

INVESTMENT

FINANCE



CROATIA

HOTEL



## HOTEL BUYOUT, CROATIA

**Summary:** buyout of a currently non-operating hotel on the coast of Croatia.

**Investment:** 9.800.000 EUR

**Location:** Croatia

**Term:** 15 years

**Interest rate:** 4%

**Grace period:** 24 months

### HOTEL

The 3 star hotel is situated on the coast of Croatia. It is located on a 6000 m<sup>2</sup> land. It is a 5 story building including 84 rooms, 2 suits and a restaurant with bar, currently not operating. According to recent year's data, the hotel has an annual revenue of 2,36 million EUR. An evaluation of the current value of hotels made by an authorized expert witness and an accredited assessor is also provided.

### PROJECT

With the project will be financed purchase of hotel and accompanying land as well as its reconstruction. With the aim of utilizing the tourist season, the hotel will be open in its current condition during 2018. The project is intended to finance hotel reconstruction and raise from current three to a four-star hotel. Reconstruction will include adding 50 rooms, increasing beds number from 160 to 250.

### FORECAST

- ▶ ROI as per the discounted capital of 5% is in the 9th year of operations.
- ▶ Current Net value of project is 5.511.603 €.
- ▶ IRR is 14,41%.
- ▶ Current relative value is 72%.
- ▶ Current net value of the project with a discounted rate of 5% is 5.511.603 EUR.
- ▶ Relative current value of the project with a discounted rate of 5% is 71,88%.
- ▶ The break-even point is at 17,302 nights spent (rooms rented) at the hotel. The hotels capacity in 365 days is 49.275 nights spent. The point of coverage is at 35% annual average occupancy throughout the year.

\*The photo is only illustration, it does not represent the product.