



Casa de Influencia

10 Apartment building – 8 rental units

Room layout – 8 apartments, five levels,
Rooftop Garden

For Sale, Rent to Buy or Fractional Ownership

Apartment 1 Street Level

Rental price high season \$50 USD per night \$1500 per month

Apartment 1 – 2 beds, 1 bath apartment, living room, kitchen, open studio style.
<https://www.airbnb.com/hosting/listings/editor/1154484005415183922/details/photo-tour>

Entrance staircase at street level, with bathroom at the entrance level.

First floor level - Matrimonial Bed, fitted wardrobes, kitchen, Living/dining area.

Living area features a twin bed which can be used as a 2nd bedroom or day bed.

The kitchen is a separate area with stove, sink, cupboards, breakfast bar, microwave, toaster oven, coffee machine and all essential kitchen items.

Currently the housekeeper living there with her family

Apartment 2 – Maintenance and supplies, currently not available for rent could be easily renovated to 1 bed apartment with kitchen, matrimonial bed, fitted wardrobes, bathroom. Potential rental income is \$50 per night, \$1500 mth.



First floor (Main Entrance Street level)

Apartment 4 – 2 Bed Studio apartment

airbnb.com/h/casa-de-influencia-apt4

Apt 4 - Studio Apartment, Two Beds

Photo opposite

Bedroom Area 1 - 1 Queen Bed, Window to ocean view, Sofa and Table and chair. Large, fitted wardrobes.

Full bathroom.

Bedroom Area 2 – 1 Queen Bed. Small kitchenette.

Note, bed areas have private wall, no private doors

High season rent \$60 USD night, \$1800 month

Apartment 3 - 2 bed apartment with side balcony to street. Air conditioning
airbnb.com/h/casa-de-influencia-

Bedroom One - 1 Queen Private Room with door and window to a side balcony. Fitted wardrobes. Desk and chair.

Bedroom 2 – Matrimonial bed with window and hanging space and draws.

Kitchen area with dining table.

Living area (as pictured below)

High season rent \$70 USD night, \$2100 USD month.

Full bathroom.



Lounge/ living area (As pictured above)



Apartment 5 – 2 Bed apartment with large kitchen and Ocean view terrace.

Bedroom One - Small private bedroom with window and sliding door. Matrimonial bed.

Bedroom Two - Large Room, Large Ocean view Terrace with four large wicker chairs and table. Bright high ceilings – Various bed options. 2 Queen beds and 1 Twin or three twin beds. Or One Queen Bed and 2 Twin beds (As Pictured)

Full Bathroom with Dressing area outside.

Large Kitchen with breakfast bar, dining table and storage area.

Link to view Apartment 5: (as seen here, picture of ocean view bedroom and Oceanview terrace.

airbnb.com/h/casa-de-influencia-aprt5

High season rent \$80 night, \$2400 month.

Second Floor -

Queen bedroom with Queen bed, large, fitted wardrobes and window looking out to the Large ocean view Terrace. Oceanview Terrace has a glass table and chairs and plants.

Back bedroom with one matrimonial and one twin bed, fitted wardrobes and additional storage space.

Full Bathroom, Kitchen with breakfast bar, Living room with sofa and TV, dining table, office for 2 large desks and window seat with ocean view and sofa bed lounge area.

airbnb.com/h/influence6

Picture below of Private Ocean view terrace of Apartment 6

Rent high season \$120 USD per night, \$3600 USD month.



Apartment Seven – 3 BED Quiet apartment, street view balcony, two level apartment.

Ground floor – Kitchen with breakfast bar and dining table. Living space with **bar with high stools for four workstations, lounge area. A small private bedroom with individual bed and window. Small recessed closet.**

Second floor – 2 private bedrooms both with fitted wardrobes and soundproof windows. One individual and one queen bed.

Rent High season rent \$80-night, \$2400 month.



The photo shows Workstation Bar in living space.

Ground floor Small private bedroom with individual bed has a Window with special soundproof wooden shutter to allow fresh air but to cut down noise.

Full bathroom.

Second floor bedrooms have Windows with special wooden shutters to allow fresh air when soundproof is not required. High speed internet with plug ins in each room.

Third Floor

Apartment Eight – Two Bedroom Suite on two floors. View the Airbnb listing <https://www.airbnb.com/hosting/listings/editor/779996764381690646/details/custom-link>



Two level – Ocean view terrace on ground floor, Ocean view Balcony on second floor.

Ground Floor - Full kitchen with breakfast bar, Lounge/Dining area with Sofa Bed and dining room space. Large Ocean View Terrace.

Upper Level - Two completely private Queen bedrooms (back bedroom can be converted to two singles). Bathroom. Ocean view

balcony.

Rent High Season \$110 USD per night, \$3300 per month.



Apartment Nine – Frida Suite. Two Bedroom Suite with ocean view balcony on two levels.

Bedroom One - Private bedroom with large ocean view terrace, Queen Bed, fitted wardrobes, desk and day bed.

Bedroom Two - Very-large room with high ceilings and door and window to side Balcony bedroom that could fit up to 4 twin beds or Queen beds and 2 twin Beds. Table and chairs. Fitted wardrobes. Alternatively, this could be turned into a lounge or office space with one or two twin beds as it is a very large room with high ceilings and side balcony to the street.

Full Kitchen with breakfast bar. Full Bathroom

Rent high season \$100 USD per night, \$3000 USD

month.

Fifth Floor – Penthouse – Large Kitchen/Living Room, Therapy room, 12-person Dining room with Ocean view Terrace, Staircase to Roof-Top.



Formally Apartment Ten, Penthouse with two beds and ocean view terrace this could easily be turned back into the penthouse by adding back a retainer wall to the boardroom for the second bedroom. New staircase leads directly to the rooftop area which would feature a service staircase for maintenance access to the water and gas tanks at the back of the stage area.

Professional catering . chen with Casual Seating area and kitchen bar with Bar Stools.

Full Bathroom

Potential rental as penthouse \$120 night/\$3600

Boardroom featuring a three Meter Solid Parotta Wood Table with matching Solid Wood Benches,

each can seat 3 or 4 for a total of 14 to 18. High speed internet will allow for Video Live-stream meetings. Space for whiteboard/Easel and projector screen. (note this was

formally the second bedroom of the penthouse and could be converted back) Or keep this layout for a boutique restaurant.

Large Ocean View Terrace with Staircase to the roof top.

ROOF TOP Ocean View Event Space – approx. 360 sq ft to accommodate up to sixty.



Large purpose-built wooden floor - Perfect for Yoga, Dance, Movement events, Music events, no shoe floor for sacred events. The area at the top of the staircase has an area for changing outside shoes for indoor flipflops/slippers or bare feet for yoga. Presently it has imitation grass and jacuzzi on a raised platform. Two Steps up to the wooden floor area.

Wooden floor and stage are covered by a full rooftop shade with blue polycarbonate on a full wooden framework for public events such as Conferences/meetings, Trade shows/vendor markets, Community Events, Business meetings, workshops, Group Meetings etc. There is the addition of a wooden bar area for functions.

Summary of 8 apartments on 5 levels – Maximum number of beds as retreat is 20 beds.

Total Price of individual apartments: \$2,000,000 USD

Total price to buy the whole retreat center: \$1,495,000 USD.

Return on investment at time of purchase with potential apartment renters/buyers already renting/ready to buy.

Airbnb rental income is dependent on the season. High season is November to June and typical daily rates are \$120 USD a night. July to October is low season with Easter, Day of the dead, and other events and weekends demanding high season rates. Realistic projections should be based on the rental of eight apartments at 70% occupancy.

POTENTIAL MONTHLY RENTAL FOR PROPERTY AIRBNB \$25,000 USD PER MONTH ++

Earn back your investment in less than 5 years plus property will increase in value!

Occupancy rate of 70% is based on the units not always being available historically for rental because the center was also rented as a retreat center for \$6000 USD for ten beds to groups for 6 to 8 weeks each year.

LOCATION IS VERY CENTRAL IN OLD TOWN PUERTO VALLARTA. A FIVE-MINUTE STROLL TO THE MALECON (PROMENADE), BEACH, ART DISTRICT GALLERIES, ELIZABETH TAYLOR/RICHARD BURTON

HOMES, LADY OF GUADALUPE CHURCH, LA CAPELLA ITALIAN RESTURANT, ART MUSUEM, CHOCOLATE MUSUEM, BOUTIQUE STORES, RESTURANTS, BISTRO'S, ARCHES AND SCULPTURES.

Contact Information: www.houseofinfluence.mx

Whatsapp 52 322 105 5517

Facebook: facebook.com/CasadeInfluenciaPV

PLEASE NOTE FOR POTENTIAL DEVELOPERS, THE CURRENT STRUCTURE WOULD ALLOW FOR 5 OCEAN VIEW BALCONIES TO BE EXTENDED TO THE FOOTPRINT OF THE BUILDING. THIS WOULD GIVE THE POTENTIAL FOR A ROOFTOP SWIMMING POOL ON NO. 10 TERRACE AND ROOM FOR AN ADDITIONAL BEDROOM AND BATHROOM FOR OCEANVIEW TERRACES FOR NO. 5,6,8,9. TYPICALLY 3 BED OCEANVIEW APARTMENTS IN THIS AREA ARE MARKETED AT \$500,000 USD. INCREASING THE OVERALL VALUE OF THE BUILDING BY TWO MILLION USD.