

WELCOME TO PORTUGAL
WELCOME HOME

M PORTO





A GATEWAY TO EU CITIZENSHIP
PORTUGAL

PORTO CITY

A WORLD HERITAGE
SITE BY **UNESCO**

A WELL-KNOWN
WINERY HUB
OF EU

RECOGNIZED
AS “**THE BEST EU
DESTINATION**” IN
2014, 2016 & 2017

ONE OF EUROPE’S
**HAPPIEST CITIES IN
2017**

13 MILLIONS
TOURISTS/YEAR

A GATEWAY TO EU CITIZENSHIP
PORTUGAL



PORTO CITY

PORTO EUROPEAN
BEST DESTINATION
WINNER: 2012 2014
E 2017

ONE OF THE WORLD
TOP 3 PLACES TO
VISIT

THE 2ND MOST
EXCITING CITY
IN THE WORLD

LEVEL 1 (**LOWEST
RISK**) RANKING
IN PERSONAL
SAFETY
US STATE DEPARTMENT
2018

LOCATION

One of the main streets in the Boavista area, Rua 5 de Outubro concentrates a series of fundamental urban equipment, mainly in terms of transport connections, both to the city centre and to the northern region.

Being a fundamental axis of Porto's business area, it is also a point of attraction for the most diverse cultural and family activities, highlighting Casa da Música, right in front of the gardens of the iconic Boavista roundabout.



OUR NEW PROJECT
PORTO

**LOCATED AT THE HEART
OF **PORTO** BUSINESS DISTRICT**



CASA DA MÚSICA



MAIN ROAD CONNECTIONS
TO THE WHOLE COUNTRY



METRO AND BUS MODAL
INTERFACE



MAIN SHOPPING CENTRES
AND COMMERCIAL AREAS





PORTO
OFFICE PARK

M PORTO

EL CORTE
INGLÉS

CASA DA
MÚSICA



BUSINESS
CENTER

PENÍNSULA
BOUTIQUE
CENTER
SHOOPING
& OFFICES

SHOPPING
CIDADE DO
PORTO

BOM
SUCESSO
MARKET

HISTORIC
CENTER

CITY HALL

DOURO
RIVER

OUR NEW PROJECT
PORTO

LOCATED AT THE HEART
OF **BUSINESS AND LEISURE**



ALL MAJOR SPOTS
within a few minutes

- Bom Sucesso Shopping Area
- Casa da Música
- Future El Corte Inglés
- City Park
- Foz and Matosinhos Beaches



PORTO
OFFICE PARK
Future tenants:

- PWC
- CBRE
- PLMJ
- JLL
- Concentrix

PORTO OFFICE PARK



PORTO OFFICE PARK



€21 M Total Investment

€350K per investor

Appraisal: €22M

3% guaranteed return

IMT IMT PAYED BY DEVELOPER

€16.350

6% vat on rehabilitation investment

€7.920 also covered by the developer

· **Guaranteed Buy Back: in 6 years**

· **7 Days Free Stay per year**

95
HOTEL ROOMS

60
INVESTORS

*Subject to board approval and
signing of the Franchise Agreement*

OUR NEW PROJECT
PORTO

**HOTEL
RECEPTION
FOR SMART
TRAVELERS**



INVESTMENT OVERVIEW

60

CALL FOR
INVESTORS

350.000€

INVESTMENT
STARTING AT

21 M

TOTAL PROJECT
COST

Scope of project

- 3 Stars Hotel
- 95 rooms

Government Incentive

- Guaranteed Buy Back after 6 years
- 3% Return STARTING TO BE PAYED 1 YEAR AFTER THE START OF OPERATION
- 52.500€ GROSS INCOME

Project Timeline

Call for investors: till september
2021 Opening date: 3Q 2022

FINANCIAL FORECAST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Number of Rooms	95	95	95	95	95	95	95
Revenue per room	€27 703	€29 896	€31 103	€32 360	€33 667	€34 684	€35 732
RN's	23926	25313	25819	26335	26862	27131	27402
Occupancy Rate	69,00%	73,00%	74,46%	75,95%	77,47%	78,24%	79,03%
Av Price (no VAT)	€110	€112	€114	€117	€119	€121	€124
F&B	€57 613	€59 054	€60 530	€62 043	€63 594	€65 184	€66 814
Other	€5 000	€5 050	€5 101	€5 152	€5 203	€5 255	€5 308
Total Income	€2 694 446	€2 904 194	€3 020 461	€3 141 400	€3 267 200	€3 365 434	€3 466 625
Costs with personnel	€515 000	€522 725	€530 566	€538 524	€507 544	€546 602	€554 801
Departmental costs	€579 856	€613 471	€625 741	€638 256	€651 021	€657 531	€664 106
Other Costs	€57 613	€59 054	€60 530	€62 043	€63 594	€65 184	€66 814
A&G and S&M Expenses	€523 459	€547 556	€576 220	€606 663	€638 983	€668 762	€681 970
Total Costs	€1 675 929	€1 742 806	€1 793 056	€1 845 486	€1 861 142	€1 938 079	€1 967 691
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Operational Result	€1 018 517	€1 161 388	€1 227 405	€1 295 914	€1 406 059	€1 427 355	€1 498 934
Operating Margin	37,80%	39,99%	40,64%	41,25%	43,04%	42,41%	43,24%
Total Mangement Fee	€200 463	€218 464	€227 958	€237 820	€248 063	€255 991	€265 042
Net Operating Profit	€818 054	€942 924	€999 447	€1 058 095	€1 157 996	€1 171 364	€1 233 891

**PORTUGAL GOLDEN VISA
PROGRAM**



INVESTMENT	€ 350 000
INVESTMENT COST	€ 2 328
EXPECTED ROI	€ 52 500 *
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IMMIGRATION COST	€ 24 500
<small>(independant of investment)</small>	
<hr/>	
OTHER FEES	€ 12 900
<small>(Legal, Tax Representation)</small>	
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TOTAL INVESTMENT	€ 389 728
PROGRAM PROFIT	€ 12 772

* Expected average gross return of 3% over a period of 5 years



INVESTMENT	€ 350 000
INVESTMENT COST	€ 2 328
EXPECTED ROI	€ 52 500 *
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IMMIGRATION COST	€ 49 000
<small>(independant of investment)</small>	
<hr/>	
OTHER FEES	€ 13 000
<small>(Legal, Tax Representation)</small>	
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TOTAL INVESTMENT	€ 414 227
PROGRAM COST	€ 11 728

* Expected average gross return of 3% over a period of 5 years



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