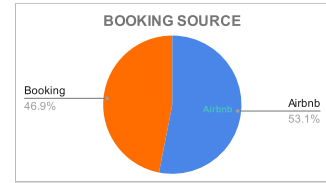




Property:	Tokio 110		MXN
Investor	Alfredo Assam	Avg. Daily Rate	\$869.66
Manager:	Jonatan Gutierrez		
Date	Diciembre	2025	Nights in Month 279

REVENUE	\$211,326.22
EXPENSES	\$35,439.00
PROFIT	\$175,887.22
MR W COMMISSION (15% OF REVENUE)	\$31,698.93
INVESTOR PAYOUT	\$ 144,188.29
OCCUPANCY RATE	87.10%



RESERVATION REVENUE							Apartment 1	
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Booking #	Comments
1	Viridiana Acevedo	Airbnb	Nov 27 - Dic 2	\$61.18	\$1,122.15	\$18.34	HM5RAFJRNY	
1	Adalberto Martinez	Booking	Dic 3 - 4	\$106.68	\$1,912.73	\$17.93	5954976509	
4	Jorge Rodriguez Pappa	Airbnb	Dic 4 - 8	\$240.58	\$4,400.33	\$18.29	HMQM2DKMQ3	
2	Yaz MarTinez	Airbnb	Dic 10 - 12	\$142.48	\$2,602.33	\$18.26	HMEC3XQ5BX	
5	Danna Gabriela Morales Zuñiga	Airbnb	Dic 12 - 17	\$229.07	\$4,131.19	\$18.03	HMYJ2FXEXX	
3	Cuauhtemoc Garcia Maldonado	Airbnb	Dic 17 - 20	\$176.59	\$3,173.26	\$17.97	HMDT9XAHSQ	
9	Karina Chagollan Noriega	Airbnb	Dic 20 - 29	\$503.98	\$9,089.14	\$18.03	HMY2XNHNSH	
2	Ruiz Morales Verónica	Airbnb	Dic 29 - 31	\$100.22	\$1,794.17	\$17.90	HM5WSWB2KJ	
1	Betsabeth Ana Cordero Viera	Airbnb	Dic 31 - Ene 2	\$63.12	\$1,135.81	\$17.99	HMJ3HXSXQ3	
28				\$1,623.90	\$29,361.12	\$ 18.08		

RESERVATION REVENUE							Apartment 2	
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Booking #	Comments
1	Luisa Samaniego	Airbnb	Nov 29 - Dic 2	\$59.01	\$1,079.47	\$18.29	HMA8WKAYSZ	
2	Adolfo Jared Hernandez Amaya	Booking	Dic 2 - 4	\$79.64	\$1,428.03	\$17.93	6849666991	
6	Maria Fernanda Bautista Ramirez	Booking	Dic 5 - 11	\$209.57	\$3,757.59	\$17.93	6445653606	
1	Maria Fernanda Nava	Airbnb	Dic 11 - 12	\$66.43	\$1,213.31	\$18.26	HM44PKZ4NS	
2	Andrea Rivera	Airbnb	Dic 12 - 14	\$116.74	\$2,105.36	\$18.03	HM9KBYRYWJ	
15	Jose Jaramillo	Airbnb	Dic 14 - 29	\$871.75	\$15,704.33	\$18.01	HMDJDXNSRR	
1	Tucker Long	Booking	Dic 30 - 31	\$78.50	\$1,407.58	\$17.93	5842081557	
1	Ayush CHajjed	Booking	Dic 31 - Ene 3	-	-	-	6963718380	Pendiente Enero
29				\$1,481.65	\$26,695.68	\$ 18.06		

RESERVATION REVENUE							Apartment 3	
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Booking #	Comments
0	Ashley Victoria Phaup	Booking	Nov 26 - Dic 1	\$217.85	\$3,906.07	\$17.93	6693976626	
6	Enrique Franco Lizarazo	Booking	Dic 2 - 8	\$251.43	\$4,508.14	\$17.93	6711141302	
1	Joseph Gardey	Booking	Dic 8 - 9	\$49.50	\$887.46	\$17.93	5981950456	
3	Emmanuel Samaniego	Booking	Dic 12 - 13	\$120.02	\$2,152.04	\$17.93	5981970634	
3	Emily Andrea Fernandez Escamilla	Booking	Dic 13 - 16	\$149.60	\$2,682.39	\$17.93	5925689151	
1	Adolfo Jared Hernandez Amaya	Booking	Dic 18 - 19	\$53.09	\$951.92	\$17.93	5289067465	
2	Eliud Rodrigo Sánchez Sánchez	Booking	Dic 19 - 21	\$88.91	\$1,594.14	\$17.93	6337478815	
2	Maria Borisenko	Booking	Dic 22 - 24	\$79.72	\$1,429.36	\$17.93	5041091873	
2	Pedro Antonio Sánchez Valdés	Booking	Dic 26 - 28	\$93.23	\$1,671.64	\$17.93	6168062409	
2	Ilse Ivonne Galeana	Booking	Dic 28 - 30	\$94.76	\$1,699.05	\$17.93	5390375212	
2	Rodolfo Isaac Benavides	Booking	Dic 30 - Ene 3	-	-	-	6907307935	Pendiente Enero
24				\$1,198.12	\$21,482.21	\$ 17.93		

RESERVATION REVENUE							Apartment 4	
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Booking #	Comments
1	Natalia Yañez	Airbnb	Nov 28 - Dic 2	\$50.31	\$920.18	\$18.29	HMBRC2ZPHM	
2	Soe Careli	Airbnb	Dic 2 - 4	\$123.35	\$2,258.31	\$18.31	HMBJZASMYI	
3	Luisa Fernanda González	Airbnb	Dic 4 - 7	\$165.13	\$3,020.31	\$18.29	HMKT3CQSKZ	
4	Adonis Márquez	Airbnb	Dic 7 - 11	\$184.00	\$3,344.14	\$18.17	HMND5YDMCY	
4	James Bae	Airbnb	Dic 11 - 15	\$201.22	\$3,675.20	\$18.26	HM5PDMQ4J	
2	Arturo Castro	Airbnb	Dic 15 - 17	\$113.19	\$2,038.47	\$18.01	HM98BWBACQ	
1	Hebert Hernandez	Booking	Dic 17 - 18	\$94.69	\$1,697.87	\$17.93	6324427701	
3	Juan Pablo Valdepeñas Reyes	Airbnb	Dic 18 - 21	\$156.92	\$2,830.01	\$18.03	HMTF22P9AH	
1	BLANCA DELGADO	Booking	Dic 21 - 22	\$60.23	\$1,079.95	\$17.93	6801682010	
3	Melissa Perez	Booking	Dic 26 - 29	\$121.82	\$2,184.20	\$17.93	5537714729	
3	Sarah Counnas	Airbnb	Dic 29 - Ene 3	\$231.95	\$4,152.41	\$17.90	HM4SCK5WET	
27				\$1,502.81	\$27,201.04	\$ 18.10		

RESERVATION REVENUE							Apartment 5	
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Booking #	Comments
5	Irving Cetina	Airbnb	Nov 30 - Dic 6	\$270.89	\$4,954.28	\$18.29	HMXRD9TJDA	
1	Daniel Bojallí	Airbnb	Dic 6 - 7	\$65.89	\$1,197.53	\$18.17	HMPKAM2B2W	
4	Larissa Garcia	Airbnb	Dic 10 - 14	\$233.20	\$4,259.30	\$18.26	HMM2D3JMPN	
5	Gutierrez Salto Isaac Efrain	Booking	Dic 14 - 19	\$189.02	\$3,389.07	\$17.93	6241073714	
1	Daniela Andrade Andrade	Airbnb	Dic 19 - 20	\$66.43	\$1,198.05	\$18.03	HMJ3ZK3P5E	
8	Maggie Santos	Airbnb	Dic 20 - 28	\$380.07	\$6,854.46	\$18.03	HM85FNPSSP	
3	Toby Lunn	Booking	Dic 29 - Ene 3	-	-	-	5598070162	Pendiente Enero
27				\$1,205.50	\$21,852.68	\$ 18.12		

RESERVATION REVENUE							Apartment 6	
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Booking #	Comments
1	Hugo Garza	Booking	Nov 30 - Dic 2	\$72.29	\$1,296.15	\$17.93	6845783163	
4	Jenifer Alejandra Sánchez Bravo	Airbnb	Dic 2 - 6	\$215.98	\$3,954.20	\$18.31	HM5BAZ38QT	
4	Dulce María Parra Estrada	Booking	Dic 6 - 10	\$157.64	\$2,826.57	\$17.93	5971193094	
1	Saul Suarez	Booking	Dic 10 - 11	\$44.33	\$794.85	\$17.93	6324430304	
4	Janneth MartíNez	Airbnb	Dic 11 - 15	\$192.20	\$3,510.45	\$18.26	HM4ZA29TKZ	
6	Denise Galindo	Airbnb	Dic 15 - 21	\$273.39	\$4,923.56	\$18.01	HMERQMP5R	
11	Melisa KLJUCA	Booking	Dic 21 - Dic 1	-	-	-	5013128763	Pendiente Enero
31				\$955.83	\$17,305.77	\$ 18.06		

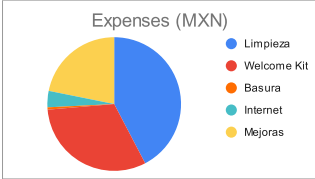
RESERVATION REVENUE							Apartment 7	
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Booking #	Comments
1	Gonçalo Pairão	Airbnb	Nov 28 - Dic 2	\$54.00	\$990.52	\$18.34	HM4ZBRXPHR	
3	Alejandro Roesner Gomez	Airbnb	Dic 2 - 5	\$173.33	\$3,173.36	\$18.31	HM2JRXXBQC	
3	Leonardo Bernabe Dominguez	Airbnb	Dic 5 - 8	\$166.77	\$3,030.99	\$18.17	HMM4FQ2E4H	
1	Elena Arteaga	Booking	Dic 8 - 9	\$49.85	\$893.83	\$17.93	5864685670	
1	Alejandro Valenzuela	Airbnb	Dic 9 - 10	\$66.43	\$1,213.31	\$18.26	HMD28ZMYDPN	
3	Ariadna Monserrat Guerrero	Airbnb	Dic 10 - 13	\$167.59	\$3,060.96	\$18.26	HMP23K9KMQ	
3	Fatima Vega Avalos	Airbnb	Dic 13 - 16	\$165.95	\$2,992.85	\$18.03	HMNKNWHPB9	
1	Gustavo Cano	Airbnb	Dic 16 - 17	\$64.79	\$1,165.15	\$17.98	HMPRW5P5YR	
1	Hilda Bernal	Booking	Dic 17 - 18	\$94.69	\$1,697.87	\$17.93	6324427701	
3	Gabriela López	Airbnb	Dic 18 - 21	\$172.52	\$3,111.35	\$18.03	HMD5HQ5EWH	
1	Angel Adrian Sanchez	Airbnb	Dic 21 - 22	\$66.43	\$1,198.04	\$18.03	HMJWCN3DE3	
5	Tania Sofia Nasrallah	Booking	Dic 25 - 30	\$249.79	\$4,478.80	\$17.93	5381108878	
1	Tucker Long	Booking	Dic 30 - 31	\$90.49	\$1,622.44	\$17.93	6011023835	
1	Héctor Daniel Serrano Aguilar	Airbnb	Dic 31 - Ene 2	\$71.77	\$1,291.37	\$17.99	HMXCJEZ8B9	
28				\$1,654.40	\$29,920.85	\$ 18.08		

RESERVATION REVENUE							Apartment 8	
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Booking #	Comments
2	Lorena Aidee Cruz Llanas	Booking	Nov 27 - Dic 3	\$225.60	\$4,044.92	\$17.93	6577340829	
1	Adalberto Martinez	Booking	Dic 3 - 4	\$106.68	\$1,912.73	\$17.93	5954976509	
3	Carlos Muñoz	Booking	Dic 4 - 7	\$110.55	\$1,982.23	\$17.93	5639555453	
5	Krystel Mas	Airbnb	Dic 9 - 14	\$226.32	\$4,133.64	\$18.26	HMBPXPXP4C	
5	Martin Rose	Booking	Dic 14 - 19	\$192.39	\$3,449.52	\$17.93	6287888319	
1	Monserrat Rivera	Airbnb	Dic 19 - 20	\$76.27	\$1,375.51	\$18.03	HMD9WMS3XHQ	
2	Fer Chavez	Airbnb	Dic 20 - 22	\$123.35	\$2,224.58	\$18.03	HMD3NAFBXMT	
4	Cornelia Huber	Booking	Dic 23 - 27	\$153.35	\$2,749.51	\$17.93	5925662318	
1	Angel López	Booking	Dic 27 - 28	\$49.85	\$893.83	\$17.93	5572110433	
4	Danica Satumbaga	Booking	Dic 28 - Ene 2	-	-	-	5146059812	Pendiente Enero
28				\$1,264.35	\$22,766.47	\$ 17.99		

RESERVATION REVENUE							Apartment 9	
Nights	Name	Platform	Period	USD	MXN	XCH RATE	Booking #	Comments
2	Diaz Yeimy	Booking	Dic 9 - 11	\$81.62	\$1,463.44	\$17.93	5457825688	
3	Carrión Santos Bryan	Booking	Dic 11 - 14	\$150.40	\$2,696.76	\$17.93	6452456527	
14	Adan Novoa	Booking	Dic 16 - 30	\$537.61	\$9,639.38	\$17.93	5639552952	
1	Pedro Pelayo	Booking	Dic 30 - 31	\$52.47	\$940.81	\$17.93	6885434802	
1	Evan Jobin	Booking	Dic 31 - Ene 5	-	-	-	5423302775	Pendiente Enero
21				\$822.11	\$14,740.39	\$ 17.93		

TOTAL				\$ 11,708.66	\$ 211,326.22	\$ 18.04		
243								

EXPENSES				
Date	Category	Description	Notes	Amount (MXN)
	Limpieza		1.50	\$ 15,000.00
	Welcome Kit		74	\$ 11,100.00
	Agua			\$ -
	Gas			\$ -
	Basura			\$ 200.00
	Internet			\$ 1,399.00
	Compras			\$ -
	Equipamiento			\$ -
		Suministro y colocación de chapa digital (se cambió chapa que se descompuso)		
		Colocación de pastilla y cambio de cable de alimentación Dep-6		
		Colocación de pastilla y cambio de cable de alimentación Dep-5		
		Cambio de cable de boiler Dep-5		
		Puentear cable para conectar boiler Dep-6		
	Mejoras	Colocar persiana safada Dep 7		\$ 7,740.00
	Otros	Arreglo de boiler Dep 3		\$ -
	TOTAL			\$ 35,439.00



BOOKING SOURCE				
Platform	Nights (#)	Percentage (%)	(\$ USD)	(\$ MXN)
Airbnb	129	53.09%	\$ 7,150.78	\$ 129,603.35
Booking	114	46.91%	\$ 4,557.88	\$ 81,722.87
Owner	0	0.00%	\$ -	\$ -
Mr.W	0	0.00%	\$ -	\$ -
TOTAL	243	100.00%	\$11,708.66	\$211,326.22

BALANCE				
\$ Captado por Mr.W	Comisión	Reembolsables	Saldo	A favor de:
\$211,326.22	\$31,698.93	\$ 35,439.00	\$ 144,188.29	Propietario