EL QUINTO DE BENALMÁDENA COSTA DEL SOL

> INVESTMENT OPPORTUNITY MAY 2018



MARKET OVERVIEW

The Costa del Sol is an established, mature tourist region with 40 years of development and investment in infrastructure, a permanent resident population of 1.2 million and 14 million passengers processed at Malaga International Airport annually.

The crucial element in the shifting Spanish tourist industry in the last 18 years has been the rapid emergence of residential tourism – property ownership or second home acquisitions for the purposes of vacation use. After 7 difficult years of downward spiralling demand and zero development, real estate sales and prices are growing amidst very visible confidence from northern European consumers. It is the right moment for investors to take full advantage of the market and buy selected property at prices that will not be seen again.

The last 12 months has seen a significant injection of investment capital, both fund and private, into Spanish real estate. Once again the cranes are a visible sign of real estate demand and subsequent investment.

The following presentation outlines an opportunity to an investor.

PROJECT PROPOSAL

EL Quinto de Benalmádena is located in the heart of the Costa del Sol, in the sought after residential area of Benalmádena Pueblo, within easy access to the world famous cities of Marbella/Puerto Banus and Malaga City, as well as local golf courses, marinas, casino and beaches.

At a time when the resurgent real estate market is gathering momentum, an exciting development project has come to market.

The 26 luxury townhouse project, built within a contemporary open plan style to maximise the light and southern views, will appeal to the current mid-high sector purchaser from Scandinavia, Belgium, France and UK.

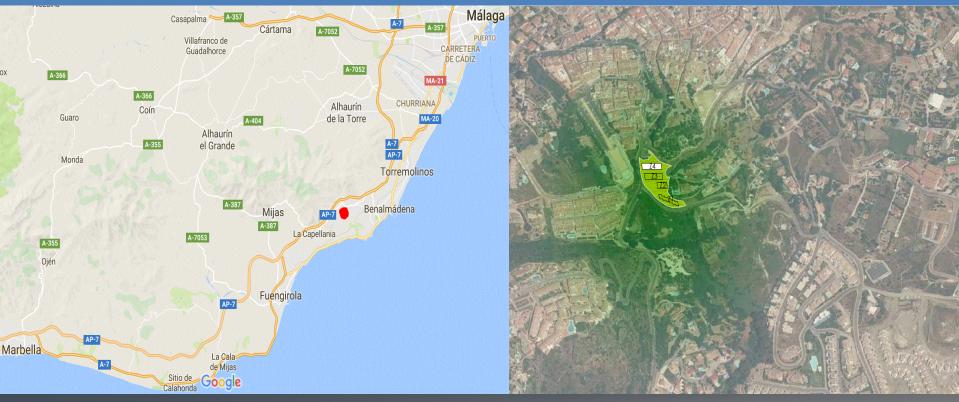
An initial investment is required to acquire the land and commence sales & marketing – as, most importantly, <u>all building permits and licences are already in place</u> and construction can commence immediately.

Off plans sales via carefully selected local agents will be the primary marketing source, thus providing a guaranteed cashflow for construction and development purposes.

Return on Capital Invested will be maximised.

All details, images and financial data are outlined in the following slides.

LOCATION – IN THE HEART OF THE COSTA DEL SOL



LOCATION – BENALMÁDENA PUEBLO

- The plot is situated on an elevated site on the southern edge of Benalmádena Pueblo, offering stunning wide-ranging views of the open Mediterranean sea.
- Access via the nearby A7 motorway to Marbella/Puerto Banus (25minutes) and Malaga International airport (10minutes) is advantageous.



EL QUINTO: A spectacular location with spectacular views.

- Plot: 4,122m2
- Build: 6,154.46m2(TOTAL)
- Units: 26 luxury townhouses

Cash Investment Req: Aprox €2.00millionSales Volume:€11.7millionNet Profit:€3.50million



- Total 26 luxury townhouses with a total built area of 6,154m2, Inc. basement & terraces
- All units are 3 bedrooms with underground car parking and storage
- All roof tops will incorporate solariums with chill-out facilities, BBQ and Jacuzzi options
- Community pool

- Total grounds of 4,122m2 with lush landscaping
- A total of 4 blocks (2x6) and (2x7) are planned
- A gated and secure community

The financial analysis and returns are outlined below.



EL QUINTO: Luxury, Contemporary architecture with all amenities at hand.

- The current mid-to-high cash purchaser is seeking high quality build, contemporary style units with open plan and light interiors.
- The location offers walking distance to the heart of traditional white village of Benalmádena Pueblo with a wide array of shops, bars and top class restaurants.
- Nearby facilities include Torrequebrada Casino, golf course, the Marina port and local shopping centres, as well as a choice of endless beaches.

Profit & Loss		EL QUINTO D	E BENALMADENA				
	Total M2	CON ST.	N° Unidades	m2 median o	€ Avg/Unidad	TOTAL € EURO S	%
INCOME							
ADO SADO S	6,037	3,000	26	115	450,000.00	11,700,000	100.00%
GROSS INCOME		3,000	26.00			11,700,000	100.00%
<u>OVERHEAD</u> S							
LAND CONSTRUCTION INTERNAL URBANISATION BUILDING LICENCE ARQUITECTS & PROFESSIONALS INSURANCES SALES & MARKETING ADMINISTRATION MISC	6,037	3,000 4,000	0.00% 5.75% 3.00% 10.00% 1.00% 1.00%		600.00 1,125.00 20.00 4,500,000.00 4,500,000.00 11,700,000.00 11,700,000.00 11,700,000.00	1,800,000 4,500,000 120,740 - 258,750 135,000 1,170,000 117,000 117,000	15.38% 38.46% 1.03% 0.00% 2.21% 1.15% 10.00% 1.00% 1.00%
SUBTOTAL						8,218,490	70.24%
GROSS PROFIT						3,481,510	29.76%

EXIT STRATEGY - MARKETING STRATEGY CHANNELS OF COMMUNICATION

- A comprehensive website in multiple languages including English, French, German, Swedish, Flemish and Spanish
- A carefully selected team of experienced professionals.
- A vast network of international and local agents(1,850)
- The ability to invest in marketing initiatives and campaigns
- In-house ICT and Graphic design

CONCLUSION

We feel there are 3 key questions that need to be asked before entering into this type of investment

- Is the market timing right?
- Is the location right?
- Is the product and concept right?

Market timing

There is no doubt that the time for investing in Spanish property is finally here again. Sales on the Costa del Sol are on the way up as are retail prices.

Location :Costa Del Sol

The green shoots of recovery are apparent across the Coast. With record numbers of tourists in recent years and renewed and energetic activity in the holiday home industry, we are confident that the Costa del Sol, is entering a decade of growth and prosperity.

Product and concept

Today's consumer is seeking high quality finishing in locations that offer maximum facilities within a secure environment, at a fair and reasonable cost. Accordingly, we are confident that El Quinto de Benalmádena will be a great success.

ANNEX FLOORPLANS - BASEMENT

SUPERFICIES

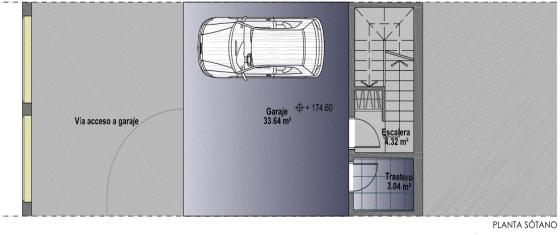
Superficies construidas

Exterior	
total	177,56 m²
planta azotea	10,56 m²
planta primera	62,76 m²
planta baja	55,53 m²
planta sótano	48,71 m²

terraza 1

solarium total	23,59 m² 59,15 m²
terraza 2	14,46 m ²
terraza 1	21,10 m ²









ANNEX FLOORPLANS - GROUNDFLOOR

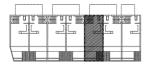
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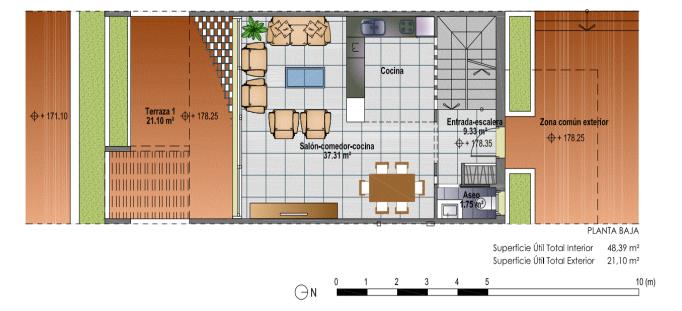
Superficies construidas

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planta baja	55,53 m²
planta primera	62,76 m²
planta azotea	10,56 m²
total	177,56 m²

Exterior

terraza 1	21,10 m²
terraza 2	14,46 m²
solarium	23,59 m²
total	59,15 m²





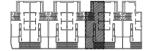
ANNEX FLOORPLANS - FIRSTFLOOR

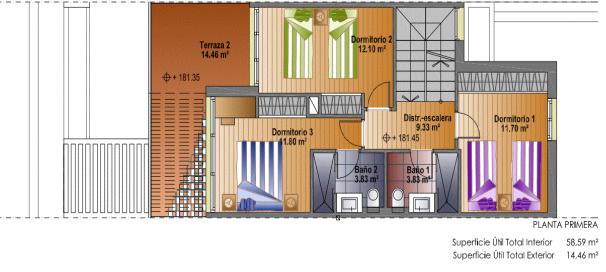
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Superficies construidas

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solarium	23,59 m²
total	59,15 m²







ANNEX FLOORPLANS - SOLARIUM

SUPERFICIES

Superficies construidas

planta sótano	48,71 m²
planta baja	55,53 m²
planta primera	62,76 m²
planta azotea	10,56 m²
total	177,56 m²

Exterior

total	59,15 m²
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terraza 1	21,10 m²

