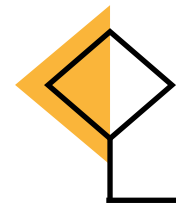




Tres Patios

New Local Living



NODUS CAPITAL

HIGHLY PROFITABLE REAL ESTATE PROJECTS

Nodus and Grow represent the ideal fusion of business acumen, capital management, and a wealth of experience in top-tier projects delivering outstanding Return on Investment (ROI).

With a robust 12-year track record in lucrative real estate ventures nationwide, we leverage our market insights to identify investment prospects and craft high-value projects.

Our approach involves meticulous strategic planning to develop and elevate real estate initiatives, resulting in distinctive spaces that not only enhance the surroundings but also enrich the lives of those who inhabit the environments we create.

Nodus® **GR²O^W**
GENERADORA DE NEGOCIOS

EXPERIENCES CREATED:
SPACES THAT ARE LIVED AND PERCEIVED
PROJECTS IN RIVIERA MAYA



VAIVEN
PLAYA DEL CARMEN, QROO.



MANOR TULUM
TULÚM, QROO.



CACAO



MAR Y MIEL
TULÚM, QROO.



THE ELEMENTS
PLAYA DEL CARMEN, QROO.



HUMANA WORKCENTER
PLAYA DEL CARMEN, QROO.



PORTFOLIO

DISCOVER MORE PROJECTS
DEVELOPED BY US



AMO LIVING



LEÓN, GUANAJUATO



TIJUANA, BC



NOBLE MORADA
SAN PEDRO GARZA GARCIA, N.L.



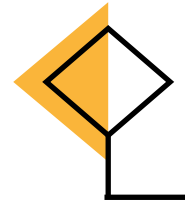
MONTERREY, NUEVO LEÓN



OLMENA



XIRIS
VERACRUZ



ARCHITECTURE

rdlp
arquitectos.

MORE THAN 30 YEARS OF
EXPERIENCE IN HIGH END
PROJECTS

Renowned architect **rdlp** possesses the vision to craft exceptional spaces through the exploration of design and the development of avant-garde proposals in the realm of high-quality architectural design. His projects transcend national boundaries and set global benchmarks, delivering sustainable developments that foster connectivity, interaction, and harmonious coexistence between inhabitants and their environment.



MARA PLAYACAR
PLAYA DEL CARMEN, QROO.



KAANA CANCÚN



RIVA CANCÚN



OCEANA
PLAYA DEL CARMEN



HOTEL AQUA
PLAYA DEL CARMEN



VAIVEN
PLAYA DEL CARMEN



STRATEGY



REAL ESTATE FORESIGHT



THE MARIA, COZUMEL



MAKAN, TULUM



CIUDAD MAYAKOBA
PLAYA DEL CARMEN, QROO.



MUWAN, TULUM



CABO NORTE, MÉRIDA



NATUM, TULUM

TRES PATIOS: EVERYTHING IN ONE PLACE



A whole community situated in the ideal location



LOCATION

WHERE CONNECTION, OPPORTUNITIES AND HIGH DESIGN MEET

Its location in the municipality of Solidaridad, a growing area, offers easy access to avenues and points of interest, as well as the tranquility of living in a safe, connected place surrounded by attractive amenities.

CANCUN - TULUM HIGHWAY, KM 286

10

TULUM - CANCUN

2

XPLOR

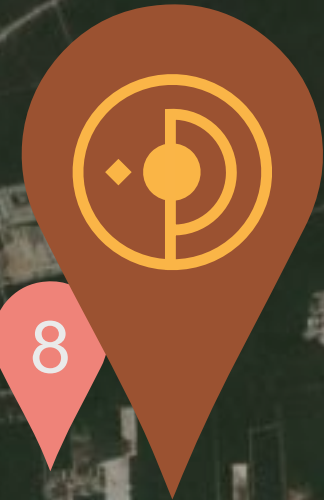
1

XCARET PARK

9

BACHILLERATO PAPALOTE
INSTITUTO TEPEYAC

8



5

LIVERPOOL

4

HOSPITAL RIVIERA MAYA

3

PLAYACAR

3

CLUB CENTER

7

QUINTA AVENIDA

6

PLAZA LAS AMÉRICAS



Tres Patios

New Local Living



CONCEPT



LIVE PLAYA DEL CARMEN WITH ALL THE COMFORT YOU DESERVE

Tres Patios is a new mixed-use development that seamlessly combines location, design, and proximity. The master plan comprises villas with apartments and amenities, cultivating a thoughtfully planned environment that prioritizes high well-being.

The images are 100% illustrative and changes may occur without prior notice





LOCATION



PLAYA DEL CARMEN: WHERE YOUR LIFE BECOMES UNIQUE

The diversity of habitants in Playa del Carmen inspired us to create a community that encourages coexistence between tourists, locals, youth, and families. This is how a unique and attractive new way of living Playa arises, where the possibilities multiply bringing amazing experiences.



THE PERFECT MIX TO LIVE IN PLAYA

Discover a new way of living





MASTER PLAN



The architectural design focuses on the use of simple and harmonized modern details that succeed in being a distinguishing element from other projects in the area.

LAND FOR MIXED USES



1,500 m²
ROADS
20,000 m²
GREEN AREA

1500 m²
COMMERCIAL
SPACE

6 apartments
PER VILLA
—
968 sq ft (126 units)
and 1184 sq ft (66 units) per villa



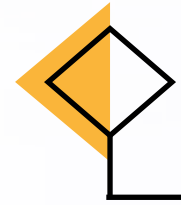
PHASES



FEDERAL HIGHWAY 307
TO TULUM

PHASE 1: SALES BEGINNING.

Tres Patios is a new mixed-use development that seamlessly combines location, design, and proximity. The master plan comprises villas with apartments and amenities, cultivating a thoughtfully planned environment that prioritizes high well-being.



TRES PATIOS: YOUR HOME, YOUR INSPIRATION YOUR FUNCTIONALITY

The complex consists of 32 villa modules and one module for apartments, all surrounded by extensive green areas, appealing amenities, and a swimming pool. Each entrance is entirely controlled by a **access booth**, and **two parking spaces** per apartment are provided.



AMENITIES CLUBHOUSE



The images are 100% illustrative and changes may occur without prior notice. *Furniture is not included.

TRES PATIOS: EVERYTHING IN ONE PLACE

Made for an unique community in Mexico





TRES: LIVE, COEXIST AND CONNECT

Its location in the municipality of Solidaridad, a growing area, offers easy access to avenues and points of interest, as well as the tranquility of living in a safe, well-connected place surrounded by attractive amenities.



Clubhouse • Swimming Pool



AMENITIES



Grill Zone



Paddle Tennis Court



Hammock Garden



Dynamic Playground



Urban Garden



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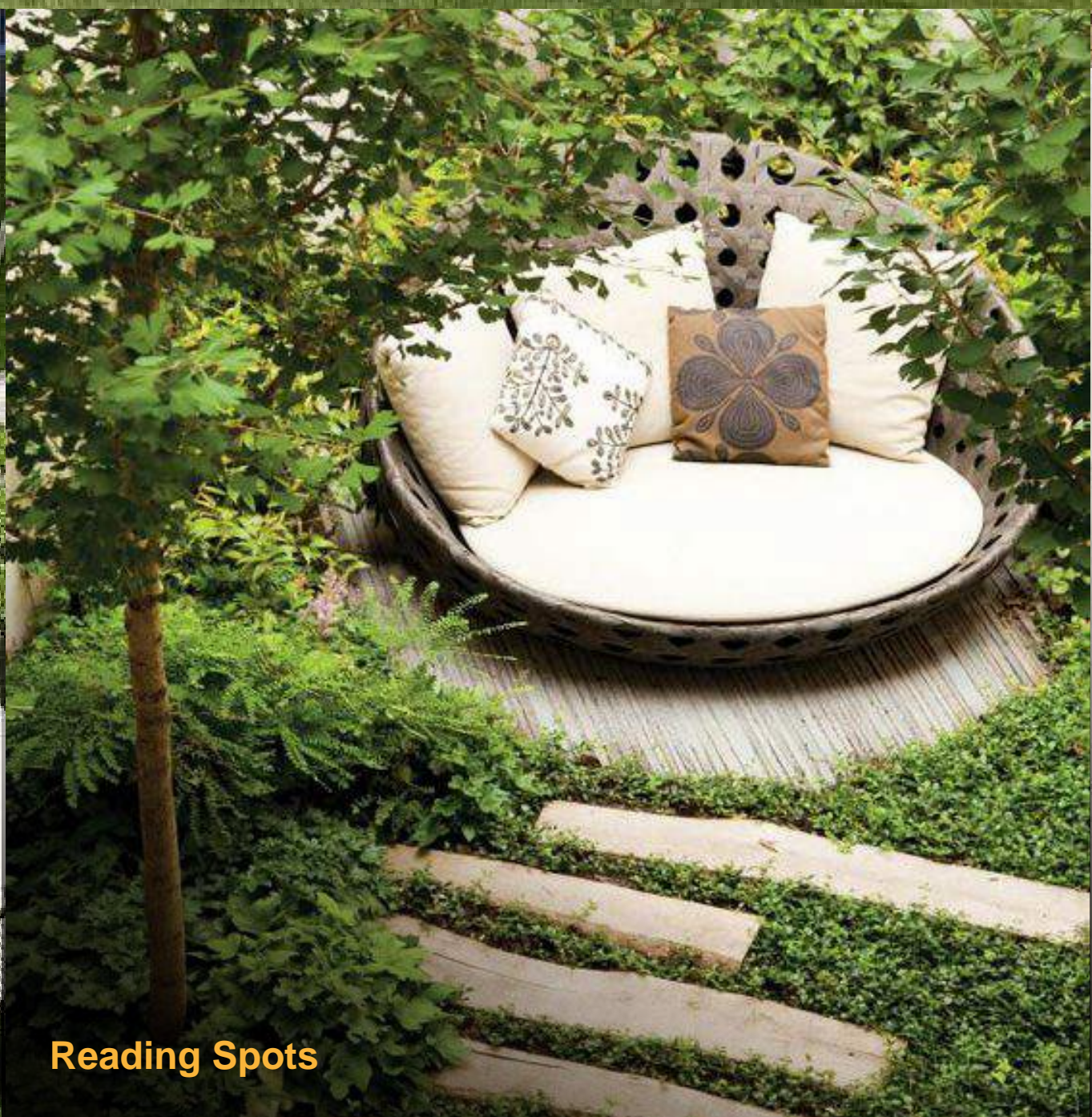
AMENITIES



Neighbor Kiosco



Pet Park



Reading Spots



Outdoor GYM

TRES PATIOS: EVERYTHING IN ONE PLACE

The place that brings together
location, design and proximity





6 APARTMENTS PER TOWER

3 BEDROOMS 968 sq ft
3 BEDROOMS 1184 sq ft



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DESIGN

968 sq ft

Features

- 1- Living room
- 2- Dining room
- 3- Kitchen
- 4- Closet laundry room
- 5- Master bedroom
- 6- Main bedroom's bathroom
- 7- Master bedroom closet
- 8- 2nd Bedroom
- 9- Study Bedroom
- 10- Bathroom
- 11- Terrace





DESIGN
968 sq ft

ROOFTOP
3rd Level
462 sq ft

**The Rooftop is exclusive to the PH design
*Rooftop is delivered with a floor, pergola and
water, drainage and electricity installations*



Level 3



Level 4
Rooftop



DESIGN

1184 sq ft

Features

- 1- Living room
- 2- Dining room
- 3- Kitchen
- 4- Closet laundry room
- 5- White Closet
- 6- Master bedroom
- 7- Main bedroom's bathroom
- 8- Walk-in closet
- 9- 2nd Bedroom
- 10- 3rd Bedroom
- 11- Bathroom
- 12- Terrace





DESIGN
1184 sq ft

ROOFTOP
3rd Level
570 sq ft

**The Rooftop is exclusive to the PH design
*Rooftop is delivered with a floor, pergola and
water, drainage and electricity installations*



Level 3



Level 4
Rooftop



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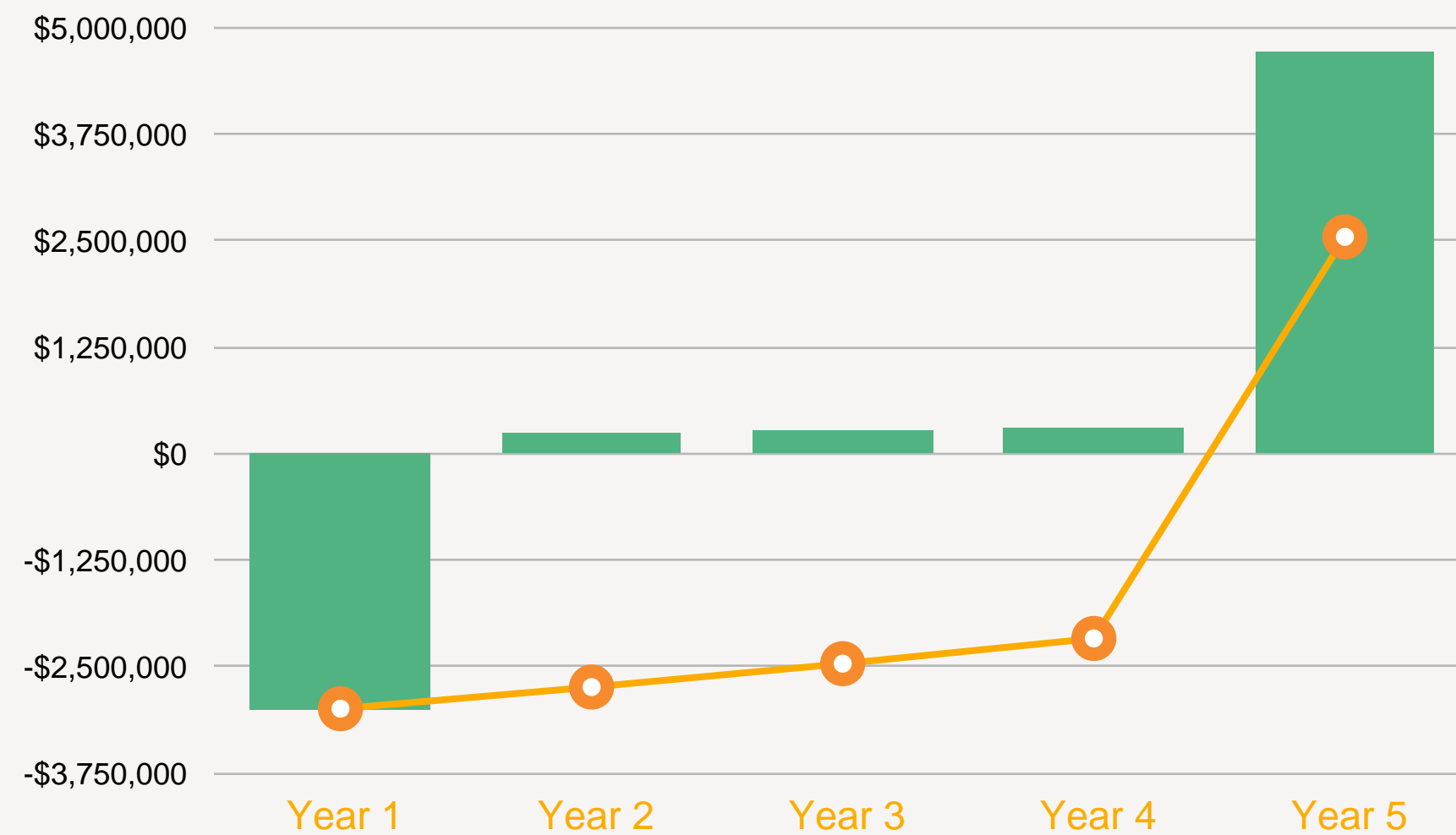


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INVESTMENT PERFORMANCE

A SOLID OPPORTUNITY



Playa del Carmen is one of the cities with the highest occupancy in all of Mexico, with occupancy ranging from 60% to 85% for short-term rentals, making it one of the most attractive cities to make a real estate investment.

INEGI reported the arrival of 14 million 937 thousand international visitors during January-March 2022, that is, 3 million 527 thousand more visitors compared to the same period in 2021, which represented an increase of 30.9%. This generates high occupancy in short stay rentals.

LONG-TERM RENTAL PLAN

Unit	90 m ²
Rent / m ²	277 / m ²
Monthly rent	\$25,000
90m ² investment	\$3,230,000
Annual Rent Increase	8%
NOI over 5 years	\$1,379,825
Capital appreciation over 5 years	\$1,164,379
Total profit	\$2,544,204
ROI	78.8%
Annual Yield	15.8%

AIRBNB RENTAL PLAN 70% OCCUPANCY

Unit	90 m ²
Rent per night	\$3,000
Monthly rent	\$63,875
90m ² investment	\$3,230,000
Annual Rent Increase	8%
NOI over 5 years	\$3,263,456
Capital appreciation over 5 years	\$1,164,379
Total profit	\$4,427,835
ROI	137.1%
Annual Yield	27.4%

LONG-TERM INCOME FLOW FORECAST

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Investment	3,230,000	-	-	-	-	-
Renta anual	235,200	254,016	274,337	296,284	319,987	1,379,824
Cash on cash	7.3%	7.9%	8.5%	9.2%	9.9%	8.5%

* NOI = Rent - Operating expenses

*Data taken from airdna.com

“THE #1 INTELLIGENCE PLATFORM FOR SHORT-TERM RENTAL HOSTS AND INVESTORS”



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INCLUDES

Tres Patios comes with the necessary equipment for each unit, which consists of:

- Kitchen room
- Doors
- Cooker hood
- Closets
- Kitchen Grill
- Floor





Tres Patios

New Local Living

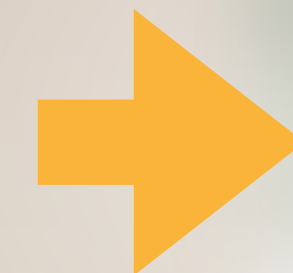
NEW AMENITY: SHUTTLE SERVICE

We have transportation to and
from **5th Avenue**

*Available from the first apartments delivered.



EQUIPMENT PACKAGE



COMING SOON





Nodus[®]
GENERADORA DE NEGOCIOS

trespacios.com
info@trespacios.com

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