



**MAGIS
MAGISQUE**
ALWAYS CLOSE

MAGIS MAGISQUE

**REAL ESTATE CONSULTING
INVESTMENTS in HOTEL ASSETS**



DIFFERENTIATORS

HOTEL INVESTMENTS

- Customized Boutique for the purchase and investments in hotel assets
- The Investor-Buyer is our only customer. We do not mediate with the seller.
- We accompany the client in the complete Due Diligence process.
- "Triple Net" Operations
- We only work with well-known hotel companies
- Exclusivity and Confidentiality.
- Mobility, Presence and Proximity adapted to the customer. Closeness and Commitment.



HOTEL INVESTMENTS: INVESTMENT PROFILE

- Tickets under € 5 million *
- Secondary cities with notorious economic activity and first-class infrastructures and communications *
- Current Gross Yield : 6.5 -7.5 % in Euro currency
- Rental contracts with a minimum guaranteed duration of 10-12 years
- Investor must provide international financial funds creditable availability

*** Alternative and customized investments can be studied and structured**





HOTEL INVESTMENTS:

OPTION I : FIXED INCOME (example)

FIXED PROFITABILITY			
ROOMS	90		
INVESTMENT	€ 3.600.000,00		
YIELD	7,00%	€ 252.000,00	
INVESTMENT COST	4%	€ 144.000,00	minimum 90.000 euros
STUDY AND EVALUATION	1%	€ 36.000,00	lawyers, accountants, tax specialists
ANNUAL ASSET MANAGEMENT FEE	4,00%	€ 12.580,00	Includes accounting annual service (2.500 euros)
EXTRAORDINARY ASSET MANAGMENT			10% of the future capital gain (selling the asset)
FIRST YEAR NET PROFITABILITY	6,67%		
SUBSEQUENT YEARS NET PROFITABILITY	6,98%		





HOTEL INVESTMENTS:

OPTION I I: FIXED + VARIABLE: Hybrid System (example)

HYBRID PROFITABILITY			
ROOMS	90		
INVESTMENT	€ 3.600.000,00		
YIELD	3,50%	€ 126.000,00	estimated 50-55% around of the fixed Profitability
INVESTMENT COST	4%	€ 144.000,00	minimum 90.000 euros
STUDY AND EVALUATION	1%	€ 36.000,00	lawyers, accountants, tax specialists
ANNUAL ASSET MANAGEMENT FEE	4,00%	€ 7.540,00	Includes accounting annual service (2.500 euros)
EXTRAORDINARY ASSET MANAGMENT			10% of the future capital gain (selling the asset)
BILLING VARIABLE	%	ESTIMATION	TURNOVER-PROFIT
OCCUPATION	65,00%	€ 60,00	€ 1.281.150,00
	20,00%	between 15-25 %	€ 256.230,00
YIELD			€ 126.000,00
HYBRID YIELD	10,11%	between 9,50-11,00 %	€ 382.230,00





**MAGIS
MAGISQUE**
ALWAYS CLOSE

HOTEL INVESTMENTS: ADDITIONAL SERVICES (optionals)

- **Pre-Formalization**
 - Technical Due Diligence
 - Economical Asset valuation
 - Tax strategy of the operation
 - Legal Due Diligence & Lease Negotiation
- **Post Acquisition Future Divestment**
 - Asset Management: Fixed Annual 4% Gross Return on Assets
 - 10% Capital Gain / Profit. Minimum € 37,500





**MAGIS
MAGISQUE**
ALWAYS CLOSE

HOTEL INVESTMENTS: PRE-FORMALIZATION (optional service)

- **Technical Due Diligence**
 - Review of licenses and legalizations.
 - Energy certification.
 - Assets : Plans & Conditions.
 - Status of technical installations.
- **Due Diligence Legal**
 - Negotiation of contracts.
 - Verification of Collateral Guarantees





**MAGIS
MAGISQUE**
ALWAYS CLOSE

HOTEL INVESTMENTS: ASSET MANAGEMENT (optional service)

- Monthly billing to the operating company.
- We manage the day-to-day operations of real estate assets.
- Attention and dialogue in incidents with third parties.
- Accounting and tax coordination with external managers and advisors.
- Reconciliation and bank management.
- Quarterly management and financial report for partners and representatives.





Javier Andrés



MAGIS MAGISQUE

ALWAYS CLOSE

javier@magismagisque.com

+34 603 586 100

+ 55 62 98265 2666 (WHATSAPP)

