

INVESTMENT

FINANCE



CZECH REPUBLIC

SPA



**SPA HEAVEN
RESORT**



SPA PURCHASE AND MODERNIZATION

Summary: purchase of existing hotels to be refurbished and expand.

Investment: 17.630.000 EUR

Location: Czech Republic

Term: 15 years

Interest rate: 5,5%

Grace period: 24 months

unique throughout the Czech Republic. The uniqueness of the spas and bathhouses and position themselves architecture added to the Spa. The location is referred as the „Golden Spa Triangle” of the Czech spa industry in the Czech Republic. At the same time the location is a candidate for inclusion in the UNESCO WORLD HERITAGE SITE. The project combines the modern elements in the framework of the spas and the extension of the therapeutic and relaxing care for clients.

REVENUES

Expected incomes are based on available financial data of the last three years provided by current owners and official financial statements submitted to tax office for years 2014 and 2015 taking into account increase in number of beds from september 2018 and introduction of new services.

INVESTMENT

The project includes the purchase of two commercial entities in the Czech Republic, which are currently operating as hotels with fix clientele. The plan is to refurbish the existing buildings and to create a new balneo center between the existing hotels.

COMPETITIVE EDGE

The project builds on the uniqueness of baths in the treatment of gynecological diseases, making them

ECONOMIC INDICATORS

NPV - Net Present Value: 8 312 534,16 eur

PP - Payback Period: 10,26 years

IRR – 2,98%

ROI – 190,89% cumulative (app. 12,45% p.a.)

ROA – 220,65% cumulative (app. 14,39% p.a.)

Profitability rate – 146,97%

*The photo is illustration.