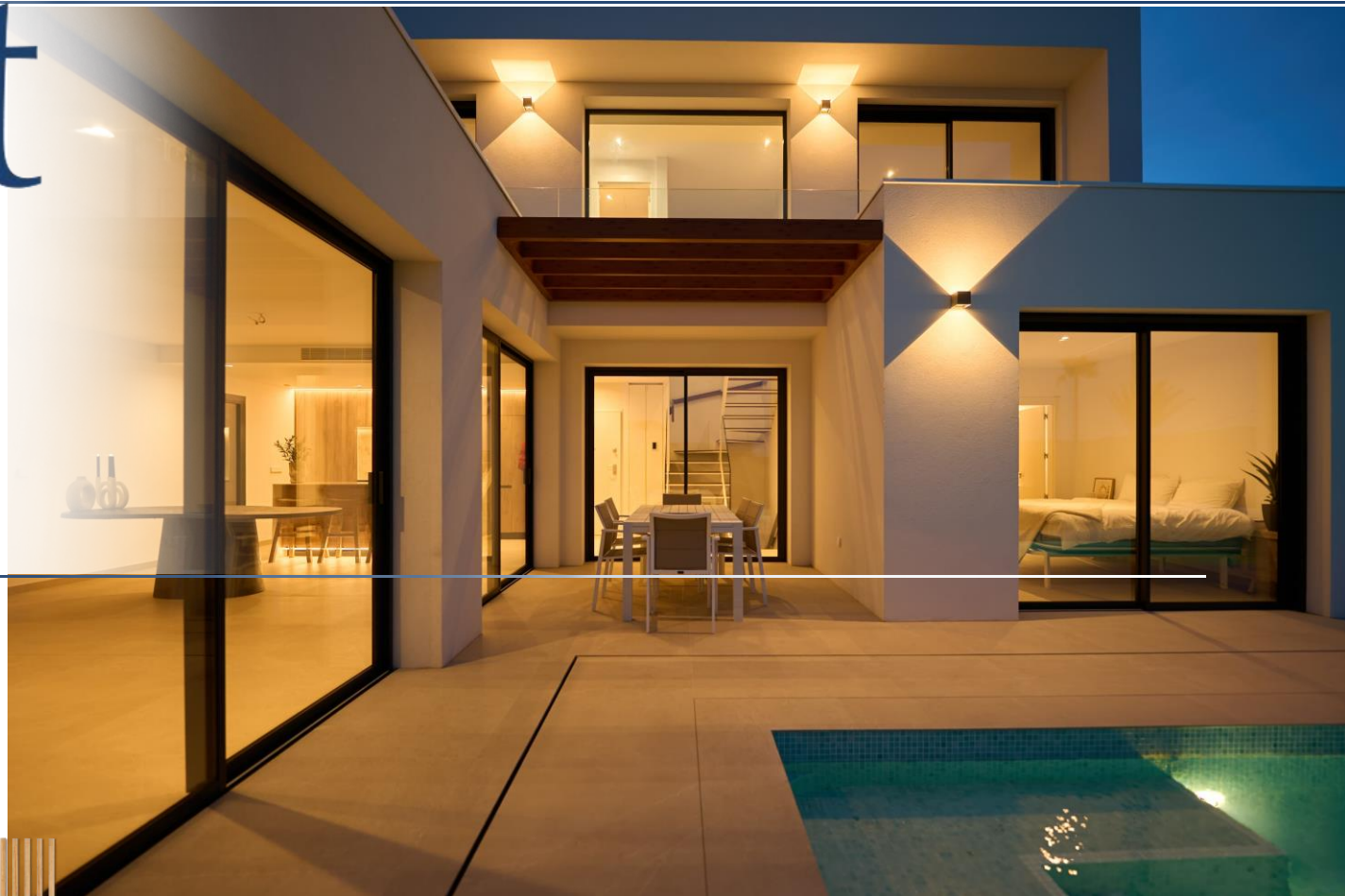


Alt & Art

DEVELOPMENTS

Investment Study

TURQUESA
Homes



TurQuesa Homes, investment study

section1 Renting Proposal and Profitability

section2 Market Study and Testimonials Long-Term Renting

section3 Market Study and Testimonials Vacation Renting

section 1

Renting Proposal and Profitability

Current Situation:

- Very little supply of rental properties in good state in Scandinavian Colony and Alfaz del Pi in general
- Constantly high demand for long-term rental properties particularly by Norwegian Families with children attending Norwegian School nearby. Many Norwegian families looking for rental properties for the period of the school year (September to June)
- Extremely high demand for vacation renting in summer season

Proposition for this investment study:

- ➔ Long-Term Renting of TurQuesa Homes Property 9 Months / year
- ➔ Vacation Renting in summer season 15.06. – 15.09.



section 1 Renting Proposal and Profitability

INVESTMENT

Net Purchase Price TurQuesa Home nº7	615.000 €
IVA (10%)	61.500 €
AJD (1,5%)	9.225 €
Notary, Register etc. (approx. 0,5%)	3.075 €
Furniture / Decoration	15.000 €
TOTAL	703.800 €



section 1

Renting Proposal and Profitability

RENTING INCOME

1. Long-Term Renting 9 Months / Year

Monthly Renting Income according to Market Study*	3.614 €
LONG-TERM RENTING INCOME 9 MONTHS	32.527 €

2. Vacation Renting (15.06. – 15.09.)

Net Average Daily Rates according to Market Study* (ADR without cleaning fee and platform Commission Airbnb, Booking etc. which are charged to the customer on top)	June	320 €
	July	349 €
	August	452 €
	September	323 €
Occupation Rate	90%	
Gross Vacations Renting Income	31.038 €	
Administration Cost Agency (25% of Income)	7.760 €	
NET VACATION RENTING INCOME	23.279 €	
TOTAL NET RENTING INCOME	55.806 €	



* See Market Studies and Testimonials in subsequent sections

section 1

Renting Proposal and Profitability

ANNUAL EXPENDITURES

Property Tax (approx.)	1.500 €
Home Insurance (approx.)	1.000 €
Others (Community Fee, Waste Fee etc.)	1.000 €
Water, Electricity, Internet (approx. 350€ / month paid only during vacation renting; during long-term renting period paid by tenant)	900 €
TOTAL	4.400 €

INVESTMENT SUMMARY

TOTAL INVESTMENT	703.800 €
ANNUAL NET RENTING INCOME	55.806 €
ANNUAL EXPENDITURES	4.400 €
NET INCOME	51.406 €
ANNUAL NET RETURN ON INVESTMENT	7,3%



section 1

Renting Proposal and Profitability

TurQuesa Homes – An attractive Investment Opportunity

Investment Advantages



Outstanding sustainable and energy-efficient properties with high-quality construction for an investment with great potential for long-term value increase



Strategic location with high rental potential (long-term and vacations renting)



7,5% Net ROI with proposed renting strategy (mix of long-term and vacation renting)

section 2

Market Study Long-Term Renting

Summary of Testimonials

7 TESTIMONIALS

Very little supply of rental properties in surrounding areas comparable to characteristics of TurQuesa Homes:

- No Supply in Scandinavian Colony of Alfaz del Pi
- 2 testimonials in Alfaz del Pi / Albir
- 5 testimonials in Finestrat
- Average Monthly Rent 3.614€ (used for profitability calculations)

Location	Bedrooms	Bathrooms	Private Pool	Monthly Rent
1. Alfaz del Pi	4	3	Yes	3.200 €
2. Albir	3	2	Yes	4.000 €
3. Finestrat	3	2	No	2.500 €
4. Finestrat	3	3	Yes	5.200 €
5. Finestrat	3	2	Yes	3.000 €
6. Finestrat	3	3	Yes	3.499 €
7. Finestrat	3	3	Yes	3.900 €
AVERAGE MONTHLY RATE				3.614 €


section 2

Market Study Long-Term Renting

Testimonial: 1. Alfaz del Pi

idealista

← Homes in Alfaz del Pi Pueblo-Urbanizaciones



22 photos

Detached house for rent in career Morena
Alfaz del Pi Pueblo-Urbanizaciones, Alfaz del Pi [View map](#)

3,200 €/month
3 months deposit

200 m² | 4 bed. | Parking included



section 2

Market Study Long-Term Renting

Testimonial: 2. Albir

idealista

« Homes in L'Albir



23 photos

Detached house for rent in L'Albir

Alfaz del Pi [View map](#)

4,000 €/month

2 months deposit

204 m² | 3 bed.



Market Study Long-Term Renting

Testimonial: 3. Finestrat

idealista

← Homes in Balcón de Finestrat-Terra Marina



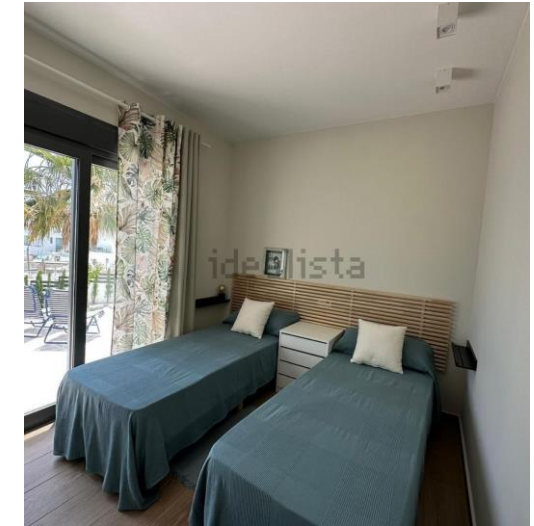
29 photos

Detached house for rent in Balcón de Finestrat-Terra Marina

Finestrat [View map](#)

2,500 €/month

130 m² | 3 bed. | Parking included

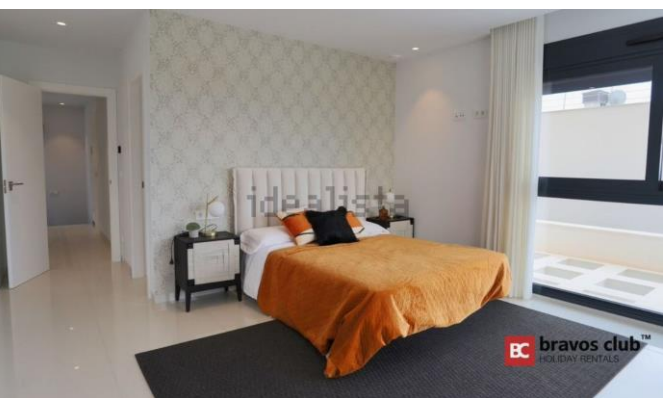
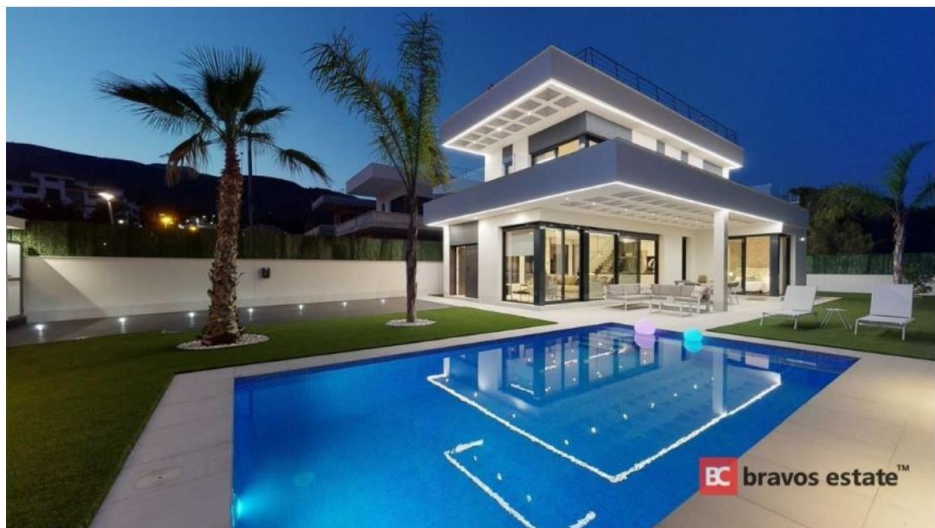


section 2 **Market Study Long-Term Renting**

Testimonial: 4. Finestrat

idealista

← Homes in Golf Bahía



49 photos Floor plan

Detached house for rent in calle Atenas, 11

Golf Bahía, Finestrat [View map](#)

5,200 €/month

2 months deposit

145 m² | 3 bed. | Parking included

section 2 Market Study Long-Term Renting

Testimonial: 5. Finestrat

idealista

« Homes in Balcón de Finestrat-Terra Marina



25 photos

Terraced house for rent in Guatemala

Balcón de Finestrat-Terra Marina, Finestrat [View map](#)

3,000 €/month

2 months deposit

135 m² | 3 bed. | Parking included



section 2

Market Study Long-Term Renting

Testimonial: 6. Finestrat



« Homes in Balcón de Finestrat-Terra Marina



17 photos

Detached house for rent in calle d'Equador

Balcón de Finestrat-Terra Marina, Finestrat [View map](#)

3,499 €/month

170 m² | 3 bed. | Parking included



section 2

Market Study Long-Term Renting

Testimonial: 7. Finestrat



← Homes in Golf Bahía



16 photos

Detached house for rent in Golf Bahía

Finestrat [View map](#)

3,900 €/month

165 m² | 3 bed. | Parking included



section 3

Market Study and Testimonials Vacation Renting Summary of Testimonials

4 TESTIMONIALS

Only few testimonials available at the time of the market study as prices for summer season 2024 mainly not published yet.

- 2 testimonials in Alfaz del Pi (one of them Flipping Home Property with real data from summer season July – September 2023)
- 1 testimonial in Finestrat
- 1 testimonial in Polop

Location	Bedrooms	Bathrooms	Private Pool	ADR* June	ADR* July	ADR* August	ADR* September
1. Finestrat	3	3	Yes	341 €	400 €	519 €	370 €
2. Polop	3	2	Yes	434 €	510 €	661 €	472 €
3. Alfaz del Pi	3		Yes	184 €	216 €	280 €	200 €
4. Alfaz del Pi	3	2	Yes	-	270 €	350 €	250 €
AVERAGE DAILY RATES				320€	349 €	452€	323€

* Average Daily Rate refers to net price / night excl. cleaning fee and platform commission (AirBnB, Booking etc.) and therefore represents the net income for the owner.

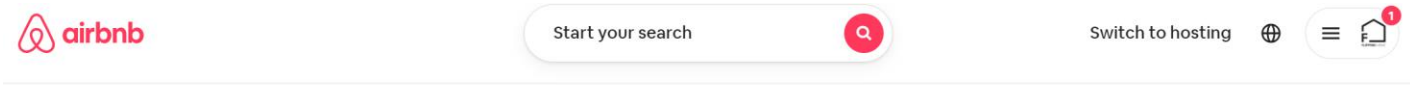
** Data published for July 2024 and weighted over the rest of the months by correction factors according to real data from property Alfaz del Pi (C/Llevant)

*** Real historic data Flipping Home Property from 2023

section 3

Market Study and Testimonials Vacation Renting

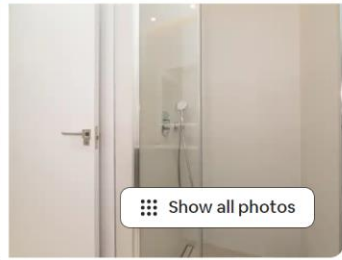
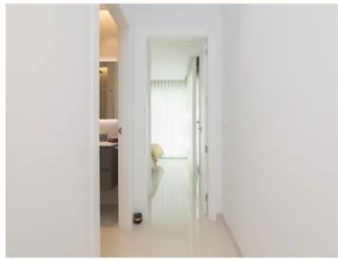
Testimonial: 1. Finestrat



New Villa with private saltwater pool.

2 reviews · Finestrat, Comunidad Valenciana, Spain

Share Save



Show all photos



Entire home hosted by Jacek

6 guests · 3 bedrooms · 3 beds · 3 baths



€ 400 night

2 reviews

CHECK-IN
01/07/2024

CHECKOUT
02/07/2024

Self check-in

section 3

Market Study and Testimonials Vacation Renting

Testimonial: 2. Polop

Nuevo en Booking.com ★★★★

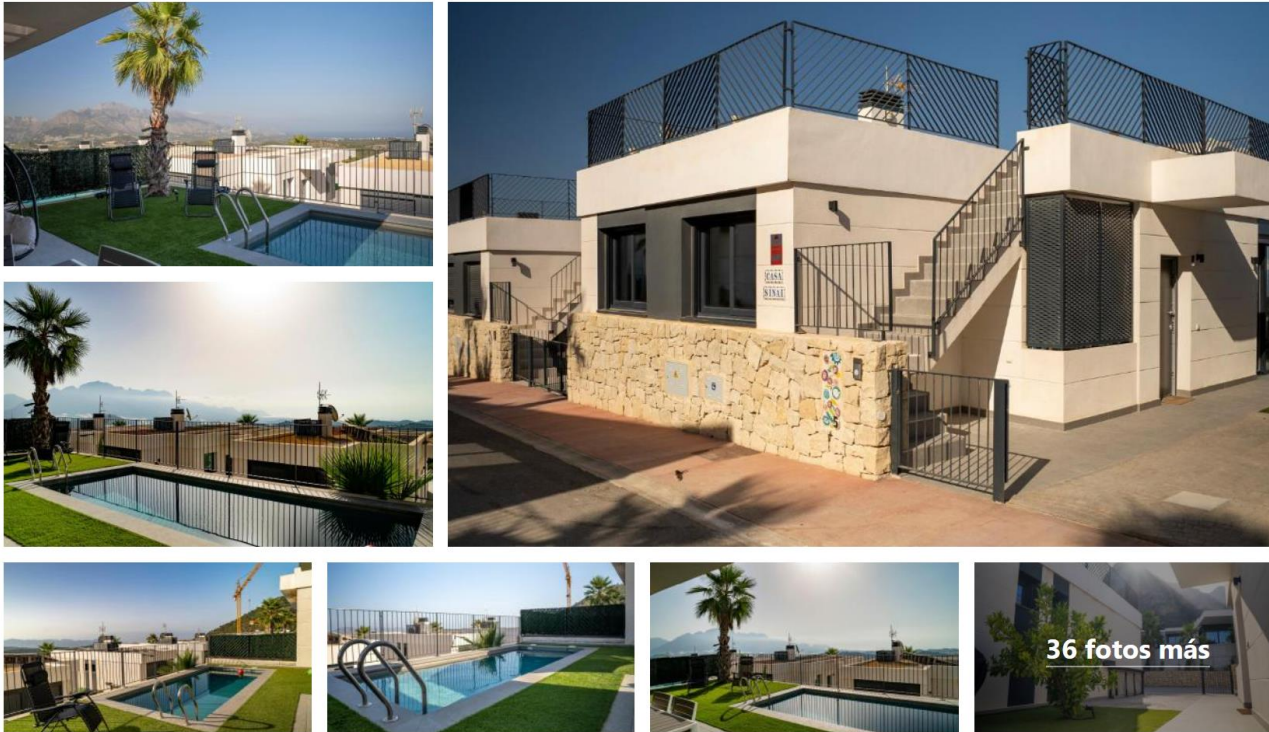


Reserva tu casa o chalet

Casa Sinai Polop - SH

43 Avinguda Balcon de Ponoig, 03520 Polop de la Marina, España – [Mostrar mapa](#)

[Igualamos el precio](#)



section 3

Market Study and Testimonials Vacation Renting

Testimonial: 3. Alfaz del Pi

Reserva tu villa

Igualamos el precio

Villa Buenavista

5 Carrer Pics d'Europa, 03580 Cautivador, España – **Ubicación excelente** - Ver mapa

Fabuloso 8,6
5 comentarios

En general, todo muy bien. Limpio, todo en correcto funcionamiento. Dotaciones suficientes. Todo muy bien y las fotos son totalmente realistas.

Maria España

Personal 9,5

25 fotos más



section 3

Market Study and Testimonials Vacation Renting

Testimonial: 4. Alfaz del Pi



TURQUESA

Homes



Alt & Art

PROMOTORA

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03590 Altea (ALICANTE)