ValuingTools

OCTOBER 2026

REAL ESTATE PORTFOLIO

Acquisition of a company holding commercial, residential and parking assets in established locations across Lisbon.

ESTIMATED VALUATION	ASKING PRICE	INDICATIVE DISCOUNT
€5.44m	€4.00m	26.5%

INDICATIVE VALUATION VS. ASKING PRICE



Indicative difference: +€1,440,000

PORTFOLIO COMPOSITION

	ESTIMATED VALUE
COMMERCIAL CLUSTER I Commercial units and associated parking	€985,000
COMMERCIAL CLUSTER II Commercial unit and associated parking	€650,000
RESIDENTIAL COMPONENT Currently leased; residents expected to vacate	€370,000
COMMERCIAL CLUSTER III Commercial units and associated parking	€325,000
PARKING Covered and uncovered spaces and lock-up garages	€3,110,000

GROSS RENTAL INCOME | CURRENT AND POTENTIAL

CURRENT RENTAL INCOME	ESTIMATED POTENTIAL
€14,000/month	€24,000/month
€168,000/year	€288,000/year

GROSS YIELD ON ASKING PRICE

CURRENT 4.20% **POTENTIAL 7.20%**

Indicative valuation and rental estimates, with no guarantee of price or income. Current and potential income figures are based on seller information. Figures subject to due diligence, including occupancy, legal independence of assets, company debt and tax liabilities. Potential income assumes full occupancy and a new residential lease after the residents vacate. Gross yields are calculated on the €4,000,000 asking price.

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