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Executive Summary

- ✓ Lot consisting of 4 coastal hotels.
- ✓ Located in consolidated tourist destinations.
- ✓ A total of 1023 rooms
- ✓ Tenant of recognized prestige in the national tourism sector.
- ✓ Contract conditions:
 - 6% return on investment
 - 15 years of contract
 - 8 mandatory
 - 6 months deposit

LOCATION



FINANCIAL DETAILS

HOTEL I



HOTEL II



HOTEL III



HOTEL IV



PRICE	41.900.000 €	15.500.000 €	18.500.000 €	12.500.000 €
CAPEX	-	2.270.000 €	2.800.000 €	3.500.000 €
INVESTMENT	41.900.000 €	17.770.000 €	21.300.000 €	16.000.000 €
INCOME	2.514.000 €	1.066.200 €	1.278.000 €	960.000 €
N. ROOMS	261	227	281	254
PRICE X ROOM	160.536 €	78.282 €	75.800 €	62.992 €

TENANT - CONTRACT

4 fixed lease contracts are signed, one for each hotel, in which the general conditions of the same will be the following:

YIELD

6%

CONTRACT PERIOD

15 YEARS

FORCED COMPLIANCE

8 YEARS

Bond

6 Months

Endorsement

MATRIZ

He is a manager of recognized prestige, with more than 50 years of experience, who offer his services to more than 130,000 vacationers.

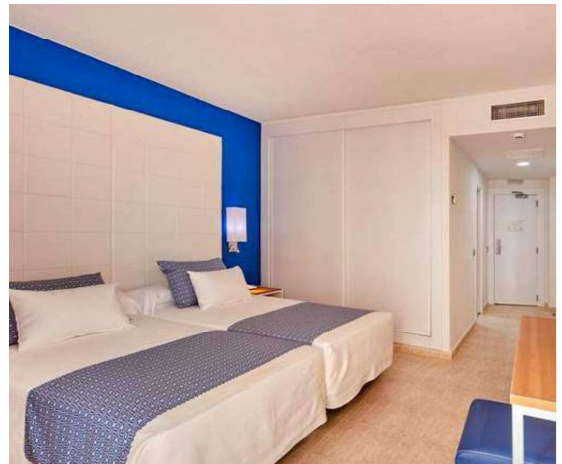
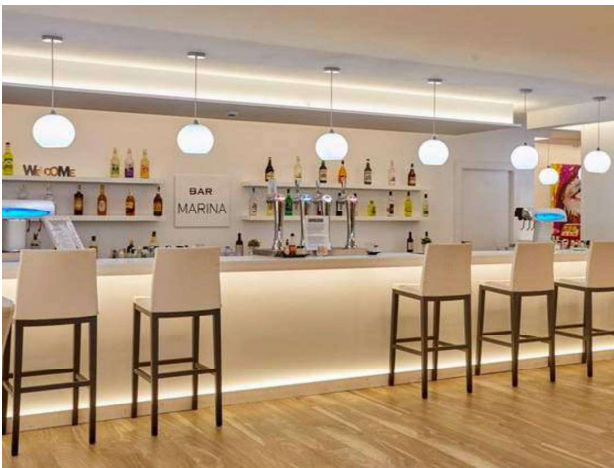
HOTEL I



- 4 Star Category ****
- 261 rooms (250 doubles and 10 individuals)
- Plot of 8.048 m²
- Constructed area 18,998 m²
- Built in 1970.
- Completely renovated in 2011
- 6 km to Malaga airport
- Sale of the asset

The hotel is located in the coastal area of the town of Torremolinos, on the first beach line between the towns of Benalmadena and Malaga, in the area of Playamar. Fully equipped with 4 swimming pools. (2 adults, 1 for children and 1 heated), buffet restaurant, jacuzzi, sauna

PHOTOS



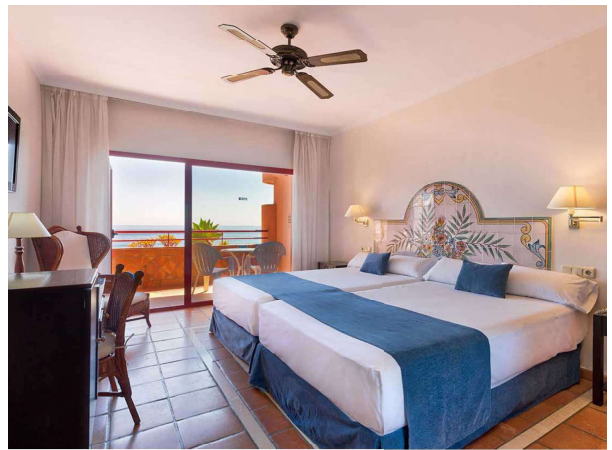
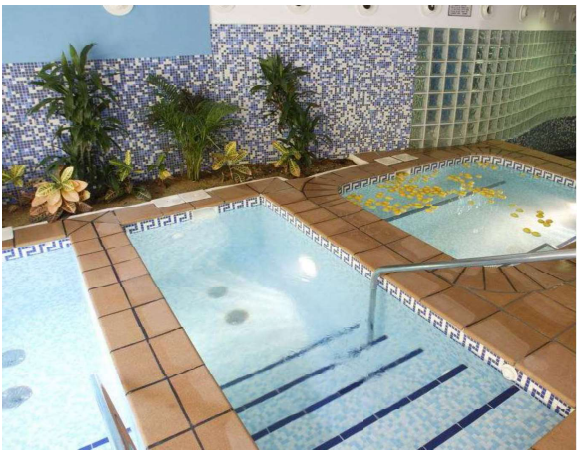
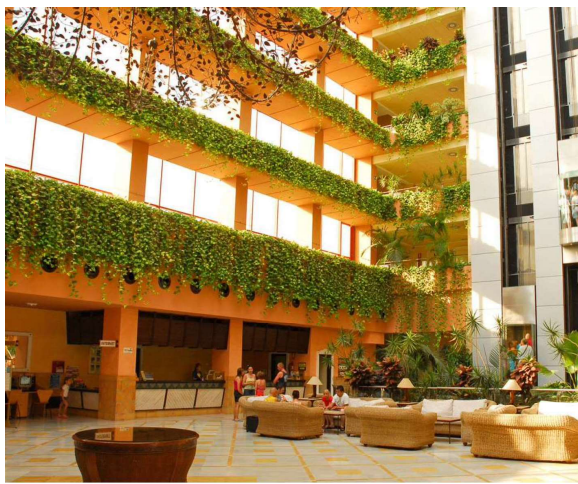
HOTEL II



- 4 Star Category ****
- 227 rooms (203 doubles, 12 singles, 11 family suites and 1 presidential suite)
- Plot of 4,305.61 m²
- Constructed area 16,972 m²
- Built in 2002.
- Sale of the asset

The hotel is located in the city of Almunecar, on the Costa Tropical. Located on the beachfront, Fully equipped with 2 swimming pools, paddle court, restaurant buffet, spa & wellness, conference rooms, meetings and all kinds of events.

PHOTOS



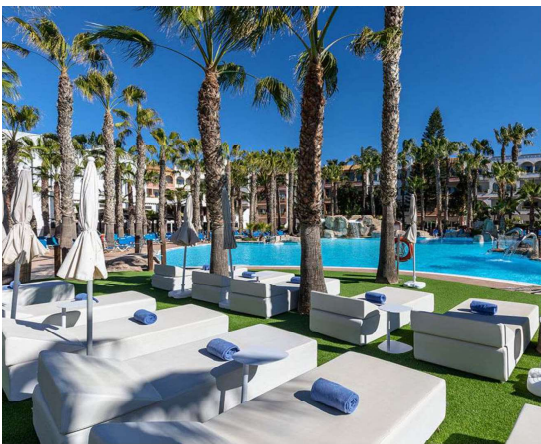
HOTEL III



- 4 Star Category ****
- 281 rooms (146 doubles, 15 singles, 84 studios, 31 apartments, 1 junior suite and 4 suites).
- Plot of 25,700 m²
- Built area 13,758 m²
- Built in 1989.
- Fully refurbished 1999
- Sale of the asset

The hotel is located in the coastal area of the town of Vera. It is known internationally for the quality of its beaches. On the first line of one of the best and most demanded nudist beaches in the east of Almeria. Fully equipped with 2 swimming pools, disco, buffet restaurant, hairdresser, shops

PHOTOS



HOTEL IV



- Category 3 Stars ***
- 254 rooms
- After making the investment in CAPEX repositioning to 4 stars ****
- Sale society

El hotel esta ubicado en la costa de Barcelona (a 5 km de la Costa Brava). Se trata de un hotel con servicio de Todo Incluido. Completamente equipado con 2 piscinas (adultos y ninos), terraza, zona infantil, buffet restaurante,beach club

PHOTOS

