Suites Hotel Envigado

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MUTENTHICO

Imagine an urban retreat where timeless elegance merges with vibrant art and the stately essence of yesteryear.

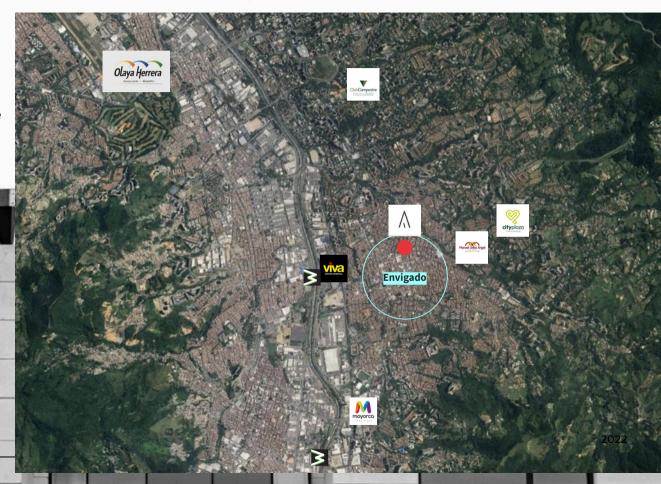
A place where every detail is carefully carefully designed to transport you transport you to a time of splendor and sophistication splendor and sophistication, while offering you the modern comforts and impeccable service.



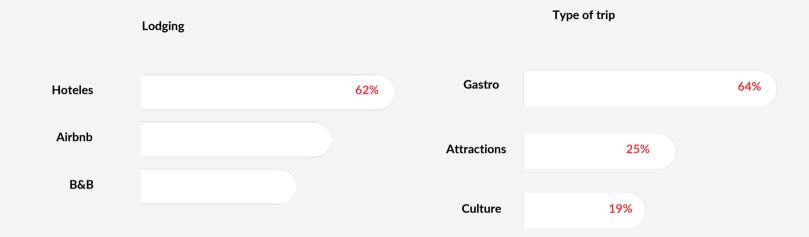
nvest Envigado



Strategically located in the Magnolia neighborhood of Envigado.





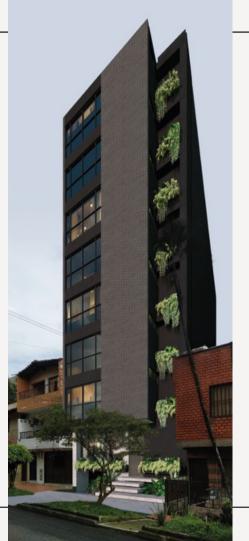


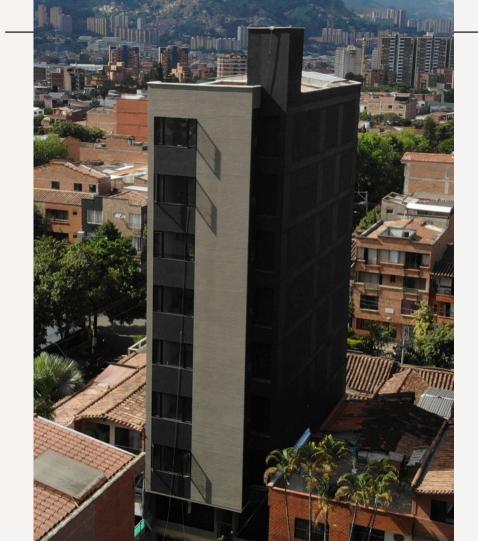




Suites for sale from Sales price from

22 Mts2 hasta 25 Mts2 \$59.000 usd







Progress 90% of the project

ST

Studio Suite

1 Bed I 1 Bathroom I Kitchenette I 22Mts2 I Independent Real Estate License Plate

\$ 250,000,000

The images are illustrative and therefore may present modifications. furthermore, they contain elements of aesthetic appreciation that are the interpretation of the artifice and do not commit the promoting company.



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SSa Superior SuiteTipe A

1 Bed I 1 Bathroom I Kitchenette I 22.7 Mts2 I Independent Real Estate Registration

\$ 255,775,000



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SSb

Superior SuiteTipe B

1 Bed I 1 Bathroom I Kitchenette I 22.7 Mts2 I Independent Real Estate Registration

\$ 255,850,000



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SM

Master Suite

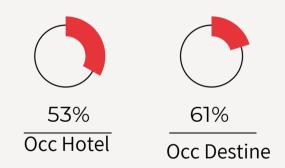
1 Bed I 1 Bathroom I Kitchenette I 25Mts2 I Independent Real Estate License Plate

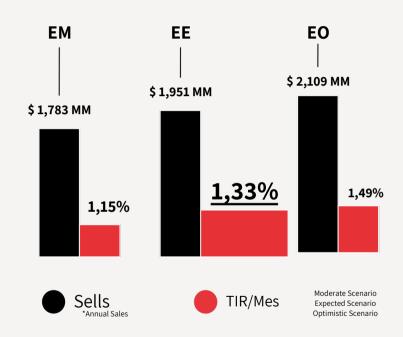
\$ 300,000,000



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Relevant Data





Projection

	E1	E2	E3	E4	E5	E6	E7	E8	E9	E10
Total ingresos	\$1,253,851,878	\$1,424,831,680	\$1,607,256,798	\$1,783,829,934	\$1,951,844,851	\$2,109,415,198	\$2,271,701,065	\$2,438,235,104	\$2,608,537,520	\$2,782,122,039
Total ingresos Mes	\$104,487,657	\$118,735,973	\$133,938,066	\$148,652,494	\$162,653,738	\$175,784,600	\$189,308,422	\$203,186,259	\$217,378,127	\$231,843,503
Total egresos operacionales	\$755,088,870	\$792,843,313	\$816,628,613	\$841,127,471	\$866,361,295	\$892,352,134	\$919,122,698	\$946,696,379	\$975,097,271	\$1,004,350,189
GOP (Gross Operation Profit)	\$498,763,008	\$631,988,366	\$790,628,185	\$942,702,462	\$1,085,483,556	\$1,217,063,064	\$1,352,578,367	\$1,491,538,725	\$1,633,440,249	\$1,777,771,850
FEE % I Utilidad Bruta	74,814,451	94,798,255	118,594,228	141,405,369	162,822,533	182,559,460	202,886,755	223,730,809	245,016,037	266,665,778
% GOP / Ventas	39.78%	44.36%	49.19%	52.85%	55.61%	57.70%	59.54%	61.17%	62.62%	63.90%
Utilidad Bruta	\$423,948,557	\$537,190,111	\$672,033,957	\$801,297,093	\$922,661,023	\$1,034,503,604	\$1,149,691,612	\$1,267,807,916	\$1,388,424,212	\$1,511,106,073
Utilidad Bruta	\$423,948,557	\$537,190,111	\$672,033,957	\$801,297,093	\$922,661,023	\$1,034,503,604	\$1,149,691,612	\$1,267,807,916	\$1,388,424,212	\$1,511,106,073
Utilidad Bruta Año	7.33%	9.29%	11.62%	13.86%	15.96%	17.89%	19.88%	21.93%	24.01%	26.13%
Utilidad Bruta Mes	0.61%	0.77%	0.97%	1.15%	1.33%	1.49%	1.66%	1.83%	2.00%	2.18%
Fondo Activos 3%	\$37,615,556	\$42,744,950	\$48,217,704	\$53,514,898	\$58,555,346	\$63,282,456	\$68,151,032	\$73,147,053	\$78,256,126	\$83,463,661
Fondo Liquidez 1%	\$12,538,519	\$14,248,317	\$16,072,568	\$17,838,299	\$19,518,449	\$21,094,152	\$22,717,011	\$24,382,351	\$26,085,375	\$27,821,220
GOP Desc	\$373,794,482	\$480,196,844	\$607,743,685	\$729,943,896	\$844,587,229	\$950,126,996	\$1,058,823,569	\$1,170,278,512	\$1,284,082,711	\$1,399,821,191
GOP Desc / Ventas	29.81%	33.70%	37.81%	40.92%	43.27%	45.04%	46.61%	48.00%	49.23%	50.31%
Utilidad Neta	373,794,482	480,196,844	607,743,685	729,943,896	844,587,229	950,126,996	1,058,823,569	1,170,278,512	1,284,082,711	1,399,821,191
Amortización Crédito										
Valorizacion	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Flujo de Caja Libre	373,794,482	480,196,844	607,743,685	729,943,896	844,587,229	950,126,996	1,058,823,569	1,170,278,512	1,284,082,711	1,399,821,191
FCL Año	11.46%	13.30%	15.51%	17.62%	19.61%	21.43%	23.31%	25.24%	27.21%	29.21%
FCL Mes	0.96%	1.11%	1.29%	1.47%	1.63%	1.79%	1.94%	2.10%	2.27%	2.43%
Utilidad Neta + PlusV	16.46%	18.30%	20.51%	22.62%	24.61%	26.43%	28.31%	30.24%	32.21%	34.21%
Utilidad Neta + PlusV Mes	1.37%	1.53%	1.71%	1.89%	2.05%	2.20%	2.36%	2.52%	2.68%	2.85%



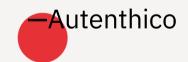


Become a partner of this exclusive complex of suites in Envigado. Acquiring a suite, you can receive a 1.33%* monthly return.

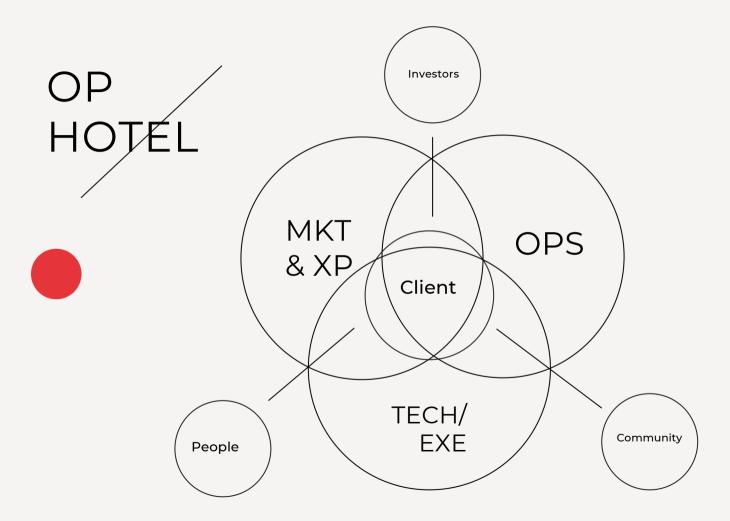
Quote

"Hotels & Airbnb`s where local identity comes alive

in every detail. Enjoy every destination in a hotel Authentic".











TECH/EXE

We develop talent, seeking to impact distribution, sales and revenue; to expose financial results and feasible and sustainable indicators, through technological development and solutions.



MKT & XP

We seek and achieve to include the purpose at every point of the business experience; from the brand, the service and the why.

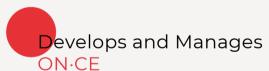


OPS

We operate each business with standards conceived for the needs of each client; we make the business efficient under two axes: Profitability and experience.

Thank U!

ON-CE Suites







AUTENTHIC/ SOSIO





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