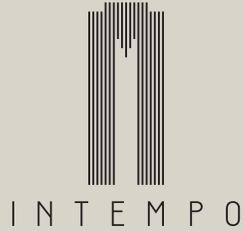




Intempo Provides a Great Opportunity to Generate Rental Incomes.

- Buying in Intempo not only provides a spectacular residence, but also a unique investment opportunity.
- High demand market.
- Iconic property with excellent location and amenities generates strong market demand.
- Turnkey solution available to facilitate furnishing, maintenance and leasing.
- Strong rental dynamics allow less expensive units to generate high nightly rates.



Rental Market

BENIDORM

Located on Spain's Mediterranean coast, Benidorm stands out as a hotspot of leisure and entertainment on the country's tourist scene. Affectionately known as the 'New York of the Mediterranean' for its distinctive skyline of seafront skyscrapers, this exciting destination is world-renowned for its combination of golden sandy beaches, vibrant nightlife and exceptional year-round weather.

Benidorm is one of Spain's most coveted tourist destinations with its crystal clear beaches and modern cityscape enticing visitors from all over the World. Benidorm provides a complete tourist experience, with options to relax in the sun, enjoy exciting water activities or immerse oneself in a lively nightlife ranging from traditional bars to internationally renowned nightclubs.

This constant influx of tourists, both domestic and foreign, has boosted the demand for accommodation in the region. Luxury hotels and holiday flats have found their place as highly desired accommodations in the Benidorm scene, with occupancy rates envied by many other tourist resorts. In addition, the diversity of events and festivals throughout the year has made Benidorm an attractive destination throughout the seasons.

INTEMPO

Within the Benidorm market, Intempo is iconic and well known for being one of the tallest residential buildings in Europe and a prominent feature of the city's skyline. Its distinctive modern design makes it a notable landmark in the area for both owners and renters.

Intempo's luxurious flats and panoramic views of the Mediterranean Sea and the town of Benidorm create a high profile for rental demand. Its bold architectural design and height make it a standout piece in the urban landscape of the region.

INTEMPO RENTALS

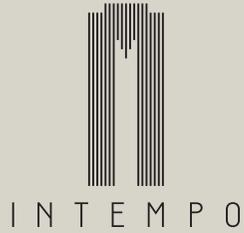
Intempo's occupancy rate is one of the highest in Spain, reaching an impressive 94% during high season which reflects the strong demand and continued popularity of the town as a tourist destination throughout the year.

The average length of stay in Benidorm for tourists is 5.2 days and the average amount spent during their holiday is 1600€ per person.



I N T E M P O



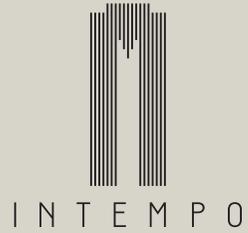


Streamlined Rental Process

Rental Management Service

- Pick your apartment from the remaining, limited supply.
- Choose your desired furniture package which will be quickly delivered and set up.
- Simplified Rental Management by Intempo's in-house management company will take care of finding tenants, and collecting rents. Options for short and long term rentals are available
- The management company will also take care of any repairs or needs, guaranteeing happy tenants and worry-free owners.
- Sit back and enjoy steady income while you relax, wherever you are.

Your hassle-free investment starts here! Take advantage of this opportunity at Intempo and get an apartment ready to generate revenue from day one.

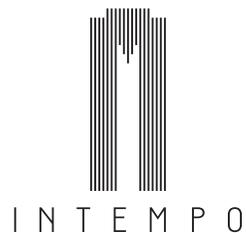


Return on Investment Example

OCCUPANCY RATES			
SEASON	High	Mid	Low
TYPE A,C,D,F	94%	73%	54%
TYPE B&E	94%	73%	54%

DAILY AVERAGE RENTAL RATE			
SEASON	High	Mid	Low
TYPE A,C,D,F	245	190	160
TYPE B&E	235	184	153

*This information has been obtained from Urban Real Estate Solutions which handles over 46 rentals units at Intempo and from the INE (Instituto Nacional de Estadística).



HOLIDAY RENTAL ROI CALCULATION

	TYPE A,C,D,F (95 sm)	TYPE B & E (75 sm)
INVESTMENT		
Purchase Price	513.000 €	362.000 €
IVA (10%)	51.300 €	36.200 €
Stamp duty (1,5%)	7.695 €	5.430 €
Notary & Registration	1.000 €	900 €
Lawyer Fees (1%)	5.130 €	3.620 €
Touristic license	365 €	365 €
Furnishings	15.000 €	10.000 €
TOTAL INVESTMENT	593.490 €	418.515 €
REVENUE		
Rental Income	53.469 €	51.498 €
Management fee (15%)	8.020 €	7.725 €
NET REVENUE BEFORE TAX	45.449 €	43.773 €
ANNUAL EXPENSES		
Condominium fees	3.400 €	2.676 €
Annual property tax (IBI)	800 €	600 €
Rubish tax	200 €	200 €
Electricity	1.200 €	800 €
Water	700 €	600 €
Insurance	300 €	250 €
Internet	400 €	400 €
TOTAL ANNUAL EXPENSES	7.000 €	5.526 €
NET INCOME	38.449 €	38.247 €
% ROI BEFORE TAX	6,48%	9,14%

Take advantage & the opportunity to invest 30% less by buying type B or E apartments while still achieving almost 100% of the net income.



I N T E M P O



CaseSpania

INVEST IN HAPPINESS!