HOTEL INVESTMENT OPPORTUNITY

PROJECT

ATLÁNTICO URBANO

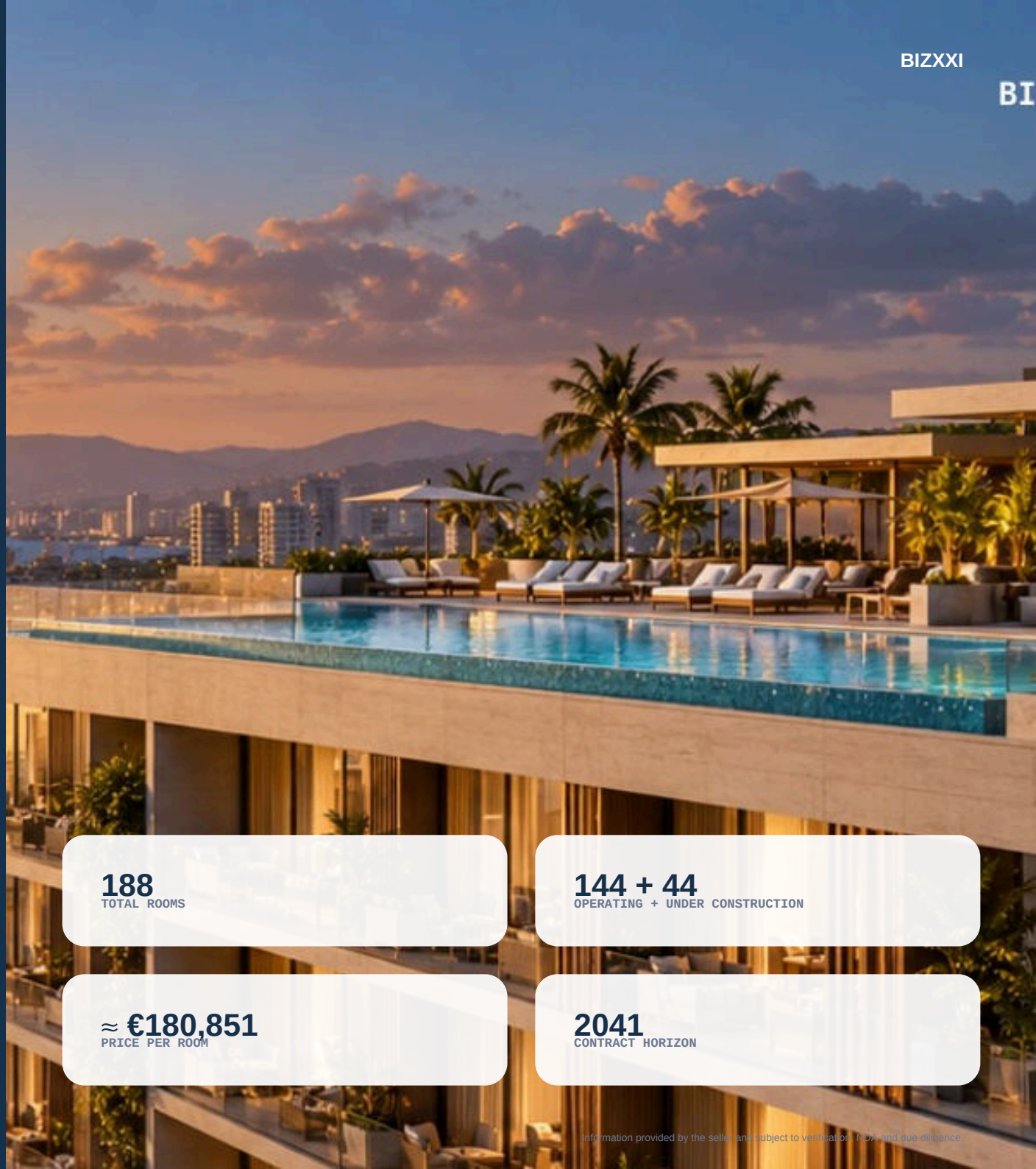
3-star urban hotel with expansion underway

Operational and renovated asset in a coastal urban destination in the Canary Islands. Combines long-term contractual income, expansion included in the price and potential repositioning to a higher category.

INDICATIVE PRICE

€34.0M

CONCEPTUAL NON-IDENTIFYING IMAGE



Information provided by the seller and subject to verification, NDA and due diligence.

ATLÁNTICO URBANO

Operating asset + expansion + contractual income

€34.0M

€1.512M	> €2.0M	≈ 4.4%	> 5.9%
CURRENT RENT / YEAR	PROJECTED RENT 2028	CURRENT GROSS YIELD	PROJECTED YIELD 2028

ASSET AND TRANSACTION

- Operational and renovated 3-star urban hotel, close to an urban beach, port and commercial hubs.
- Three buildings: two currently operating and a third under construction.
- 144 operating rooms plus 44 additional rooms expected by October 2028; 188 keys in total.
- Rooftop with swimming pool, bar, breakfast area, gym, coworking space and 24-hour reception.
- International operator under a contract reportedly without a break clause until 2041.

ECONOMIC STRUCTURE

- €34M price, including the expansion currently under construction.
- €8M of the price would remain in escrow until completion and incorporation of the 44 new rooms.
- Current rent approximately €1.512M/year; projected above €2M/year after the expansion.

INVESTMENT THESIS

Entry into a stabilised urban asset with income visibility, contracted capacity growth and further potential to reposition from 3 to 4 stars. Contract, expansion and escrow arrangements subject to due diligence.

Identification and expanded documentation available exclusively under NDA.

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