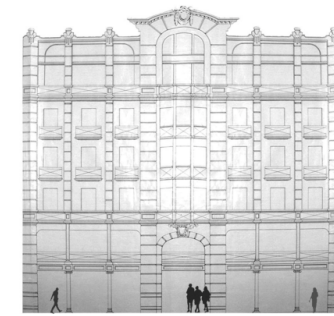


## Investors Proposal

## Valencia (Spain) Urban Lodging





## THE CITY: VALENCIA

Almost 5 millions overnight stays / 2 million visitors.  
Two thirds of the overnight stays were foreign tourists.  
Demand grew in 2018 by 3,9%.

Hotel Occupancy: 73,89%  
Leisure tourism: 82%  
Business travel: 18%

Population: 800.000 hab.  
314 days of sun per year



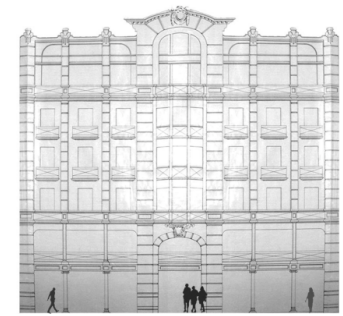
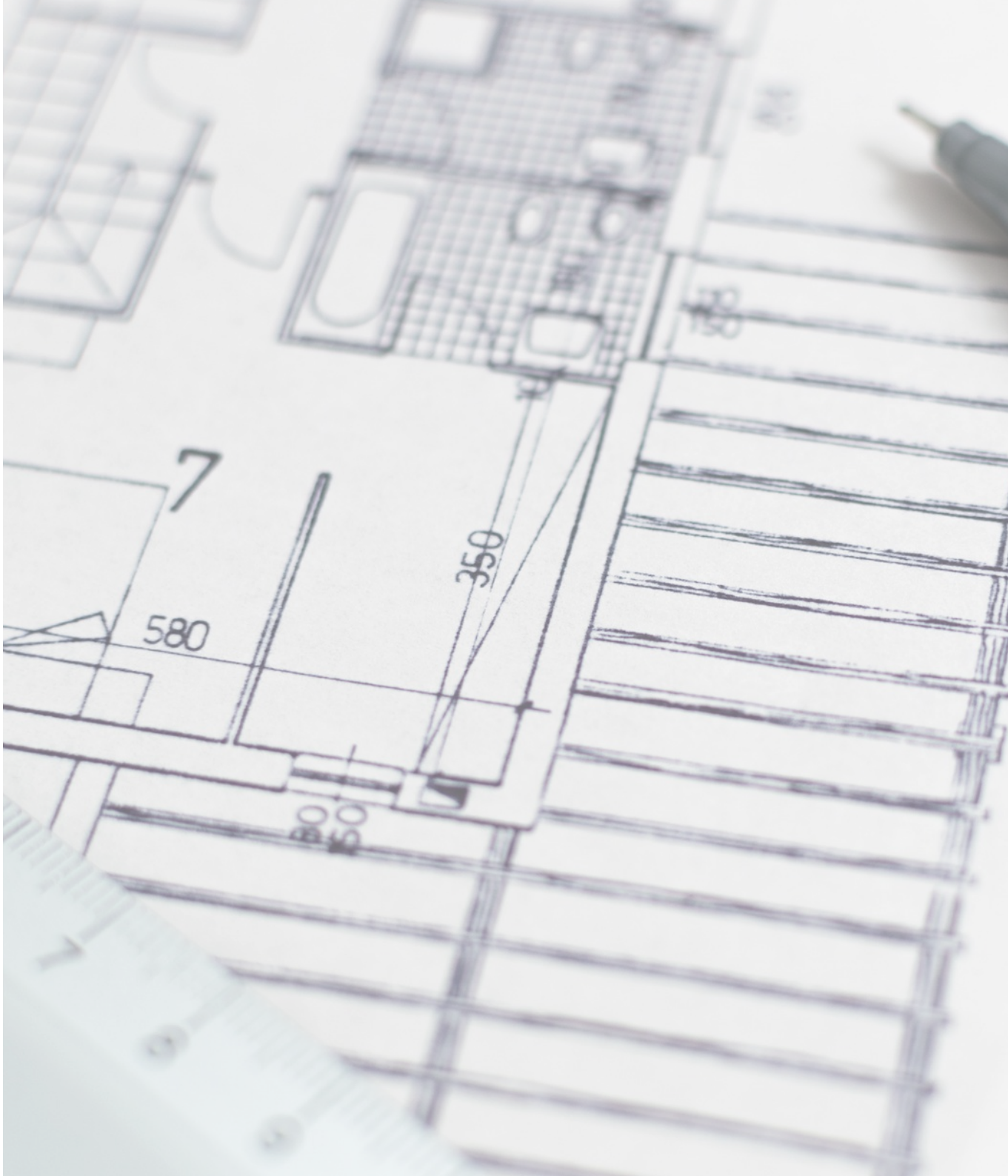


## THE PROPERTY

A 19th Century  
Neoclassical Building

Built area: 4.400 m<sup>2</sup>

Underground	390 m <sup>2</sup>
Ground Floor	390 m <sup>2</sup>
First Floor	390 m <sup>2</sup>
Second Floor	685 m <sup>2</sup>
Third Floor	675 m <sup>2</sup>
Fourth Floor	675 m <sup>2</sup>
Fifth Floor	675 m <sup>2</sup>
Sixth Floor	480 m <sup>2</sup>
Seventh Floor	40 m <sup>2</sup>
Up Terrace	380 m <sup>2</sup>



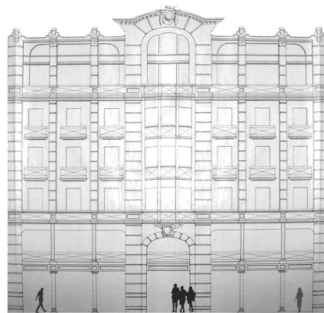
## THE PROJECT

### Hostel First Draft

Accomodation	2.150 m <sup>2</sup>
Food & Beverage	500 m <sup>2</sup>
Coworking	140 m <sup>2</sup>
Reception	120 m <sup>2</sup>
Community	370 m <sup>2</sup>
Back Office	120 m <sup>2</sup>
Lifts, corridors	1.000 m <sup>2</sup>
TOTAL	4.400 m <sup>2</sup>

Number of Room	120
Max. Pax	450

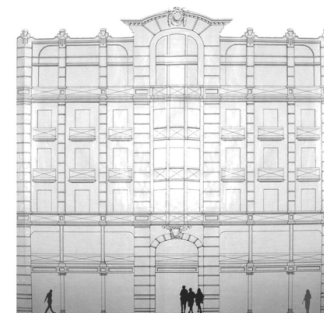




## PROJECTED RESULTS

Sales	5.700.000 €
Fixed Costs	-1.200.000 €
Variable Costs	-1.700.000 €
<b>Contribution Margin</b>	<b>2.800.000 €</b>
Depreciations	-800.000 €
<b>Net Profit</b>	<b>2.000.000 €</b>

Purchase Cost	14.500.000 €
Costs of Acquisition	2.000.000 €
Conditioning Investment	6.000.000 €
<b>Total Investment</b>	<b>22.500.000 €</b>
ROR (Rate of Return)	9 %



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