

Hotel Hostel For Sale

– Playa Del Carmen –

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Contact:

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68% ANNUAL RETURN
CASH MACHINE HOSTEL
PRICE 679K USD.

Playa Del Carmen Multi – Unit Opportunity (4 or 6 plex)

Or

**Use The Existing Successful & Profitable Business For
Excellent Returns!**

About The Property:

This cash machine property is conveniently located in an up-and-coming area next to Avenida Benito Juarez, one of the biggest avenues in all of Playa Del Carmen Mexico. The building is a well planned hostel style budget hotel, that **has an amazing rooftop with a bar and a sun deck.**

The area boosts numerous new building projects and will likely grow significantly in the coming years, making way for property value increase in

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the double digits. And don't forget that this property has it's own water well, which means that **the property has unlimited free water supply forever!**

The property is a 5 level Townhouse building, conveniently located in an up-and-coming area called Ejido, next to Avenida Benit Juarez, one of the biggest and most trafficked avenues in all of **Playa Del Carmen**.

The lot size holds 136 square meters, and the total construction equals 574 square meters, where the bottom 3 levels contain bedrooms, showers, toilets, reception, and an outdoor kitchen area. And since the Rooftop is equipped with 26 highly efficient solar panels, the property never ever cost anything in terms of electricity, **the bill comes once every 2 months, and always says ZERO!**



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Property Specifications

 Land Lot Size 136 Square Meters	 Construction Size 574 Square Meters	 Building 5 Levels	 Rooms 12 Dorm Rooms
 Beds 120 Bunk Beds	 Air Conditioners 12 Units	 Solar Panels 26 Units - Free Electricity	 Reception Office Works As A Mini Mart
 Bathrooms 11 Toilets & 10 Showers	 Rooftop Bar With Double BBQ-Grill	 Rooftop Sundeck Convertible Into A Pool	 High Speed Internet 1000 Mbs. All Levels
 Outdoor Kitchen Guests Can Cook Food	 Shade Roofing Reception, Stairs & Rooftop	 Free Parking Guests Park Outside Building	 Water Well Free Water Forever

Property Potential

This **cash machine property** is conveniently located in an up and coming area next to Avenida Benito Juarez, one of the biggest avenues in all of **Playa Del Carmen**. The building is a well planned hostel style budget hotel, that has an amazing rooftop with a bar and a sun deck. The area boosts numerous new building projects & **will likely grow significantly in the coming years**, making way for property value increase in the double digits.

The good thing about investing in a rooftop hostel with a bar, is that, with the right concept and the right management, **the investment pays off in a bigger way, because of all the extra services you can sell the guests.**

While normal investment condos and houses average an annual return of around 10-12%, **This means we can cashflow around 60-80% per year after all expenses are deducted.** See estimated returns below!

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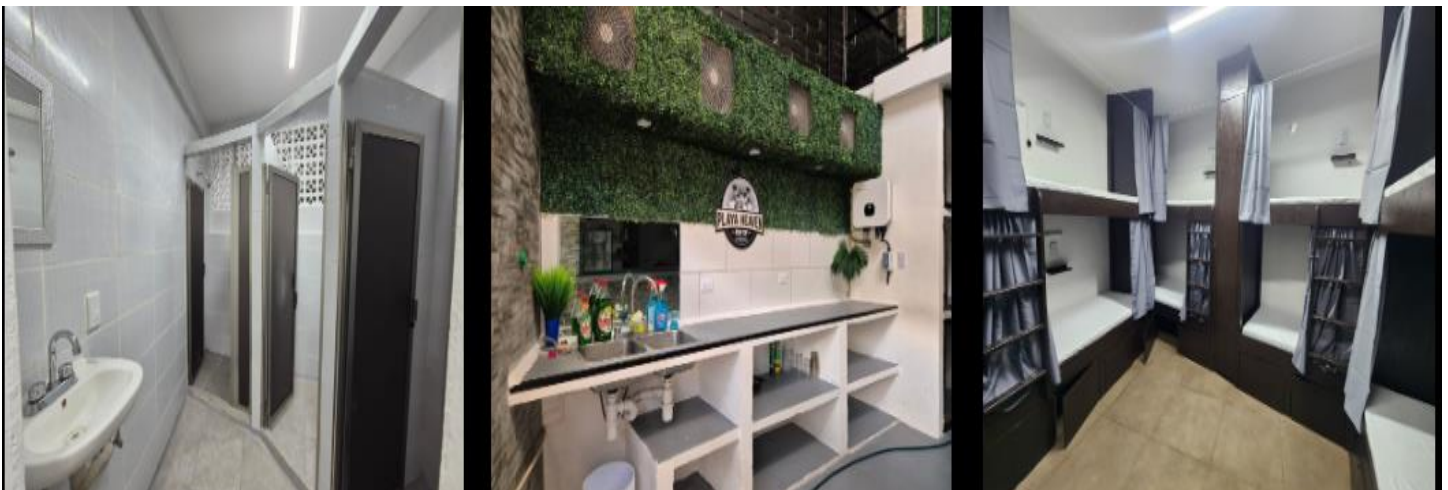
Estimated Returns

The Beds

Average hostel bunk beds in Playa Del Carmen go for as low as 10 usd a night in low season, and for around 30 usd a night in high season. So with 120 bunk beds, this means we will generate **1,200 usd per day, 36,000 usd per month, total 432,000 usd per year**, just on bunk beds alone.

The Bar

The rooftop bar will be an automatic income where hostel guests will be able to eat, drink and socialize with fellow travelers. A low estimate of average guest spend in the bar is set at 15 usd per day, which brings the income generated by the bar up to **1,800 usd per day, 54,000 usd per month, and total 648,000 usd per year**.



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Other Services

In addition to all the bunk beds and the rooftop bar revenue, **we can also offer a wide range of services to guests**, such as scuba diving, cenote tours, bike rentals, ferry tickets, laundry service, laughing gas, coffee, foods (for the shared outdoor kitchen), pad locks for the lockers, towel rental, currency exchange, beach trips, bar tours etc.

And these extra services, if marketed correctly, will most definitely total at least another 20-40 usd per guest (The tours alone have the potential to bring in more than the bunk beds and the rooftop bar together). So a low estimate of average guest spend on extra services is set at 20 usd per day, which brings the income generated by these services up to **2,400 usd per day, 72,000 usd per month, and total 864,000 usd per year.**

Total Returns

So the bunk beds, rooftop bar, and all the additional services together, brings the annual return up to 1.944.000 usd. **And with only 60% occupancy, the annual return would be 1.166.400 usd.**

And let's deduct 60% from that for all expenses, and **you'll be left with the 40% = 466.560 usd per year in returns.** So with a price point of 679.000 usd. for the property and the business as a whole, **gives you an annual return of more than 68%.** And let's say you're a terrible manager, and you only yield half of these already low estimates, you're still cash flowing 34% per year, after all expenses are deducted.

Reason Why I'm Selling

Starting this hostel has been a life long dream. Ever since I started backpacking back in 2003, I've had the privilege of traveling in 106 countries on 6 continents. And **during this time I've stayed in hundreds of hostels** over the years.

And this experience has given me a very unique knowledge about how hostels work, operate and profit. **I've learned how much money the guests spend, and what items and services are in demand.** So for many years I've been planning to build this Rooftop Heaven, which is **designed to facilitate**

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exactly what hostel guests want and need, in order to maximize both profits and customer satisfaction.

So it's very sad that I'm forced to sell my beloved property and all its potential. But I'm a business man at heart, and during the construction of Hotel Hostel Rooftop, I also started another business in addition to my immigration service business. So the reason why I'm selling, is because **I simply don't have enough hours of the day to manage it all.** But I'm confident that the new owner will do very very well.

Hotel – Hostel – Numbers Breakdown – SEE BELOW

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Estimated Returns USD.	Average Per Guest	Daily	Monthly	Annual
120 Beds	10	1200	36000	432000
Bar Drinks	2.5	300	9000	108000
Bar Breakfast	3	360	10800	129600
Bar Lunch	3	360	10800	129600
Bar Dinner	3	360	10800	129600
Bar Laughing Gas	2	240	7200	86400
Bar Coffee	2	240	7200	86400
Reception Coffee & Snacks	2	240	7200	86400
Reception Tours	5	600	18000	216000
Reception Bicycle Rental	5	600	18000	216000
Reception Towels	1	120	3600	43200
Reception Luggage Space	0.5	60	1800	21600
Reception Laundry	2	240	7200	86400
Reception Ferry Tickets	3	360	10800	129600
Total	44	5280	158400	1900800

Estimated Annual Returns at Occupancy	50%	60%	70%	80%
Income Beds	216000	259200	302400	345600
Income Bar	334800	401760	468720	535680
Income Reception	399600	479520	559440	639360
Total	950400	1140480	1330560	1520640

Estimated Expenses USD. At Full Occupancy		Daily	Monthly	Annual
4 Receptionists / Cleaning Staff		160	4000	48000
8 Waitresses / Chefs		320	8000	96000
1 Manager		80	2000	24000
Food		660	19800	237600
Drinks		700	21000	252000
Water Bill	Water Well	0	0	0
Electricity Bill	Solar Panels	0	0	0
Building Maintenance		40	1200	14400
Total		1960	56000	672000

Grand Total Net Profits at Occupancy	50%	60%	70%	80%
USD Anuales Devolver	278400	468480	658560	848640