



Confidential Acquisition Opportunity

DREAMS LOS CABOS

282-Key, 6-Story | Luxury Beachfront Golf & Spa Resort | Baja California Sur, México

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

A Hyatt-branded beachfront luxury resort with established operations and long-term value creation potential.



INCOME-PRODUCING FEATURED BUILDING ASSETS

- Built: 1998; Renovated: 2026
- Hyatt-branded luxury beachfront resort
- GBA: 651,000 SF; Lot Size: 11.4-acres
- Typical Floor: 108,500 SF
- 6-story resort
- Direct beach access
- All-inclusive operating model



SUPPORTING ASSETS & AMENITIES

- Multiple restaurants and bars
- Full-service spa
- Resort swimming pools
- Beachfront recreational amenities
- Luxury guest experiences
- Premium Los Cabos hospitality destination



MANAGEMENT & OPERATING CONTROL

- Managed by Apple Leisure Group, part of Hyatt
- Long-standing operating history
- Recent property renovations
- Experienced hospitality management
- Established luxury resort operations

282 KEYS

Luxury accommodations

PRIME LOCATION

Located in the established Los Cabos luxury hospitality corridor

STRONG FINANCIAL PERFORMANCE

Premium guest experience

HIGH OCCUPANCY

Global hospitality brand

FLEXIBLE TRANSACTION

Enhanced long-term value

STRATEGIC LOCATION ADVANTAGE

A location that combines international accessibility, established hospitality infrastructure, and enduring tourism demand.



Approximately 30 minutes from Los Cabos International Airport (SJD)



Positioned along the Tourist Corridor between Cabo San Lucas and San José del Cabo



Surrounded by internationally recognized golf communities



Established luxury resort destination with strong international visitation



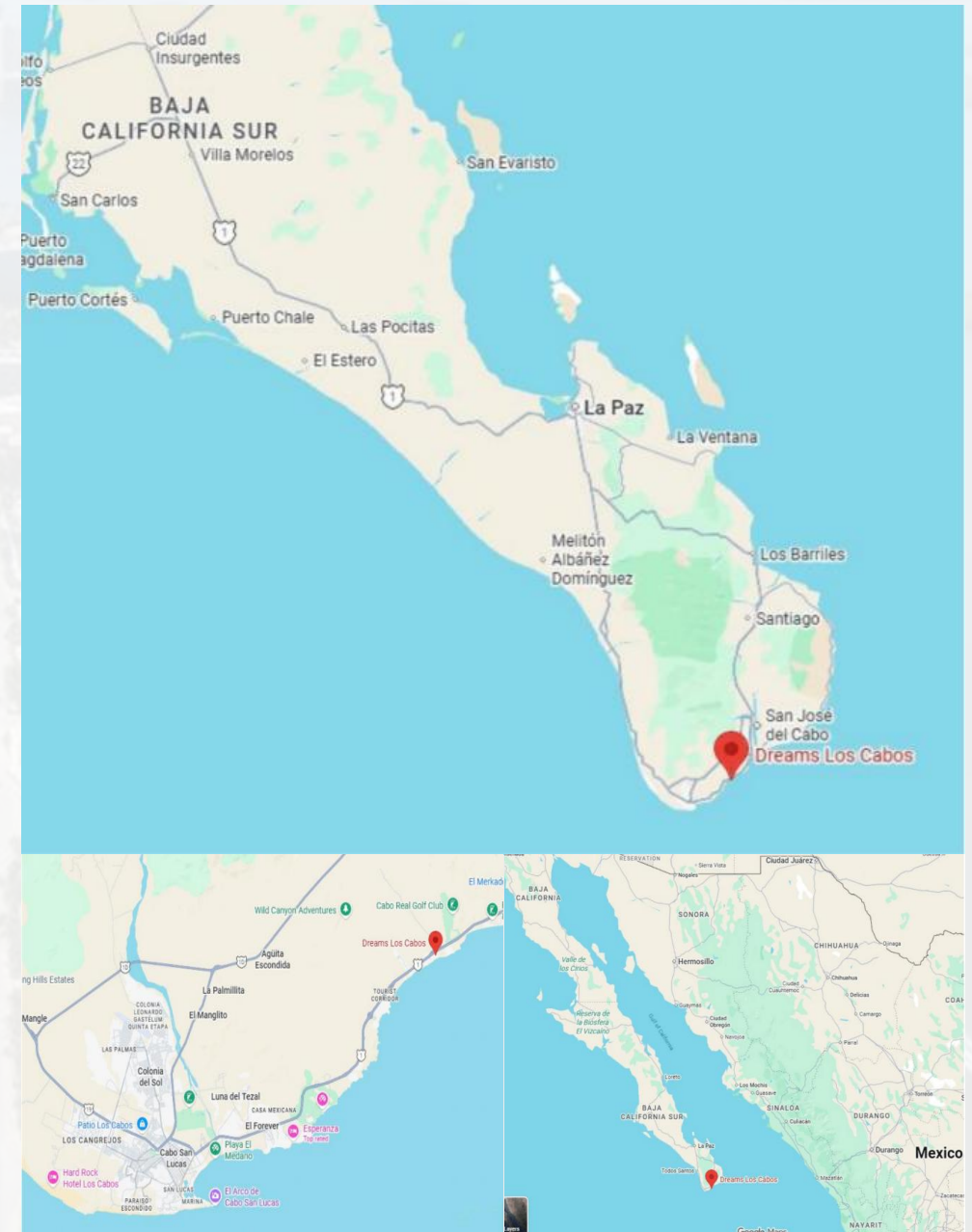
Direct air connectivity to major North American gateway cities



Proximity to luxury residential and hospitality developments



Year-round tourism market



DESTINATION APPEAL

For Sustainable Long-Term Hospitality Demand Drivers.



TOURISM, LEISURE & ENTERTAINMENT

- World-renowned Los Cabos destination
- Luxury marinas and yacht facilities
- Historic San José del Cabo Arts District
- Cabo San Lucas Marina and nightlife district
- Premium dining and resort ecosystem



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- Strong North American fly-in tourism base
- Convenient international air access
- Easy connectivity throughout the Los Cabos tourism corridor



BUSINESS & CONFERENCE DEMAND

- Premium destination for luxury hospitality
- Strong resort ecosystem supporting leisure and group travel
- High-quality visitor services and hospitality infrastructure



SUPPORTING INFRASTRUCTURE & SAFETY

- Luxury golf communities including Palmilla, Querencia, and Cabo del Sol
- Sport fishing capital of Mexico
- Whale watching and eco-tourism attractions



LUXURY APPEAL & DESTINATION QUALITY

- Year-round sunshine and outdoor recreation
- Premium luxury destination with world-class hospitality
- Diverse outdoor lifestyle and recreational experiences

INVESTMENT PERSPECTIVE

Dreams Los Cabos Suites Golf Resort & Spa



HYATT-AFFILIATED LUXURY RESORT

Operates under the Hyatt brand with global recognition and standards.



PRIME LOS CABOS BEACHFRONT LOCATION

Ideally situated along Los Cabos' premier beachfront corridor.



ESTABLISHED OPERATING HISTORY

Long-standing resort with proven performance and a loyal guest base.



INSTITUTIONAL-QUALITY HOSPITALITY ASSET

Professionally managed, well-maintained, and positioned for long-term investment value.



LARGE-SCALE RESORT PLATFORM

Comprehensive luxury resort with extensive amenities and operational scale.



POTENTIAL TRANSACTION STRUCTURES MAY BE CONSIDERED

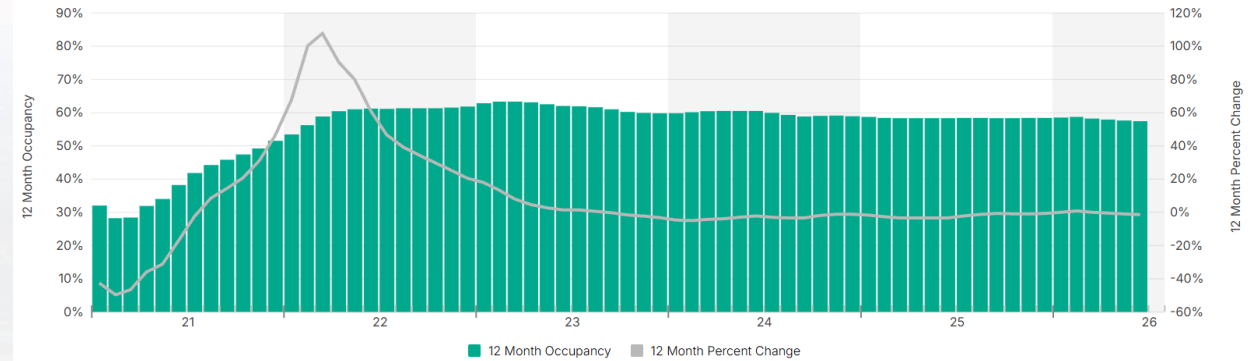
Flexible acquisition structures available to accommodate investor objectives.



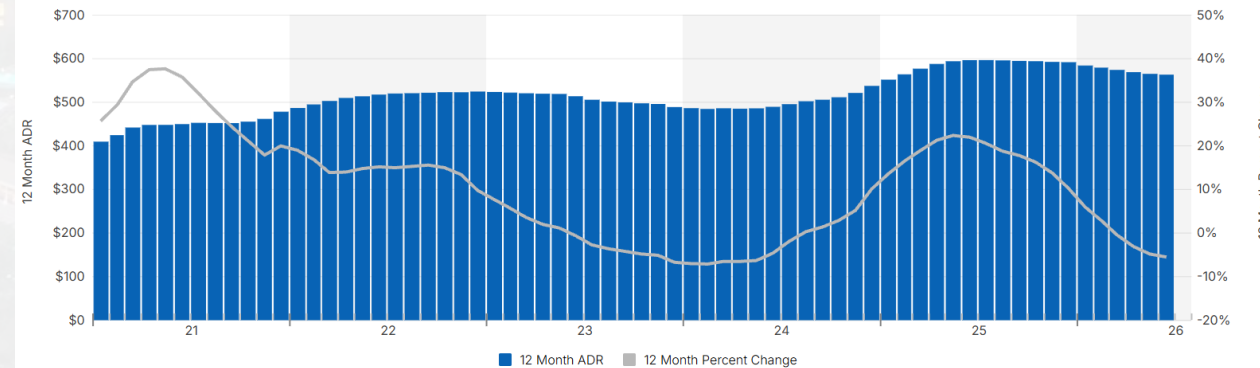
**STRATEGICALLY POSITIONED.
OPERATIONALLY STRONG.
INVESTMENT-DRIVEN.**

A premier Los Cabos hospitality investment offering brand strength, beachfront location, and long-term value creation potential.

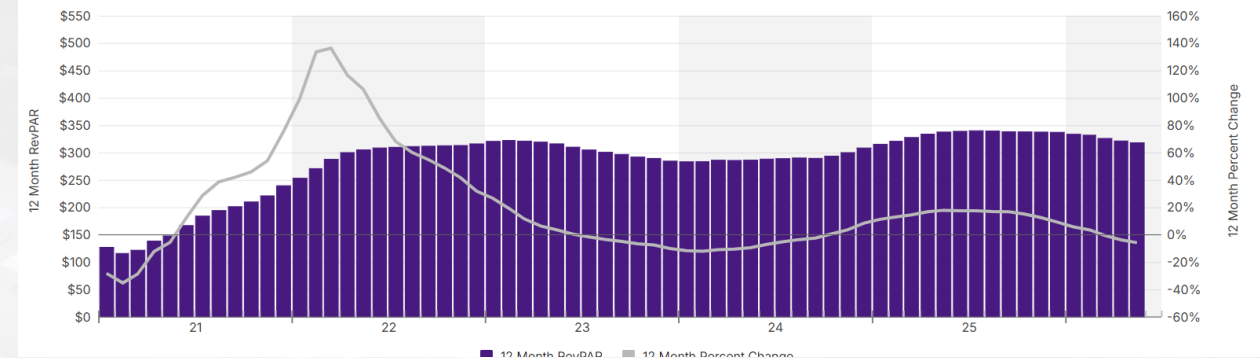
OCCUPANCY



ADR



REVPAR



WHY DREAMS LOS CABOS SUITES GOLF RESORT & SPA IN BAJA CALIFORNIA SUR, MEXICO?

01

Premier Luxury Resort Destination

Recognized as one of Mexico's premier luxury resort destinations with strong long-term investment appeal.

02

Strong Tourism Demand

Benefits from consistent international visitor arrivals and year-round leisure travel demand.

03

Growth Potential

Brand name leverages the significant scope of expansion of resort attractions, supporting destination growth and value.

04

Golf & Marina Infrastructure

Established championship golf courses, luxury marinas, and world-class recreational amenities.

05

Premium ADR & RevPAR Environment

Premium Average Daily Rate (ADR) and RevPAR performance compared with many Mexican resort markets.

06

Global Brand & Institutional Ownership

Supported by global brand presence and institutional ownership, enhancing long-term stability and credibility.

THE SUNRISE BROKERS CONFIDENTIAL TRANSACTION PROCESS

01

Initiate Letter of Business Interest

Initial expression of acquisition interest and buyer qualifications.

02

Execute NDA

Mutual confidentiality agreement providing access to detailed information.

03

Receive Confidential Information Package

Executive due diligence materials for confidential review.

04

Conduct Management Discussions & Site Visit

Meet the management, inspect the property, and discuss transaction structure.

05

Submit Letter of Intent

Submission of a non-binding proposal outlining principal commercial terms.

06

Negotiate Purchase Agreement

Negotiation and execution of definitive acquisition documentation.

07

Complete Closing

Completion of the transaction through independent legal and settlement professionals.

THE SUNRISE PERSPECTIVE



Every hospitality acquisition is more than a real estate transaction.



We present opportunities that align long-term ownership objectives with qualified global investors.



Confidentiality, discretion, and institutional standards guide every engagement.



Our objective is not simply to market an asset—but to facilitate strategic ownership transitions.

CONTACT

Jay Sethi

Sunrise Brokers | Orlando, Florida, USA

Specialist in International Hotel & Resort Transactions



Jay@SunriseBrokersUsa.com



www.SunriseBrokersUsa.com



+1 407-580-6515

Confidential Acquisition Opportunity for:

DREAMS LOST CABOS, BAJA CALIFORNIA SUR

Dreams Los Cabos Suites Golf Resort & Spa in the Baja California Peninsula is an institutional-scale branded resort destination in Mexico.

