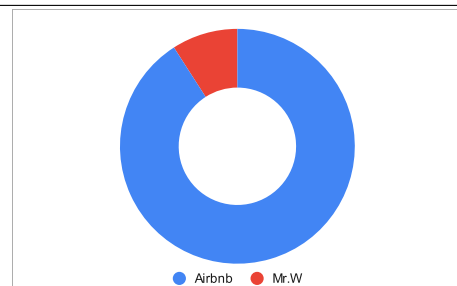




Property:	Queretaro 121 - 101		MXN
Investor	Ian Louis Couttolenc Brockmann	Avg. Daily Rate	\$2,446.73
Manager:	Jonatan Gutierrez		

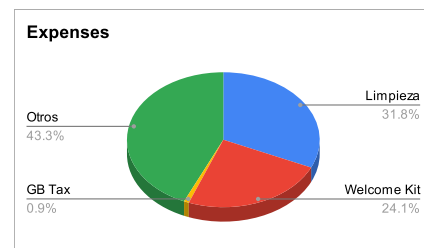
Date	Diciembre 2025	Nights in Month	31
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REVENUE		\$66,061.83
EXPENSES		\$12,466.39
PROFIT		\$53,595.44
MR W COMMISSION	(15% OF REVENUE)	\$9,909.27
INVESTOR PAYOUT		\$ 43,686.17
OCCUPANCY RATE		87.10%



RESERVATION REVENUE							
Nights	Name	Platform	Period	USD	MXN	XCH RATE	COMMENTS
1	Adam Rasmus	Airbnb	Nov 28 - Dic 2	\$149.94	\$2,750.66	\$18.34	
3	David Naranjo	Airbnb	Dic 3 - 6	\$379.57	\$6,937.78	\$18.28	
7	Sophia Robbins	Airbnb	Dic 6 - 13	\$875.55	\$15,912.89	\$18.17	
1	Raul Hernandez	Airbnb	Dic 13 - 14	\$143.59	\$2,586.74	\$18.01	
2	Tono Nava	Airbnb	Dic 14 - 16	\$241.31	\$4,347.18	\$18.01	
3	Juan Navarrete	Airbnb	Dic 16 - 19	\$320.19	\$5,753.74	\$17.97	
1	Miguel Lagunas	Mr.W	Dic 19 - 20	\$84.27	\$1,519.82	\$18.03	Captado por Mr.W
2	Colin Omalley	Airbnb	Dic 20 - 22	\$374.72	\$6,757.94	\$18.03	
2	Alexis Herrera	Airbnb	Dic 25 - 27	\$264.59	\$4,737.30	\$17.90	
4	Jim Smith	Airbnb	Dic 27 - 31	\$685.81	\$12,282.79	\$17.91	
1	Abby Erceg	Airbnb	Dic 31 - Ene 1	\$137.54	\$2,474.99	\$17.99	
27				\$3,657.09	\$66,061.83	\$ 18.06	

EXPENSES				
Date	Category	Description	Notes	Amount (MXN)
	Limpieza		12	\$3,960.00
	Welcome Kit		10	\$3,000.00
	GB Tax			\$106.39
	Otros	Control de artrópodos y hormiga (29/09/2025) Reparación de toalleros, junteo de veneciano en regadera, suministro y colocación de push para lavabo, resane y pintura de plafón, apertura de closet		\$5,400.00
	TOTAL			\$12,466.39



BALANCE				
\$ Captado por Mr.W	Comisión	Reembolsables	Saldo	A favor de:
\$1,519.82	\$9,909.27	\$12,466.39	-\$20,855.84	Mr.W