

Investment:

PEZ

BASIC INFORMATION ABOUT THE PROPERTY

Tota surface (m ²)	44
City	Madrid
District	Center
Neighborhood	Malasaña
Number of properties	1

Floor	3rd
Bedrooms	2
Bathrooms	2
Balcony	No
Elevator	No

BASIC FINANCIAL INFORMATION



Basic Financing Information	Amounts in €
Property Acquisition Costs	
Property acquisition price	172.000,00
Taxes, formalities and legal fees	38.341,56
Gross Property Acquisition Price	210.341,56
Construction and renovation costs	27.285,50
Taxes, formalities and legal fees	0,00
Furniture and others	6.652,44
Total Property Acquisition Price	244.149,49
Other formalization costs and amounts to be financed	
Corporate legal expenses	0,00
Deductible VAT	0,00
Provision for unforeseen costs	4.102,22
Total other formalization costs and amounts to be financed	4.810,51
Total Project Investment	249.000,00

Investment Simulation of 3.000 €				Amount
Period	Investment	Interests Received	Investment Recovery	Total
Now	-3.000,00			3.000,00
Year 1	0,00	197,65		197,65
Total			3.000,00	3.197,65

Financial Ratios		
Housers Investors	100,00%	249.000
Mortgage Loan	0,00%	0
Total Funding	100,00%	249.000

Net Sales Yield **6,59%**

BASIC INFORMATION ON THE OPERATION

Estimated Analysis of the Sale Month 12	Amounts in €
Estimated Sale Price:	266.500,00
Net Book Value:	243.544,37
Distributed Interest from Sale:	22.955,63

Profit and Loss Projection 12 Months	
Profit Gross Sales	22.955,63
Cost of Sales	-4.925,28
Gross Margin	18.030,35
Operating Expenses (community, Insurance, advisement)	-201,22
Plusvalia Municipal Sale	-229,47
EBITDA (Operating Income or Gross Operating Profit)	17.599,66
Total Amortization	-71,68
EBIT (Operating Profit)	17.527,98
Financial Expenses (Interests to distribute)	-16.405,03
EBT (Earnings before taxes)	1.122,95