

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.