

We hereby present in this commercial document, the opportunity to invest in a Real Estate project in Lisbon

Experienced sponsors well connected with local top-rated realtors who have extensive experience in the Lisbon residential market

The sponsor is looking for a financial solution to secure the acquisition of 3 apartment complexes in prime locations in the city of Lisbon, Portugal

PROJECT

Acquisition of 58 new apartments in the high-end quality segments and sale by the unit

AQUISITION PRICE

53.1M€

EXPECTED SELLING PRICE

68.5M€

EXPECTED PROFIT

12.3M€
within 18 to 24 months

Sales prices have been validated by Jones Lang LaSalle (JLL). A significant proportion of the apartments are already sellable off-plan

As we acquire properties in bulk, we will benefit from a discount on the price, allowing us to offer the apartments for sale within market value to the final buyer

TRANSACTIONS



The company is looking for an equity partner with a fixed return of 20% per year for two years. The expected operational Internal Rate of Return (IRR), without leverage, is 127.5%



The company is seeking minimum tickets of 1.0M€, up to a total of 20M€



Already in advanced discussions with senior financing investors (debt investors)

PROGRESS SO FAR



Since August, around 15 million euros in revenue have been generated from the portfolio. It is expected that with the model apartments ready, sales will materialize more quickly, surpassing the current pace