

LIMA

PREMIUM RESIDENTIAL MARKET

**Buyer's Guide | Lancer
Point**

6 Districts · 17,558 Listings · 2022-2025

Barranco

La Molina

Miraflores

San Borja

San Isidro

Surco

Five things every buyer & investor should know

01 **Location drives price and yield**

Six districts span \$1,500–\$2,300/m². Gross rental yields range 4.7–5.4%. Barranco leads on yield; San Borja on total return.

02 **Flat prices, but rental income fills the gap**

Prices declined 1–8%/yr across districts, but rents grew up to +1.7%/yr. Net yields of 4.0–4.6% make rentals the real return engine.

03 **3–10 year buildings: the buy-and-rent sweet spot**

10–18% cheaper than new, modern finishes intact. Lower buy-in boosts yield—same rents on a smaller capital base.

04 **Cash buyers capture the full yield advantage**

At ~8% mortgage rates vs 4–5% net yields, leverage destroys cash flow. A 50% LTV cuts cash-on-cash return to ~1%. All-cash is king here.

05 **Miraflores dominates both sales and rental markets**

181 rental listings/month in Miraflores vs 23 in La Molina. High tenant demand means faster leasing and less vacancy risk.