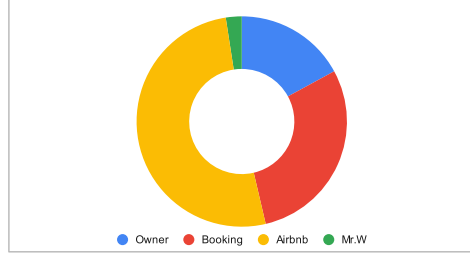




Property:	Mineria 13		MXN
Investor	Sistemas Etxebarri	Avg. Daily Rate	\$2,709.28
Manager:	Astrid	Occupancy %	84.97%
Date	Diciembre 2025	Nights in Month	153

REVENUE	MXN	\$352,206.50
EXPENSES	MXN	\$35,515.32
PROFIT	MXN	\$316,691.19
MR W COMMISSION (20% OF REVENUE)	MXN	\$70,441.30
INVESTOR PAYOUT	MXN	\$246,249.88
OCCUPANCY RATE		84.97%



RESERVATION REVENUE							
Nights	Name	Platform	Period	USD	MXN	XCH Rate	Notes
20		M13 - 101		\$3,154.03	\$56,551.71	\$17.93	
3	Gabriela Garcia	Airbnb	Dic 12 - 15	\$627.43	\$11,249.75	\$17.93	
1	Abigail Ramirez	Airbnb	Dic 15 - 16	\$137.44	\$2,484.27	\$17.93	
2	Guillermina Samano Gaspar	Airbnb	Dic 16 - 18	\$274.11	\$4,914.72	\$17.93	
1	Mariana Domínguez	Airbnb	Dic 18 - 19	\$138.09	\$2,475.99	\$17.93	
2	Aura Márquez	Airbnb	Dic 19 - 21	\$287.28	\$5,150.95	\$17.93	
6	Alejandra Meraza	Airbnb	Dic 21 - 27	\$917.33	\$16,447.76	\$17.93	
1	Brayan Vargas	Airbnb	Dic 27 - 28	\$166.74	\$2,989.61	\$17.93	
3	Luis Cesar Sosa	Airbnb	Dic 28 - 31	\$467.52	\$8,382.67	\$17.93	
1	Danae Guerra Fuentes	Airbnb	Dic 31 - Ene 1	\$138.09	\$2,475.99	\$17.93	
0		M13 - 102		\$0.00	\$0.00	-	
-	Owner Block	Owner	Jul - INDEF	-	-	-	Owner Block
28		M13 - 103		\$4,313.71	\$77,344.79	\$17.93	
10	Llinda Tel	Booking	Nov 11 - Dic 11	\$2,128.15	\$38,157.73	\$17.93	Captado por Mr.W
1	Rafael Benítez Gutierrez	Airbnb	Dic 13 - 14	\$137.44	\$2,464.22	\$17.93	
3	Eliut Alejandro Soriano	Booking	Dic 15 - 18	\$249.32	\$4,470.28	\$17.93	Captado por Mr.W
1	Renno Brandsma	Booking	Dic 18 - 19	\$87.79	\$1,574.06	\$17.93	Captado por Mr.W
2	Paty Cabrera	Airbnb	Dic 19 - 21	\$408.28	\$7,320.55	\$17.93	
2	Christelle Couttolenc	Booking	Dic 21 - 23	\$176.84	\$3,170.69	\$17.93	Captado por Mr.W
1	Christelle Couttolenc	Booking	Dic 23 - 24	\$96.70	\$1,733.79	\$17.93	Captado por Mr.W
2	Edgar Rivas Peña	Airbnb	Dic 24 - 26	\$291.60	\$5,228.39	\$17.93	
2	Violeta Venco	Airbnb	Dic 26 - 28	\$301.44	\$5,404.82	\$17.93	
4	Alejandra Mejia	Mr.W	Dic 28 - Ene 6	\$436.16	\$7,820.26	\$17.93	Captado por Mr.W
24		M13 - 104		\$3,551.00	\$63,765.23	\$17.96	
2	Ale Herrera	Airbnb	Nov 30 - Dic 3	\$245.48	\$4,497.16	\$18.32	
3	Ricardo Rubio	Airbnb	Dic 4 - 7	\$369.72	\$6,629.09	\$17.93	
7	Noemi Quezada	Airbnb	Dic 8 - 15	\$1,059.43	\$18,995.50	\$17.93	
1	Maeva Vialard	Airbnb	Dic 15 - 16	\$137.82	\$2,471.08	\$17.93	
2	Paty Cabrera	Airbnb	Dic 19 - 21	\$408.28	\$7,320.55	\$17.93	
1	Brenda Garcia	Airbnb	Dic 21 - 22	\$155.64	\$2,790.62	\$17.93	
3	Alex Orue	Airbnb	Dic 23 - 26	\$404.93	\$7,260.34	\$17.93	
5	Jennifer Elsner	Airbnb	Dic 27 - Ene 3	\$769.71	\$13,800.89	\$17.93	
13		M13 - 105		\$2,866.70	\$51,399.98	\$17.93	
3	Eduardo Estrada	Airbnb	Dic 18 - 21	\$627.43	\$11,249.75	\$17.93	
8	Itay Hashmonay	Airbnb	Dic 21 - 29	\$1,748.65	\$31,353.26	\$17.93	
2	Francisco Carreon	Airbnb	Dic 30 - Ene 2	\$490.63	\$8,796.97	\$17.93	
0		M13 - 201		\$0.00	\$0.00	-	
-	Owner Block	Owner	Ene 4 - INDEF	-	-	-	Owner Block
0		M13 - 202		\$0.00	\$0.00	-	
-	Owner Block	Owner	Ene 4 - INDEF	-	-	-	Owner Block

0	M13 - 203			\$0.00	\$0.00	-	
-	Owner Block	Owner	Ene 4 - INDEF	-	-	-	Owner Block
0	M13 - 204			\$0.00	\$0.00	-	
-	Owner Block	Owner	Ene 4 - INDEF	-	-	-	Owner Block
0	M13 - 205			\$0.00	\$0.00	-	
-	Owner Block	Owner	Ago 13 - INDEF	-	-	-	Owner Block
20	M13 - DJ1			\$2,673.85	\$47,942.09	\$17.93	
1	Ale Perez Montesinos	Airbnb	Dic 12 - 13	\$111.78	\$2,004.22	\$17.93	
14	Selen Lopez	Airbnb	Dic 13 - 27	\$1,666.17	\$29,874.34	\$17.93	
2	Dean Wilson	Airbnb	Dic 27 - 29	\$328.12	\$5,883.17	\$17.93	
3	Erika Malagón Velilla	Airbnb	Dic 29 - Ene 4	\$567.78	\$10,180.36	\$17.93	
0	M13 - DJ2			\$0.00	\$0.00	-	
-	Owner Block	Owner	May 25 - INDEF	-	-	-	Owner Block
25	M13 - DJ3			\$3,078.79	\$55,202.72	\$17.93	
0	Luna Oros	Booking	Nov 29 - Dic 1	\$204.62	\$3,668.90	\$17.93	Captado por Mr.W
6	Valerie Namuche	Booking	Dic 1 - 7	\$480.37	\$8,613.11	\$17.93	Captado por Mr.W
7	Noemi Quezada	Airbnb	Dic 8 - 15	\$1,059.43	\$18,995.50	\$17.93	
1	Castro Ortiz Maria Fernanda	Booking	Dic 15 - 16	\$87.79	\$1,574.06	\$17.93	Captado por Mr.W
3	Edgar Ventura	Booking	Dic 17 - 20	\$199.98	\$3,585.73	\$17.93	Captado por Mr.W
1	Norma Angelica Pozos Perez	Booking	Dic 20 - 21	\$111.30	\$1,995.68	\$17.93	Captado por Mr.W
2	Carlos Maldonado	Booking	Dic 21 - 23	\$180.30	\$3,232.86	\$17.93	Captado por Mr.W
2	Anita Aranda	Booking	Dic 26 - 28	\$201.85	\$3,619.24	\$17.93	Captado por Mr.W
3	Kolja Verhage	Airbnb	Dic 29 - Ene 4	\$553.13	\$9,917.64	\$17.93	
TOTAL				Total USD	Total MXN	Avg. XCH Rate	
130				\$19,638.08	\$352,206.50	\$17.93	

EXPENSES				
Payer	Category	Notes	Description	Amount (USD)
Mr.W	Welcome Kit		40	\$13,200.00
Mr.W	Limpieza			\$14,974.50
Mr.W	GB Tax			\$4,160.82
Mr.W	Otros	Lavado de sillón mediano, Arreglar persiana (x2), Compostura de persiana atorada, Terminar de armar 3 bases de cama.		\$3,180.00
	TOTAL			\$35,515.32
BOOKING SOURCE				
Platform	Nights (#)	Percentage (%)	(\$ USD)	(\$ MXN)
Airbnb	94	72.31%	\$14,996.90	\$268,990.11
Booking	32	24.62%	\$4,205.03	\$75,396.13
Marriott	0	0.00%	\$0.00	\$0.00
Expedia	0	0.00%	\$0.00	\$0.00
Mr.W	4	3.08%	\$436.16	\$7,820.26
Oasis	0	0.00%	\$0.00	\$0.00
Owner	0	0.00%	\$0.00	\$0.00
TOTAL	130	100.00%	\$19,638.08	\$352,206.50
BALANCE				
\$ Captado por Mr.W		Comisión Mr.W	Reembolsables	Saldo
\$83,216.39		\$70,441.30	\$35,515.32	-\$22,740.23
				A favor de: Mr.W

