

# COTIZACIÓN

Fecha: 2025/08/06

Plazo de capital: meses

Plazo de enganche: Contado

Asesor: Contacto ORVE (contacto@grupoorve.mx)

Cliente: Angie Cua Prueba 2 . (laura.cua@grupoorve.mx)

## Ciudad Central Mérida

Número de	Etapa 11 / Aurora / 185
Superficie en m <sup>2</sup>	133.00 m <sup>2</sup>
Moneda	
Precio de lista	\$678,300.00
Descuento	... %
Total del	\$678,300.00
Total	\$678,300.00
1era mensualidad	11-09-2025

## Enganche

Apartado	\$1,000.00	
Saldo enganche	\$80,396.00	
Total de enganche a pagar	\$81,396.00	
Porcentaje	12.00 %	
Número de pagos	1	
1er pago de Enganche	11-08-2025	
Actualizaciones	Pago	Monto
Apartado	1	\$1,000.00
Enganche 1	1	\$80,396.00
Actualización 1	58	\$3,316.13
Actualización 2	62	\$6,185.52
Actualización 3	60	\$6,436.88

### Observaciones:

La superficie final del lote puede variar de acuerdo a las autorizaciones municipales, estatales y/o federales de la traza del proyecto, lo cual permite realizar reajustes al financiamiento sin penalización para el desarrollador. Cotización vigente durante el mes de emisión de este documento. Los pagos antes descritos no incluyen la cobertura de ningún tipo de seguro.

## PAGOS

#	Fecha	Capital	Actualización	Enganche	Total a pagar	Saldo Capital
A	07-08-2025			\$1,000.00	\$1,000.00	\$677,300.00
1	11-08-2025			\$80,396.00	\$80,396.00	\$596,904.00
1	11-09-2025	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$593,587.87
2	11-10-2025	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$590,271.74
3	11-11-2025	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$586,955.61
4	11-12-2025	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$583,639.48
5	11-01-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$580,323.35
6	11-02-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$577,007.22
7	11-03-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$573,691.09
8	11-04-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$570,374.96
9	11-05-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$567,058.83
10	11-06-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$563,742.70
11	11-07-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$560,426.57
12	11-08-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$557,110.44
13	11-09-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$553,794.31
14	11-10-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$550,478.18
15	11-11-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$547,162.05
16	11-12-2026	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$543,845.92
17	11-01-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$540,529.79
18	11-02-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$537,213.66
19	11-03-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$533,897.53
20	11-04-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$530,581.40

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#	Fecha	Capital	Actualización	Enganche	Total a pagar	Saldo Capital
21	11-05-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$527,265.27
22	11-06-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$523,949.14
23	11-07-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$520,633.01
24	11-08-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$517,316.88
25	11-09-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$514,000.75
26	11-10-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$510,684.62
27	11-11-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$507,368.49
28	11-12-2027	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$504,052.36
29	11-01-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$500,736.23
30	11-02-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$497,420.10
31	11-03-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$494,103.97
32	11-04-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$490,787.84
33	11-05-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$487,471.71
34	11-06-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$484,155.58
35	11-07-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$480,839.45
36	11-08-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$477,523.32
37	11-09-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$474,207.19
38	11-10-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$470,891.06
39	11-11-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$467,574.93
40	11-12-2028	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$464,258.80

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#	Fecha	Capital	Actualización	Enganche	Total a pagar	Saldo Capital
41	11-01-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$460,942.67
42	11-02-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$457,626.54
43	11-03-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$454,310.41
44	11-04-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$450,994.28
45	11-05-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$447,678.15
46	11-06-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$444,362.02
47	11-07-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$441,045.89
48	11-08-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$437,729.76
49	11-09-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$434,413.63
50	11-10-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$431,097.50
51	11-11-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$427,781.37
52	11-12-2029	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$424,465.24
53	11-01-2030	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$421,149.11
54	11-02-2030	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$417,832.98
55	11-03-2030	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$414,516.85
56	11-04-2030	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$411,200.72
57	11-05-2030	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$407,884.59
58	11-06-2030	\$3,316.13	\$0.00	\$0.00	\$3,316.13	\$404,568.46
59	11-07-2030	\$1,532.99	\$4,652.54	\$0.00	\$6,185.52	\$403,035.47
60	11-08-2030	\$1,550.61	\$4,634.91	\$0.00	\$6,185.52	\$401,484.86

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#	Fecha	Capital	Actualización	Enganche	Total a pagar	Saldo Capital
61	11-09-2030	\$1,568.45	\$4,617.07	\$0.00	\$6,185.52	\$399,916.41
62	11-10-2030	\$1,586.48	\$4,599.04	\$0.00	\$6,185.52	\$398,329.93
63	11-11-2030	\$1,604.73	\$4,580.79	\$0.00	\$6,185.52	\$396,725.20
64	11-12-2030	\$1,623.18	\$4,562.34	\$0.00	\$6,185.52	\$395,102.02
65	11-01-2031	\$1,641.85	\$4,543.67	\$0.00	\$6,185.52	\$393,460.17
66	11-02-2031	\$1,660.73	\$4,524.79	\$0.00	\$6,185.52	\$391,799.44
67	11-03-2031	\$1,679.83	\$4,505.69	\$0.00	\$6,185.52	\$390,119.61
68	11-04-2031	\$1,699.15	\$4,486.37	\$0.00	\$6,185.52	\$388,420.46
69	11-05-2031	\$1,718.69	\$4,466.83	\$0.00	\$6,185.52	\$386,701.77
70	11-06-2031	\$1,738.45	\$4,447.07	\$0.00	\$6,185.52	\$384,963.32
71	11-07-2031	\$1,758.44	\$4,427.08	\$0.00	\$6,185.52	\$383,204.88
72	11-08-2031	\$1,778.67	\$4,406.85	\$0.00	\$6,185.52	\$381,426.21
73	11-09-2031	\$1,799.12	\$4,386.40	\$0.00	\$6,185.52	\$379,627.09
74	11-10-2031	\$1,819.81	\$4,365.71	\$0.00	\$6,185.52	\$377,807.28
75	11-11-2031	\$1,840.74	\$4,344.78	\$0.00	\$6,185.52	\$375,966.54
76	11-12-2031	\$1,861.91	\$4,323.61	\$0.00	\$6,185.52	\$374,104.63
77	11-01-2032	\$1,883.32	\$4,302.20	\$0.00	\$6,185.52	\$372,221.31
78	11-02-2032	\$1,904.98	\$4,280.54	\$0.00	\$6,185.52	\$370,316.33
79	11-03-2032	\$1,926.88	\$4,258.64	\$0.00	\$6,185.52	\$368,389.45
80	11-04-2032	\$1,949.04	\$4,236.48	\$0.00	\$6,185.52	\$366,440.41

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#	Fecha	Capital	Actualización	Enganche	Total a pagar	Saldo Capital
81	11-05-2032	\$1,971.46	\$4,214.06	\$0.00	\$6,185.52	\$364,468.95
82	11-06-2032	\$1,994.13	\$4,191.39	\$0.00	\$6,185.52	\$362,474.82
83	11-07-2032	\$2,017.06	\$4,168.46	\$0.00	\$6,185.52	\$360,457.76
84	11-08-2032	\$2,040.26	\$4,145.26	\$0.00	\$6,185.52	\$358,417.50
85	11-09-2032	\$2,063.72	\$4,121.80	\$0.00	\$6,185.52	\$356,353.78
86	11-10-2032	\$2,087.45	\$4,098.07	\$0.00	\$6,185.52	\$354,266.33
87	11-11-2032	\$2,111.46	\$4,074.06	\$0.00	\$6,185.52	\$352,154.87
88	11-12-2032	\$2,135.74	\$4,049.78	\$0.00	\$6,185.52	\$350,019.13
89	11-01-2033	\$2,160.30	\$4,025.22	\$0.00	\$6,185.52	\$347,858.83
90	11-02-2033	\$2,185.15	\$4,000.37	\$0.00	\$6,185.52	\$345,673.68
91	11-03-2033	\$2,210.28	\$3,975.24	\$0.00	\$6,185.52	\$343,463.40
92	11-04-2033	\$2,235.69	\$3,949.83	\$0.00	\$6,185.52	\$341,227.71
93	11-05-2033	\$2,261.40	\$3,924.12	\$0.00	\$6,185.52	\$338,966.31
94	11-06-2033	\$2,287.41	\$3,898.11	\$0.00	\$6,185.52	\$336,678.90
95	11-07-2033	\$2,313.72	\$3,871.80	\$0.00	\$6,185.52	\$334,365.18
96	11-08-2033	\$2,340.32	\$3,845.20	\$0.00	\$6,185.52	\$332,024.86
97	11-09-2033	\$2,367.24	\$3,818.28	\$0.00	\$6,185.52	\$329,657.62
98	11-10-2033	\$2,394.46	\$3,791.06	\$0.00	\$6,185.52	\$327,263.16
99	11-11-2033	\$2,422.00	\$3,763.52	\$0.00	\$6,185.52	\$324,841.16
100	11-12-2033	\$2,449.85	\$3,735.67	\$0.00	\$6,185.52	\$322,391.31

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#	Fecha	Capital	Actualización	Enganche	Total a pagar	Saldo Capital
101	11-01-2034	\$2,478.02	\$3,707.50	\$0.00	\$6,185.52	\$319,913.29
102	11-02-2034	\$2,506.52	\$3,679.00	\$0.00	\$6,185.52	\$317,406.77
103	11-03-2034	\$2,535.34	\$3,650.18	\$0.00	\$6,185.52	\$314,871.43
104	11-04-2034	\$2,564.50	\$3,621.02	\$0.00	\$6,185.52	\$312,306.93
105	11-05-2034	\$2,593.99	\$3,591.53	\$0.00	\$6,185.52	\$309,712.94
106	11-06-2034	\$2,623.82	\$3,561.70	\$0.00	\$6,185.52	\$307,089.12
107	11-07-2034	\$2,654.00	\$3,531.52	\$0.00	\$6,185.52	\$304,435.12
108	11-08-2034	\$2,684.52	\$3,501.00	\$0.00	\$6,185.52	\$301,750.60
109	11-09-2034	\$2,715.39	\$3,470.13	\$0.00	\$6,185.52	\$299,035.21
110	11-10-2034	\$2,746.62	\$3,438.90	\$0.00	\$6,185.52	\$296,288.59
111	11-11-2034	\$2,778.20	\$3,407.32	\$0.00	\$6,185.52	\$293,510.39
112	11-12-2034	\$2,810.15	\$3,375.37	\$0.00	\$6,185.52	\$290,700.24
113	11-01-2035	\$2,842.47	\$3,343.05	\$0.00	\$6,185.52	\$287,857.77
114	11-02-2035	\$2,875.16	\$3,310.36	\$0.00	\$6,185.52	\$284,982.61
115	11-03-2035	\$2,908.22	\$3,277.30	\$0.00	\$6,185.52	\$282,074.39
116	11-04-2035	\$2,941.67	\$3,243.85	\$0.00	\$6,185.52	\$279,132.72
117	11-05-2035	\$2,975.50	\$3,210.02	\$0.00	\$6,185.52	\$276,157.22
118	11-06-2035	\$3,009.71	\$3,175.81	\$0.00	\$6,185.52	\$273,147.51
119	11-07-2035	\$3,044.33	\$3,141.19	\$0.00	\$6,185.52	\$270,103.18
120	11-08-2035	\$3,079.34	\$3,106.18	\$0.00	\$6,185.52	\$267,023.84

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#	Fecha	Capital	Actualización	Enganche	Total a pagar	Saldo Capital
121	11-09-2035	\$2,965.57	\$3,471.31	\$0.00	\$6,436.88	\$264,058.27
122	11-10-2035	\$3,004.13	\$3,432.75	\$0.00	\$6,436.88	\$261,054.14
123	11-11-2035	\$3,043.18	\$3,393.70	\$0.00	\$6,436.88	\$258,010.96
124	11-12-2035	\$3,082.74	\$3,354.14	\$0.00	\$6,436.88	\$254,928.22
125	11-01-2036	\$3,122.82	\$3,314.06	\$0.00	\$6,436.88	\$251,805.40
126	11-02-2036	\$3,163.41	\$3,273.47	\$0.00	\$6,436.88	\$248,641.99
127	11-03-2036	\$3,204.54	\$3,232.34	\$0.00	\$6,436.88	\$245,437.45
128	11-04-2036	\$3,246.20	\$3,190.68	\$0.00	\$6,436.88	\$242,191.25
129	11-05-2036	\$3,288.40	\$3,148.48	\$0.00	\$6,436.88	\$238,902.85
130	11-06-2036	\$3,331.15	\$3,105.73	\$0.00	\$6,436.88	\$235,571.70
131	11-07-2036	\$3,374.45	\$3,062.43	\$0.00	\$6,436.88	\$232,197.25
132	11-08-2036	\$3,418.32	\$3,018.56	\$0.00	\$6,436.88	\$228,778.93
133	11-09-2036	\$3,462.76	\$2,974.12	\$0.00	\$6,436.88	\$225,316.17
134	11-10-2036	\$3,507.77	\$2,929.11	\$0.00	\$6,436.88	\$221,808.40
135	11-11-2036	\$3,553.37	\$2,883.51	\$0.00	\$6,436.88	\$218,255.03
136	11-12-2036	\$3,599.57	\$2,837.31	\$0.00	\$6,436.88	\$214,655.46
137	11-01-2037	\$3,646.36	\$2,790.52	\$0.00	\$6,436.88	\$211,009.10
138	11-02-2037	\$3,693.77	\$2,743.12	\$0.00	\$6,436.88	\$207,315.33
139	11-03-2037	\$3,741.78	\$2,695.10	\$0.00	\$6,436.88	\$203,573.55
140	11-04-2037	\$3,790.43	\$2,646.45	\$0.00	\$6,436.88	\$199,783.12

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#	Fecha	Capital	Actualización	Enganche	Total a pagar	Saldo Capital
141	11-05-2037	\$3,839.70	\$2,597.18	\$0.00	\$6,436.88	\$195,943.42
142	11-06-2037	\$3,889.62	\$2,547.26	\$0.00	\$6,436.88	\$192,053.80
143	11-07-2037	\$3,940.18	\$2,496.70	\$0.00	\$6,436.88	\$188,113.62
144	11-08-2037	\$3,991.41	\$2,445.47	\$0.00	\$6,436.88	\$184,122.21
145	11-09-2037	\$4,043.30	\$2,393.59	\$0.00	\$6,436.88	\$180,078.91
146	11-10-2037	\$4,095.86	\$2,341.02	\$0.00	\$6,436.88	\$175,983.05
147	11-11-2037	\$4,149.10	\$2,287.78	\$0.00	\$6,436.88	\$171,833.95
148	11-12-2037	\$4,203.04	\$2,233.84	\$0.00	\$6,436.88	\$167,630.91
149	11-01-2038	\$4,257.68	\$2,179.20	\$0.00	\$6,436.88	\$163,373.23
150	11-02-2038	\$4,313.03	\$2,123.85	\$0.00	\$6,436.88	\$159,060.20
151	11-03-2038	\$4,369.10	\$2,067.78	\$0.00	\$6,436.88	\$154,691.10
152	11-04-2038	\$4,425.90	\$2,010.98	\$0.00	\$6,436.88	\$150,265.20
153	11-05-2038	\$4,483.44	\$1,953.44	\$0.00	\$6,436.88	\$145,781.76
154	11-06-2038	\$4,541.72	\$1,895.16	\$0.00	\$6,436.88	\$141,240.04
155	11-07-2038	\$4,600.76	\$1,836.12	\$0.00	\$6,436.88	\$136,639.28
156	11-08-2038	\$4,660.57	\$1,776.31	\$0.00	\$6,436.88	\$131,978.71
157	11-09-2038	\$4,721.16	\$1,715.72	\$0.00	\$6,436.88	\$127,257.55
158	11-10-2038	\$4,782.54	\$1,654.35	\$0.00	\$6,436.88	\$122,475.01
159	11-11-2038	\$4,844.71	\$1,592.17	\$0.00	\$6,436.88	\$117,630.30
160	11-12-2038	\$4,907.69	\$1,529.19	\$0.00	\$6,436.88	\$112,722.61

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#	Fecha	Capital	Actualización	Enganche	Total a pagar	Saldo Capital
161	11-01-2039	\$4,971.49	\$1,465.39	\$0.00	\$6,436.88	\$107,751.12
162	11-02-2039	\$5,036.12	\$1,400.76	\$0.00	\$6,436.88	\$102,715.00
163	11-03-2039	\$5,101.59	\$1,335.29	\$0.00	\$6,436.88	\$97,613.41
164	11-04-2039	\$5,167.91	\$1,268.97	\$0.00	\$6,436.88	\$92,445.50
165	11-05-2039	\$5,235.09	\$1,201.79	\$0.00	\$6,436.88	\$87,210.41
166	11-06-2039	\$5,303.15	\$1,133.73	\$0.00	\$6,436.88	\$81,907.26
167	11-07-2039	\$5,372.09	\$1,064.79	\$0.00	\$6,436.88	\$76,535.17
168	11-08-2039	\$5,441.93	\$994.95	\$0.00	\$6,436.88	\$71,093.24
169	11-09-2039	\$5,512.67	\$924.21	\$0.00	\$6,436.88	\$65,580.57
170	11-10-2039	\$5,584.34	\$852.54	\$0.00	\$6,436.88	\$59,996.23
171	11-11-2039	\$5,656.93	\$779.95	\$0.00	\$6,436.88	\$54,339.30
172	11-12-2039	\$5,730.47	\$706.41	\$0.00	\$6,436.88	\$48,608.83
173	11-01-2040	\$5,804.97	\$631.91	\$0.00	\$6,436.88	\$42,803.86
174	11-02-2040	\$5,880.43	\$556.45	\$0.00	\$6,436.88	\$36,923.43
175	11-03-2040	\$5,956.88	\$480.00	\$0.00	\$6,436.88	\$30,966.55
176	11-04-2040	\$6,034.32	\$402.56	\$0.00	\$6,436.88	\$24,932.23
177	11-05-2040	\$6,112.77	\$324.12	\$0.00	\$6,436.88	\$18,819.46
178	11-06-2040	\$6,192.23	\$244.65	\$0.00	\$6,436.88	\$12,627.23
179	11-07-2040	\$6,272.73	\$164.15	\$0.00	\$6,436.88	\$6,354.50
180	11-08-2040	\$6,354.28	\$82.61	\$0.00	\$6,436.88	\$0.22