

PROJECT OVERVIEW

How is the property structured? Alyvia is a full-service luxury destination featuring a total of 53 hotel rooms. Within this collection, 12 exclusive residences are available for purchase as residential condominiums.

Are these units true condominiums? Yes. All residential units are legally mapped as condominiums and are governed by a Homeowners Association (HOA).

OWNERSHIP & RESIDENCE USE

Are there any use restrictions on my unit? Owners may use their units for up to 90 days per calendar year, with a maximum stay of 30 consecutive days. The remainder of the time the residence will be rented as a hotel room.

Can I manage the rental of my unit personally?

No, all residences must be managed, operated, and maintained by the Hotel Operator, Mayacama Hospitality. Owners will participate in a formal Rental Management Agreement (RMA).

Can I customize my unit or store personal items inside? Customization and the storage of personal items within the unit itself when not in residence is prohibited. However, each owner is provided a dedicated storage unit (approximately 2' wide x 2' deep x 8' tall) for personal belongings. When arriving at the property the Owner can arrange with the Operator to have your belongings brought to your unit and set up as you would like and returned to storage after the Owner's stay.

THE OWNER EXPERIENCE

What privileges do I receive as an owner? Owners enjoy a highly personalized experience. Prior to your arrival, our team will contact you for a checklist of preferences. This includes:

- Pre stocking the refrigerator and replenishing wine or liquor.
- Moving personal items from your storage locker into the residence.
- Professional bed turndown service and arranging personal amenities.

Additionally, owners receive priority access to spa and restaurant reservations, discounts on private cabana rentals, and the ability to bring up to four guests to the pool and wellness center.

Do I have access to the Mayacama Golf Club?

Residence owners have the option to pay a monthly fee of \$1,200 (adjusted annually) for personal membership privileges. This access provides the owner and their guests with the same privileges as Charter Members of Mayacama. If an owner elects not to pay this fee, they will not have membership privileges, even while staying in the residence.

What access do my rental guests have to Mayacama?

Lodging guests may access facilities at the sole discretion of Mayacama management during times that do not interfere with Club operations. Guests also have the ability to book golf at a discounted rate.

FINANCIALS & OPERATIONS

How is rental revenue shared? Net Rental Revenue is divided equally: Net Rental Revenue is defined as Gross Revenue minus a 10% Management Service Fee. 50% to the Residence Owner and 50% to the Hotel Owner.

Are rental proceeds pooled with other owners?

No. Proceeds are calculated based on the individual performance of your specific unit.

Who is responsible for the Transient Occupancy Tax (TOT)? The hotel operator collects this tax from hotel guests. When an owner stays in their unit, they are not charged TOT, the operator handles the payment of the

tax.

What are the monthly HOA dues? The total monthly fee is \$1,386.25. This is comprised of:

- Condominium Association Fee: \$173.35
- Shared Facilities Agreement: \$1,212.90 (includes gas)

How are utilities handled? They are included the HOA dues. Utilities include water, electricity, gas and internet. Owners can choose to have a secure internet line for their sole use when in residence by setting up a separate account with the internet provider.

What will my yearly expenses look like?

LINE ITEM	CALCULATION / FIXED AMOUNT
A. MANAGEMENT & OPERATIONS	
1. Management Fee (Alyvia Fee)	10% of Gross Rental Income
2. Hotel Revenue Split	50% of Net Revenue
B. YEARLY OPERATING EXPENSES (ESTIMATED)	
1. Property Taxes (estimated at 1.27%) ^	\$37,148.00
2. HOA Fees	\$16,635.00
3. Insurance ^	\$2,400.00
4. Repairs & Maintenance	\$3,000.00
Subtotal: Estimated Annual Fixed Expenses	\$59,183.00
C. OPTIONAL FEES & RESERVES	
1. Mayacama Annual Membership Fee*	\$14,400.00
2. Replacement Reserve Fund	3% of Gross Revenue

*Mayacama membership fees are optional and only apply should you choose to opt into the program. All figures in \$ (Fixed) columns are estimates based on available data and should be self-verified for accuracy by the prospective buyer. This worksheet does not constitute a guarantee of income. Line items with denoted with ^ will be expenses that owners will be responsible to pay directly.

Are there any other expenses? Yes, there are two potential additional expenses to be aware of. First, per Section 5(e) of the Residency Management Agreement (RMA), non-resident tax withholding may apply if required by law. Second, the operator is authorized under Section 4(h) to deduct costs for damages beyond normal wear and tear, such as those caused by a pet, and Section 5(c) further outlines additional deductions that may be applied with proper notice.

PURCHASE PROCESS

What is the deposit structure for a purchase?

We require a total deposit of 20%, which is structured to follow the project’s milestones:

- 5% upon contract ratification.
- 5% at the start of construction.
- 5% six months after the start of construction.
- 5% twelve months after the start of construction.