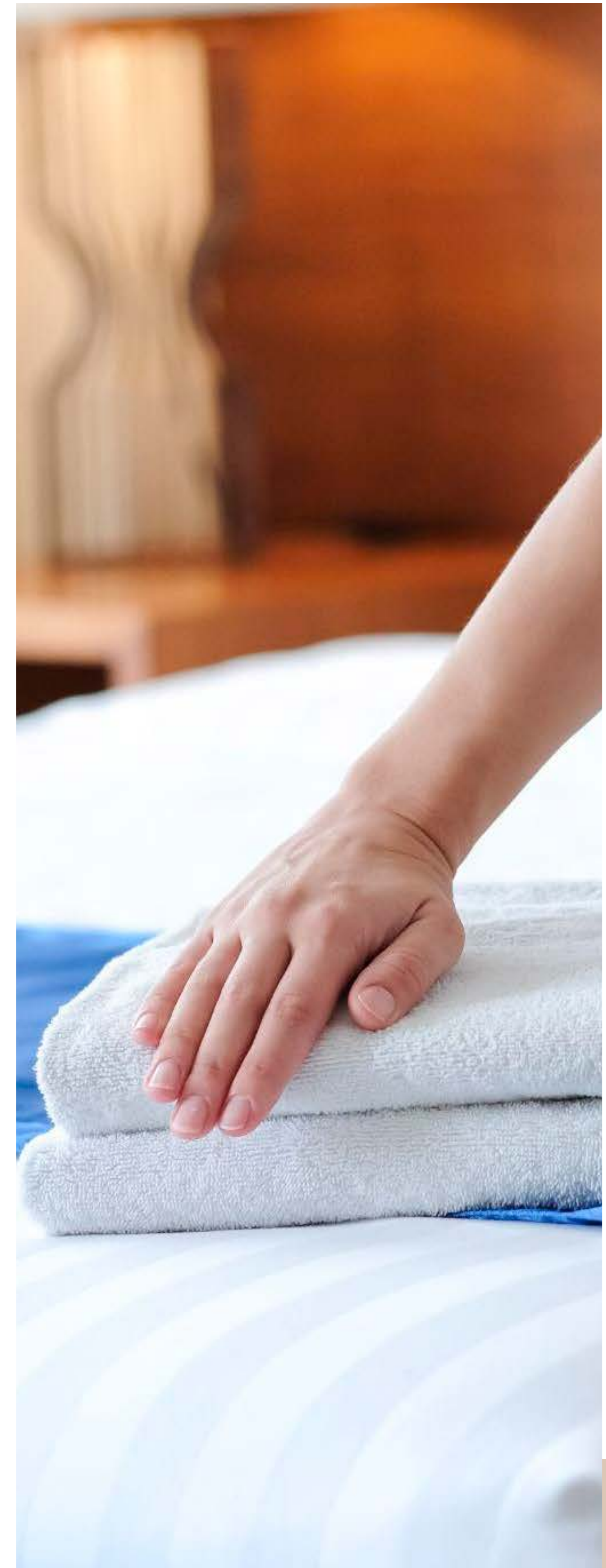
OUR SERVICES

# Home Optimization

Our Home Care team makes your investment their top priority

## Home Improvements

Our vacation rental experts will help you optimize your property to generate maximum rental value.



OUR SERVICES  
 **5 Star Hospitality**

Our hospitality experts come from the country's top hotels

**Local Experiences**

We create local guides and offer guests the best discounts on activities and experiences.

**Review Management**

We handle all incoming and outgoing reviews on all booking platforms.



# Owner's Portal

With our owner Portal you have instant access to the information about your property, including reservations, prices, account statements, among others!

**Naya Homes** | Dashboard | Availability | Reservations | Statements | Documents | Alan Poplisky

Thursday - February 16, 2023

- CHECK-INS:** 47 (This Month)
- CHECK-OUTS:** 54 (This Month)
- WORK ORDERS:** 0 (This Month)
- RESERVATIONS:** 34 (This Month) | \$9,743.05 total

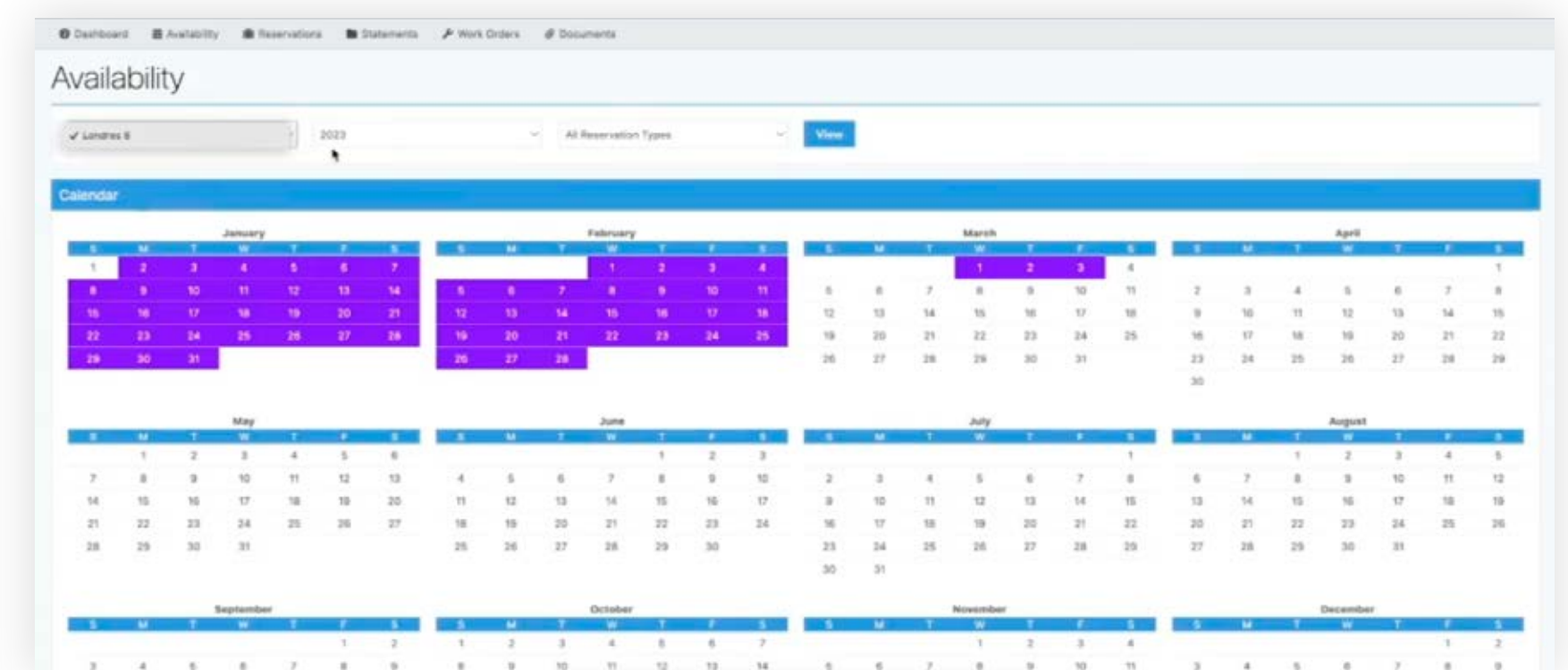
**Upcoming Arrivals/Departures**

**Reservations made in February (by type)**

- Guest
- Owner
- Owner Guest
- Owner Referral
- Whimstay
- Marriott HYM
- Extended Stay

**Reservations**

Res. #	Status	Type	Unit	Booker/Date	Check-in	Check-out	Nights	Income
78	Checked Out	Guest	Londra 8	Oct 21, 2022	Oct 26, 2022	Nov 2, 2022	4	\$780.00
83	Checked Out	Guest	Londra 8	Oct 24, 2022	Oct 26, 2022	Oct 26, 2022	1	\$100.76
196	Checked Out	Guest	Londra 8	Nov 9, 2022	Nov 10, 2022	Nov 10, 2022	1	\$143.00
108	Checked Out	Guest	Londra 8	Nov 9, 2022	Nov 16, 2022	Nov 21, 2022	7	\$243.00
237	Checked Out	Guest	Londra 8	Nov 13, 2022	Nov 14, 2022	Nov 15, 2022	1	\$73.00
302	Checked Out	Guest	Londra 8	Nov 20, 2022	Nov 21, 2022	Nov 26, 2022	5	\$54.70
361	Checked Out	Guest	Londra 8	Nov 26, 2022	Nov 26, 2022	Nov 26, 2022	1	\$29.00
382	Checked Out	Guest	Londra 8	Dec 1, 2022	Dec 1, 2022	Dec 4, 2022	3	\$254.40
449	Checked Out	Guest	Londra 8	Dec 6, 2022	Dec 9, 2022	Dec 11, 2022	2	\$120.00
464	Checked Out	Guest	Londra 8	Dec 7, 2022	Dec 16, 2022	Jan 1, 2023	6	\$688.00



**Create Reservation**

Reservation Type: Owner

Check-in: [Date Picker] | Check-out: [Date Picker]

Unit: [Dropdown Menu]

Booking Value: [Text Field]

Notes: [Text Area]

Buttons: Create Reservation, Repeat Fields

By not living where I have my property, I need a **trustworthy** people who do things well. I decided on **Naya homes** because it is a complete and modern company that has the **technology** to promote my **property** in the right places and with trained people. The commissions are fair and the communication is **spectacular** and that always gives a lot of peace of mind!

***-Rebeca, Owner at Puerto Vallarta***



# Stories of Success

We focus on maximizing the income and profitability of our clients.

## New Units

## Existing Units

### Situation

Complete building in Polanco with 15 units (studios and 1-bedrooms) begins operations in November 2022

Optimization of an existing portfolio of 44 units in the Romantic Zone of Puerto Vallarta, a highly competitive area

### Optimization

- Creation of Listings and Launch Strategy
  - Pricing Strategy Development
  - Dynamic pricing guidelines and discounts

- Market Competition Assessment
- Optimization of visibility and management in sales channels
- Dynamic pricing guidelines and discounts

### Optimization

By the 4th month of operation the building is already within the top 25% of the best comparable units in the area with 20% of the units above the top 10%

We increased occupancy 13% compared to the previous year with an increase in Sales of 30%

# Our Guests said it best

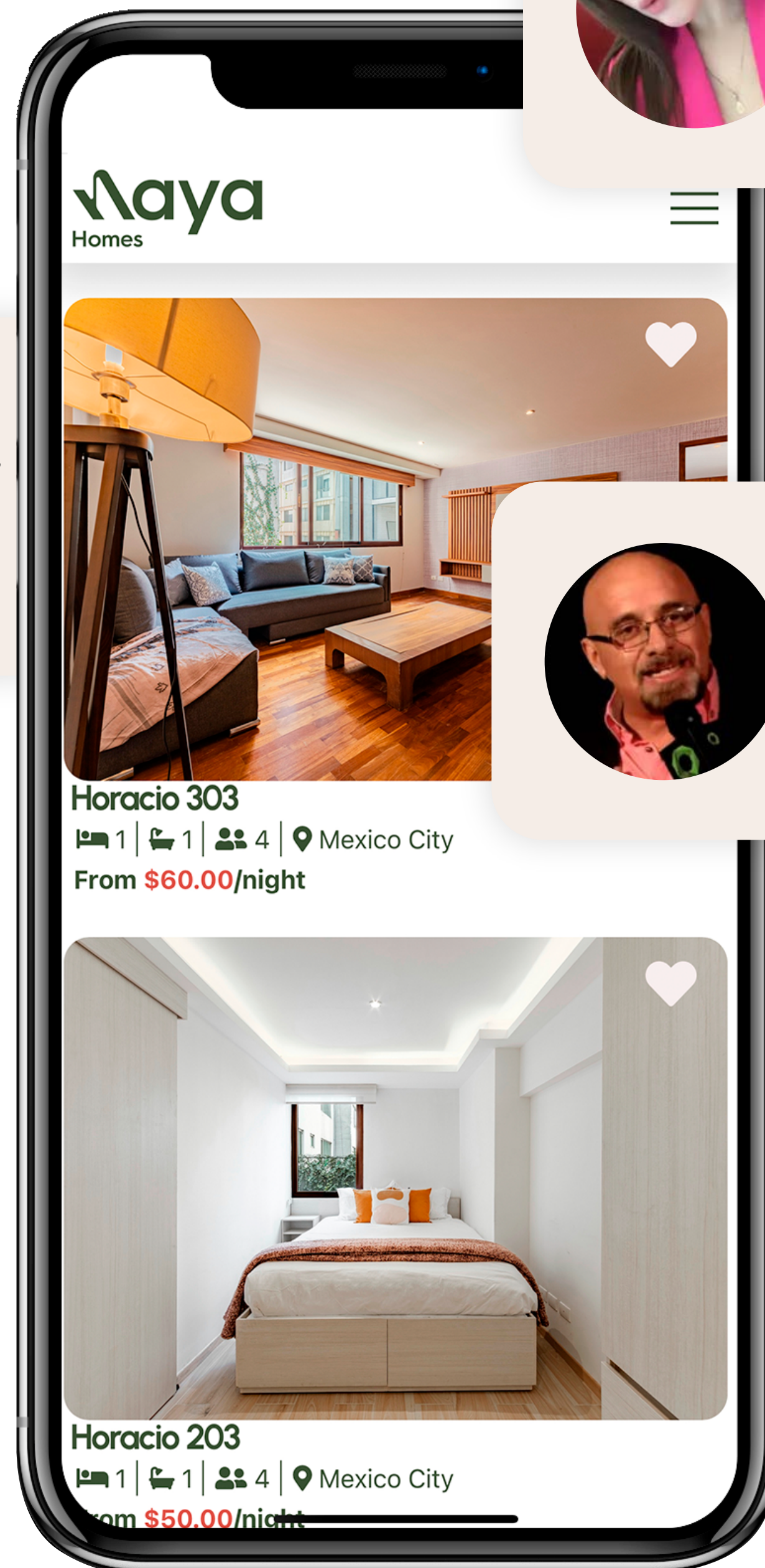
We create memories that will keep your guests coming back.



“¡An ideal place to spend your vacation or weekend. It´s in a very good location, quite, very clean and cozy. The host was very attentive and the pool has an incredible view.” - **Mariela**



“...The Naya loft I stayed in was beautiful. My host was super awesome and accommodating, I will definitely be coming back.” - **Juan Manuel**



“Todo super bien, gran nivel de atención en todo momento y el lugar súper bonito e impecable, muy recomendado y hasta Volveríamos!” - **Mariela**



“Great Place. A very well located apartment with everything you need for a good stay.” - **Carlos**

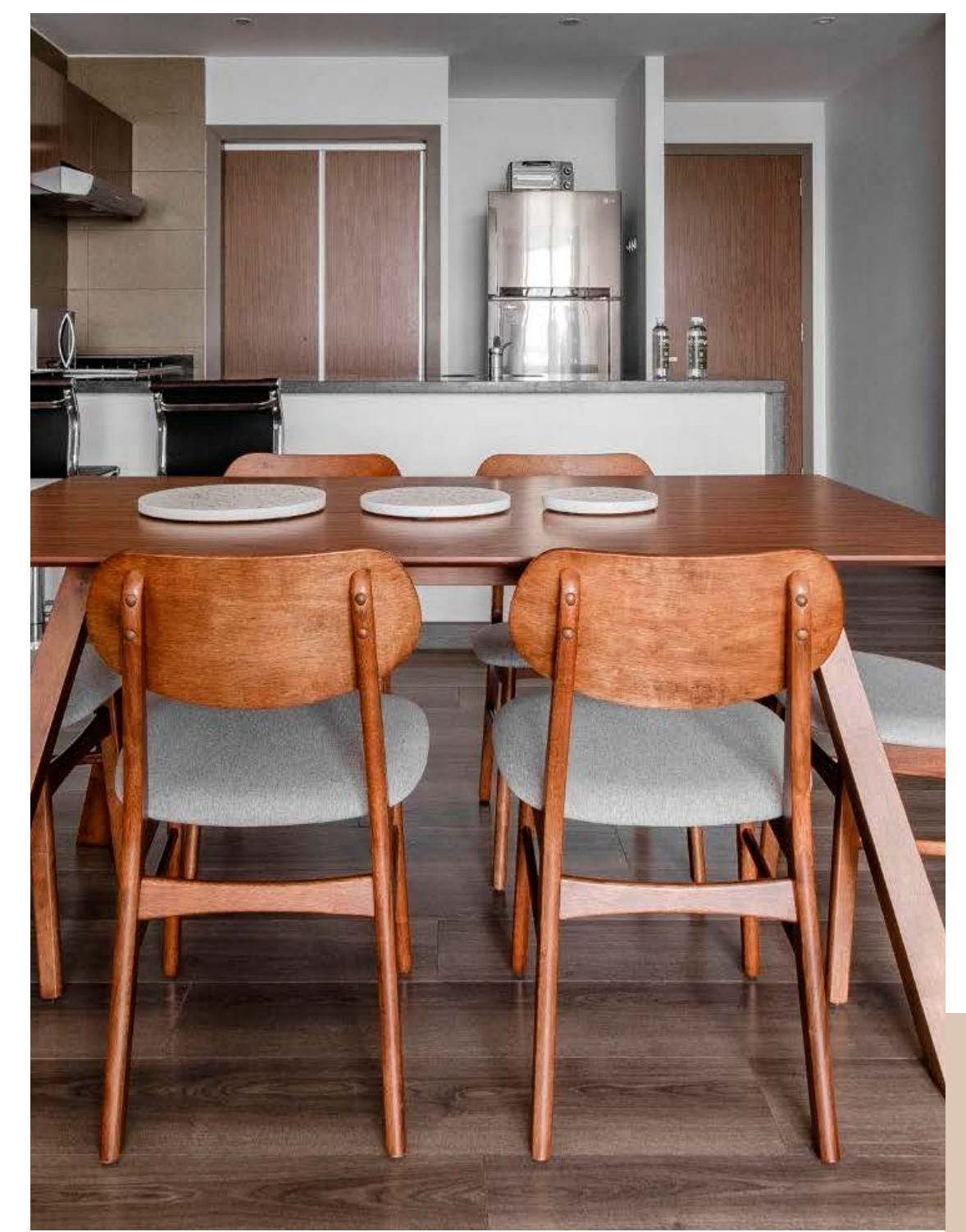


“Todo fue excelente, la atención, ubicación, limpieza y el lugar. 10/10.” - **Daniela**

# Portafolio

**Puerto Vallarta**

More than 100 units

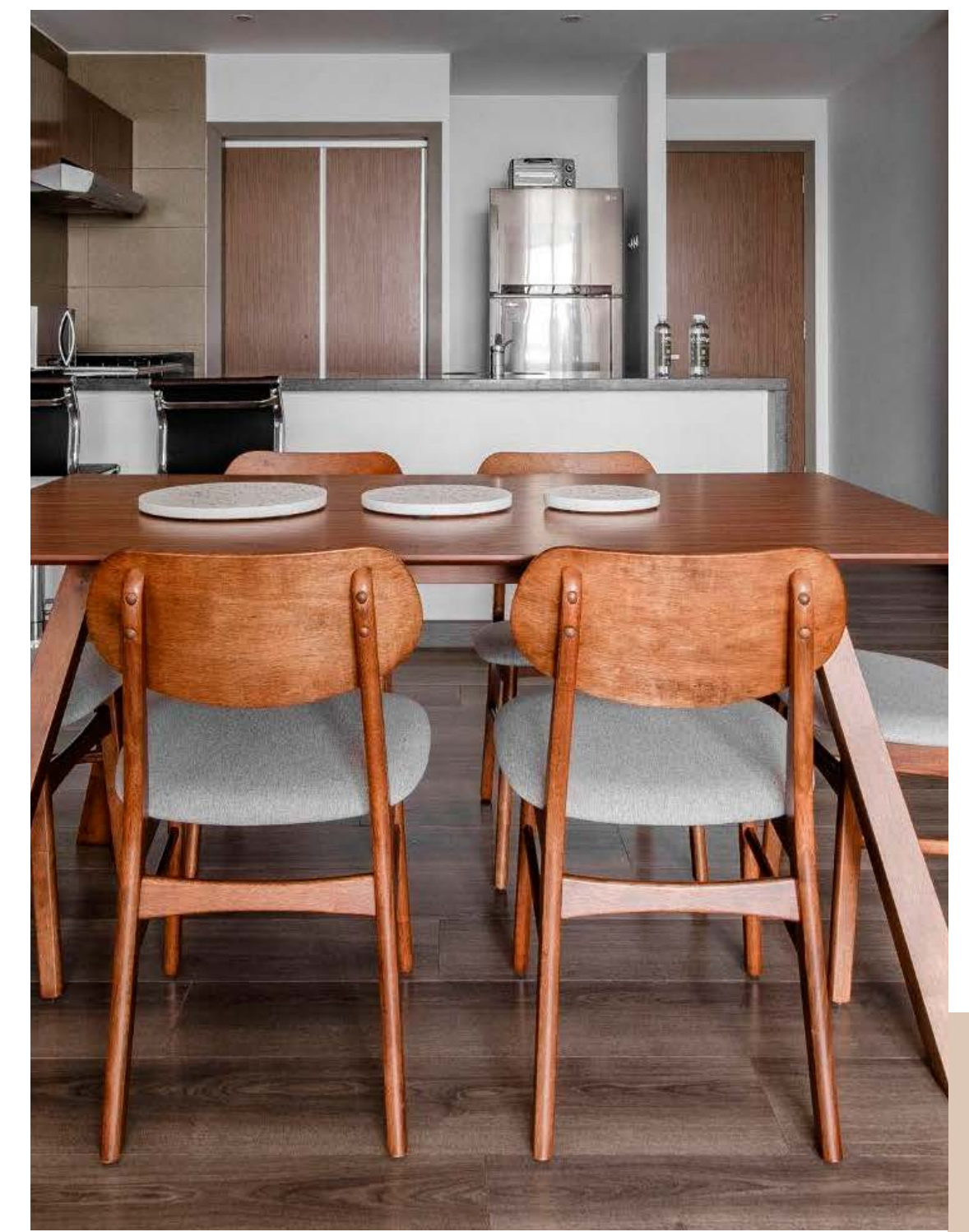




# Portafolio

**México City**

More than 35 units





## Thank You!

For more information, please  
contact to:

**Roberto Fernández**  
moof@nayahomes.co

**Humberto Pacheco**  
humberto@nayahomes.co





# PERDURA PRO<sup>●</sup>PERTY

Tu inversión segura

# PERDURA PROPERTY

Tu inversión segura

We are an integral solution for the maintenance and management of properties in the Puerto Vallarta and Bahía de Banderas region. Our goal is to guarantee and protect the capital gain of your real estate investments.

## Contact

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We are here to help you  
Get in touch with us and ensure  
the value of your real estate  
investment in  
**[perduraproperty.mx](https://perduraproperty.mx)**

**Erika Aguilar**  
[eaguilar@perduraproperty.mx](mailto:eaguilar@perduraproperty.mx)

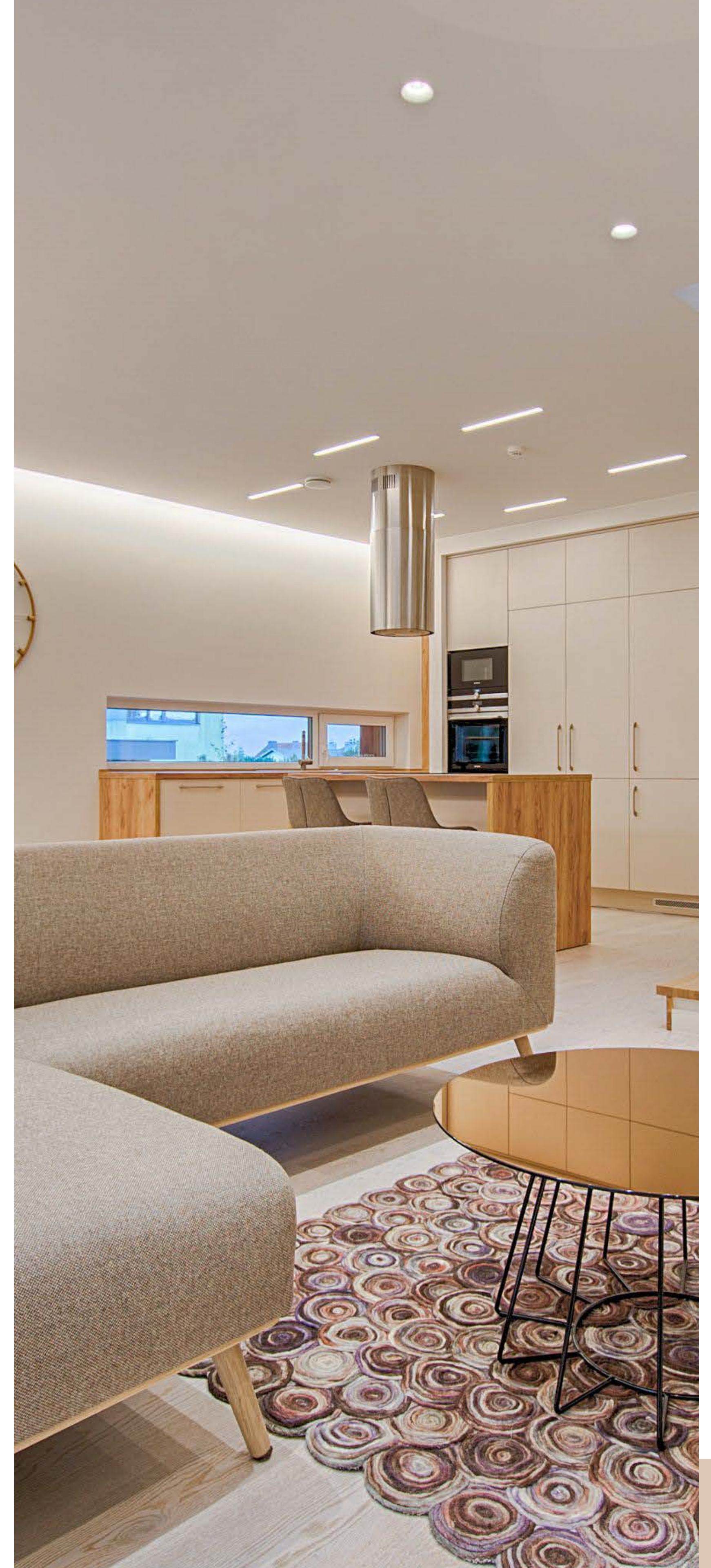


## Who we are

We are a team of interdisciplinary people, fully committed to our clients, always looking to go one step further in meeting the needs of your property. Providing care for old buildings, recently built ones and everything in between, seeking at all times to raise and protect the commercial value of your property.

## What we do

We do a full personalized monitoring of your property, from its evaluation, maintenance, payment of fees and services, leasing, interior design and any necessary action concerning your property.





## ⊗ Problem

- Damages inside your property.
- You are not in the city, and you cannot follow up with your tenants.
- You do not have the opportunity to make the corresponding property payments.
- You are going to receive a new property, and you cannot be present.
- You have a vacation property, and you hope that when you arrive it will be in good condition, among some others.

## ✓ Solution

- We have a team of experts to do maintenance on your property.
- Our administrative team will be in charge of collecting and supervising your rental assets.
- We manage the payment of maintenance fees and basic services with vouchers.
- Our team takes possession of your property with a detailed and documented inspection of the state of the property at the time of delivery, according to what was agreed and promised at the time of sale in your contract.
- Our maintenance and cleaning team is in charge of keeping your property in perfect condition, at all times.

# Services - Benefits



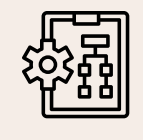
## Evaluation

You can request a review of your property and our PERDURA experts will carry out an evaluation to determine the areas of opportunity and route of action to increase the value of your assets.



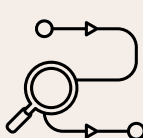
## Maintenance

We perform preventive and corrective maintenance services for your property, ensuring its durability. Our team has the appropriate specialist for each situation that may arise. Trust that in our hands your property will not lose an iota of its value.



## Administration

We keep count of the income and expenses of your properties with the management of payments and necessary services.



## Follow-up

We keep you informed of the status of your properties at all times, with personalized attention when you request it. With real-time control of your properties, their status, current and projected value. We present you detailed reports of expenses and benefits derived from them.



## Property types

Our services are available for residential estates, vacation homes, apartments and offices.





## PERDURA PROPERTY

Tu inversión segura

### Thank You!

For more information please  
contact:

**Erika Aguilar**

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**LCR**  
**SERVICIOS**



We are a company **established in 2011**, with the mission of consolidating 20 years of professional experience in Business Development, Business Administration, Properties and Service Provision, always being at the forefront of technology, human resources and quality; seeking complete customer satisfaction to distinguish ourselves as one of the most reliable companies in the market.

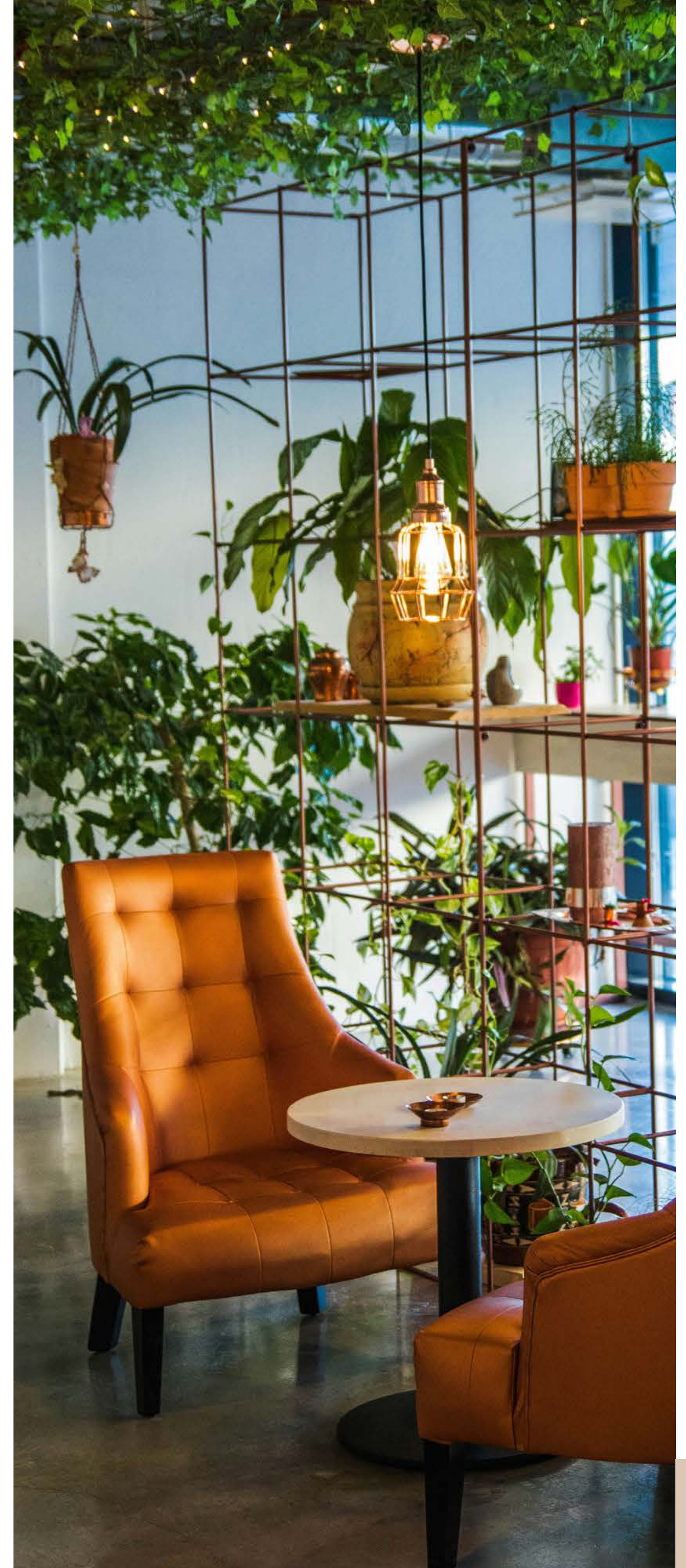
We are an ally in the process of project conception, from a simple cleaning service to a professional maintenance service. Guaranteeing the expected lifestyle, maintaining and increasing the capital gain of its properties.

The Administration of a Private Property with a high quality of life requires attention, good treatment, personality and the ability to solve immediate problems and the needs of the condominium.

Our philosophy includes ethics and professionalism as a fundamental characteristic.  
**LCR Services knows how important your home is.**

It includes the development period in a timely manner of all the methods, procedures and administrative, operational, security, legal, financial controls that are required to ensure a perfect functioning according to the needs and quality of services that are intended to offer in all areas

- Homeowners Association and the legal framework.
- Condominium Interior regulations and their scope.
- Rules and use of the common areas and assets of the condominium in relation to the quality and services.
- Location and conditioning of office administration and its management.
- Budget preparation to determine the expenses in the condominium, showing the corresponding fees for each condominium owner, establishing the scope of the same.
- Creation of the bases for the capitalization of the project. Growth plan preparation for services and fees in relation to the delivery schedule and project completion.
- Projection for the establishment of capitalization and creation of a contingency fund.
- Development of all accounting, collection, administrative, operational and security system controls.
- Training requirements, training and work and operation methods between companies and their personnel.
- As well as some other controls derived from the different project guidelines and services to be offered.





The fundamental task of the condominium administration is to guarantee the healthy coexistence between neighbors through the correct application of the regulations, the provision of services according to what is established in the budget and above all the transparency in the management of resources, since a Poor management, poor quality of service provision will result in “non-payment” of fees, causing a poor state of the subdivision and consequently a bad image for the project developers.

It is assumed that the project, upon launch, reaches the list price, and information from MAB Home Operator about previous GOVA products is considered, which have had an estimated annual appreciation of 16%



**Our proposal** is integral for the **proper functioning of your project**, we have the professional experience to achieve it, we have a team with a vast proven experience in condominium promoting at all times the relationship of trust between developers and condominium owners in addition to submitting proposals of continuous improvement, in order to potentiate the benefits that the payment of a maintenance fee represents.

Part of the activities and policies that we have managed to implement **allow us to avoid**, as far as possible, **costly lawsuits** against delinquent condominium owners, through the implementation of creative and dynamic mechanisms for condominium fees collecting.

Our experience indicates how to promptly recover the common expenses quotas the first days of each month, with the award to the condominium owner fulfilled and the delinquent owner is penalized.

# HOA DUES

UNIT	BED	BATH	STORAGE	PARKING	CUOTA M2
101	3	3	YES	YES	\$9,292.00
104	2	3	YES	YES	\$7,501.60
106	3	3	YES	NO	\$9,284.00
107	3	3	YES	NO	\$9,292.00
108	3	3	YES	YES	\$9,748.80
205	2	3	YES	YES	\$7,501.60
308	3	3	YES	NO	\$9,457.60
405	2	3	YES	YES	\$7,501.60
408	3	3	YES	YES	\$9,754.40
102-A	1	1	NO	NO	\$2,894.40
102-B	1	1.5	YES	NO	\$6,397.60
103+A	1	1	NO	NO	\$2,884.80
201-A	1	1	NO	NO	\$2,887.20
202-A	1	1	NO	NO	\$2,894.40
203-A	1	1	NO	NO	\$2,884.80
301-A	1	1	NO	NO	\$2,887.20
302-A	1	1	NO	NO	\$2,894.40
302-B	1	1.5	YES	NO	\$6,397.60
303-A	1	1	NO	NO	\$2,884.80
401-A	1	1	NO	NO	\$2,887.20
402-A	1	1	NO	NO	\$2,894.40
403-A	1	1	NO	NO	\$2,884.80
501-A	1	1	NO	NO	\$2,887.20
502-A	1	1	NO	NO	\$2,894.40
503-A	1	1	NO	NO	\$2,884.80
103-B	1	1.5	YES	NO	\$6,881.60
201-B	1	1.5	YES	NO	\$6,240.80
202-B	1	1.5	YES	NO	\$6,403.20
203-B	1	1.5	YES	NO	\$6,881.60
301-B	1	1.5	YES	NO	\$6,339.20
303-B	1	1.5	YES	NO	\$6,590.40
401-B	1	1.5	YES	NO	\$6,397.60
402-B	1	1.5	YES	NO	\$6,240.80
403-3	1	1.5	YES	NO	\$6,887.20
501-B	1	1.5	YES	NO	\$6,344.00
502-B	1	1.5	YES	NO	\$6,333.60
503-B	1	1.5	YES	NO	\$6,881.60
105	2	3	YES	YES	\$7,656.80
204	2	3	YES	YES	\$7,656.80

UNIT	BED	BATH	STORAGE	PARKING	HOA DUES (PESOS)
206	3	3	YES	YES	\$9,284.00
207	3	3	YES	YES	\$9,292.00
208	3	3	YES	YES	\$9,748.80
304	2	3	YES	YES	\$7,501.60
305	2	3	YES	YES	\$7,656.80
306	3	3	YES	YES	\$9,224.80
307	3	3	YES	YES	\$9,292.00
404	2	3	YES	YES	\$7,656.80
406	3	3	YES	YES	\$9,284.00
407	3	3	YES	YES	\$9,135.20
504	2	3	YES	YES	\$7,501.60
505	2	3	YES	YES	\$7,656.80
506	3	3	YES	YES	\$9,230.40
507	3	3	YES	YES	\$9,227.20
508	3	3	YES	YES	\$9,748.80

## Estimated HOA Dues

**Condominium HOA Monthly Maintenance Dues\*\*:**  
\$80.00 pesos per M<sup>2</sup>

Condo HOA Dues Include: Maintenance of building & common areas, administration, building insurance, security, common area water, and gas for heating the pool.

\*\*The homeowners association (HOA) Monthly Maintenance dues provided herein are preliminary estimates and are subject to potential adjustments following the final assessment, which will be conducted upon the completion of construction.



## Services included with monthly HOA dues:

**Security:** 7 pm to 7 am (one guard)  
Night security guard in lobby and commercial area.

**Reception/ Concierge:** 8 am to 10 pm (two guards)

- **Package reception to owners.**

Receptionists can accept packages on behalf of owners who are unavailable and will securely store them in the administrative area until retrieved by the respective owner.

- **Mail distribution.**

Incoming mail to the building will be received and managed by the administration, and owners collect their mail from the administrative office.

- **Local restaurant reservations.**

The concierge staff is available to assist in making local restaurant reservations for all guests.

- **Local touristic information.**

Local tourist and emergency information will be readily available for your convenience.

- **Local touristic activities reservations.**

Concierge team can facilitate reservations for tours and activities on behalf of the clients.

- **Local transportation coordination.**

Organization of airport transfers

- **Pre-arrival shopping support.**

Support in the assortment of necessities and upon arrival to the unit.

- **Renters, providers and visitor's entry and exit registration.**

Registration of entry and exit of all units, except owners.  
During this process:

\*Building and amenities info will be provided.

\*Registration format filled

\*Building phone numbers provided.

\*Keys and codes will be provided if needed.

**Rooftop bar:** 10 am to 10 pm Tuesday to Sunday.

Bar services in accordance with the established schedule, along with support in the proper handling of pool furniture.

**Rooftop bar payments:** Payment for bar consumption is accepted at the cashier through credit cards only; cash payments are not permitted. Charges related to Homeowners Association (HOA) or individual units are strictly prohibited.

# EVA PUERTO VALLARTA

**EVA** is located at Badillo Street #378,  
Colonia Emiliano Zapata, city of Puerto  
Vallarta, Jalisco

**PERDURA PROPERTY**  
Tu inversión segura

**Naya**  
Homes

**LCR**  
SERVICIOS

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