



Brickstarter

The real estate investment platform
specialized in vacation rental properties

- SAN TELMO is **BRICKSTARTER's new investment opportunity**. First one since the COVID crisis.
- BRICKSTARTER is the first investor in all our opportunities and therefore we didn't want to enter in a downward market.
- Now that the market has settled down, it is time to invest and take advantage of the good opportunities.
- San Telmo is a great investment opportunity due to:
 - Price: **30% discount Price over february's prices**. (€40k discount)
 - Location: In downtown Cádiz (Historical Center), it is the **perfect spot for long, mid and short-term rentals**.
 - Managing the property as a mid-term property you can get excellent yields close to 12%. The yield will be even higher as a short-term property.
 - The **property will get its short-term license** as it is in compliance with the local law.
 - The property is **in excellent shape**, so minor work is necessary.
 - The selling price goal (exit price) is below the property's price in February.
- As a Brickstarter opportunity, the property won't have any liabilities (mortgage), so the investor will have a real guarantee over his investment.

San Telmo

San Telmo 2 0 4. cádiz

Why invest in this apartment?

- **30% discount over February's price**

40 thousand euros discount.

- **High demand of these kind of properties:**

2 double bedrooms and private terrace

- **All kind of rentals:**

Perfect for long-term, mid-term and short-term rentals

 Photo gallery

Funded
0 € (0%)

Total
115.805 €

0 Investors

Remaining 64 days

Operation Total: **115.804,98 €**

Mortgage: **0,00 €**

Total to finance: **115.804,98 €**

Internal Rate of Return (IRR): **11,61 %**

Gross Rent Return **9,21 %**

Net Rent Return **5,33 %**

Cash on Cash **6,27 %**

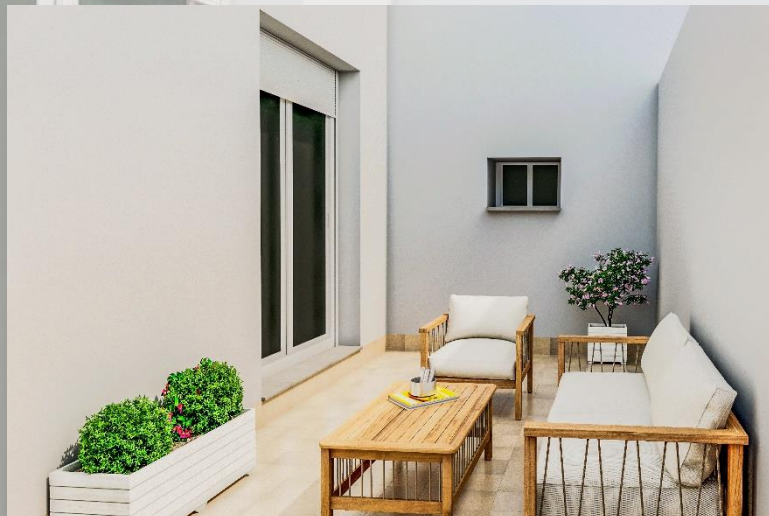
Return on Equity (ROE) **5,33 %**

 What do these figures mean?

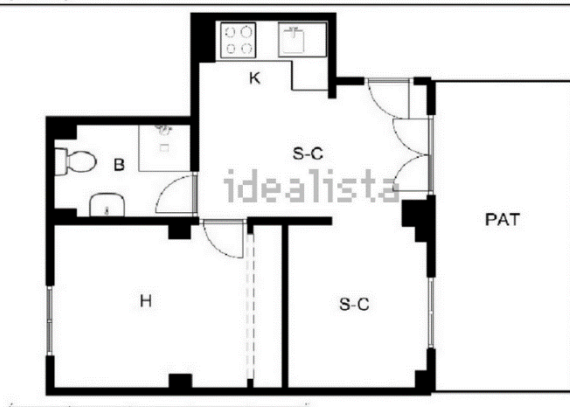
Invest



PICTURES



PISO EN CALLE SAN TELMO
CADIZ (CADIZ)



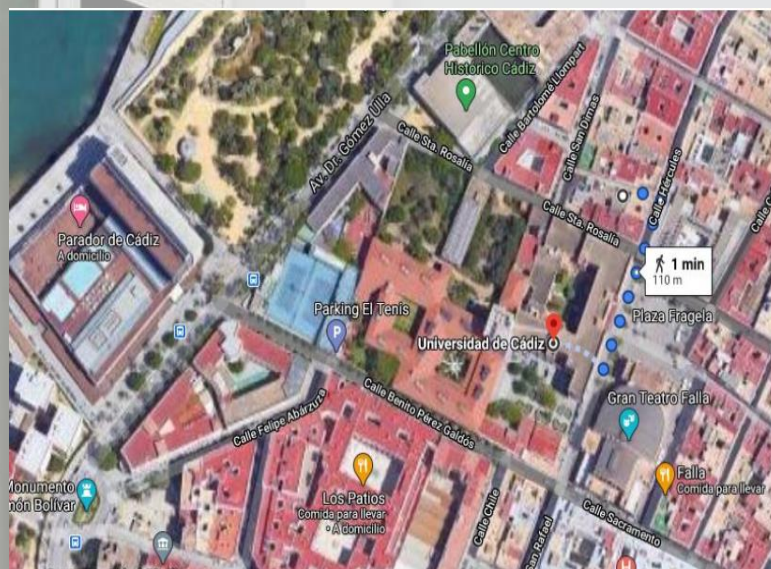
*walk distance

LOCATION

University of Philosophy: 4 min



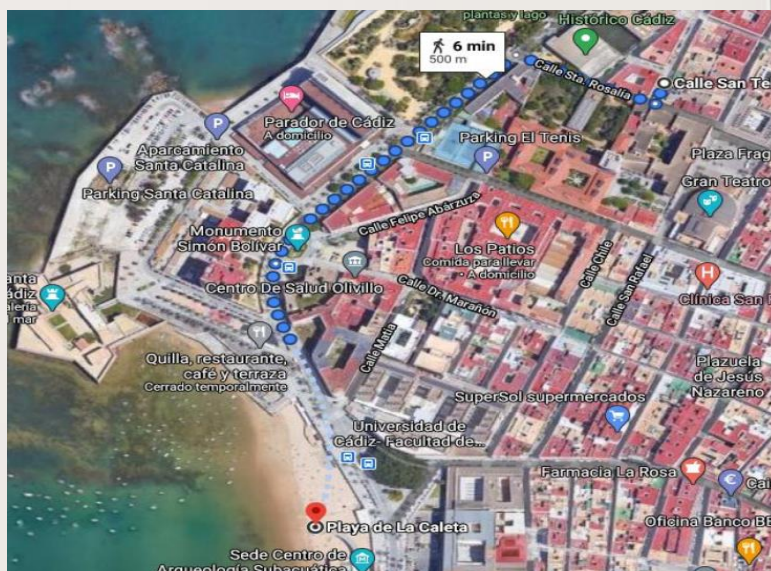
University of Medicine: 1 min



Hospital de Mujeres: 7 min



Caleta Beach: 6 min



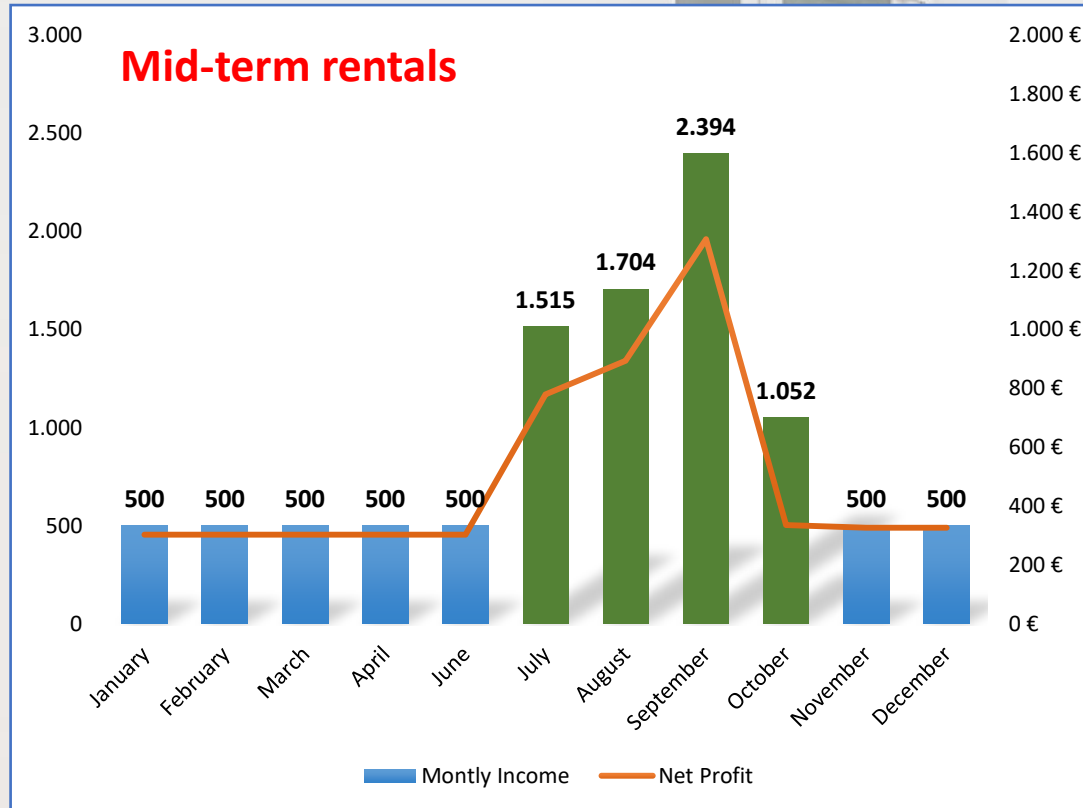
San Rafael Clinic: 3 min



University of Economics: 7 min

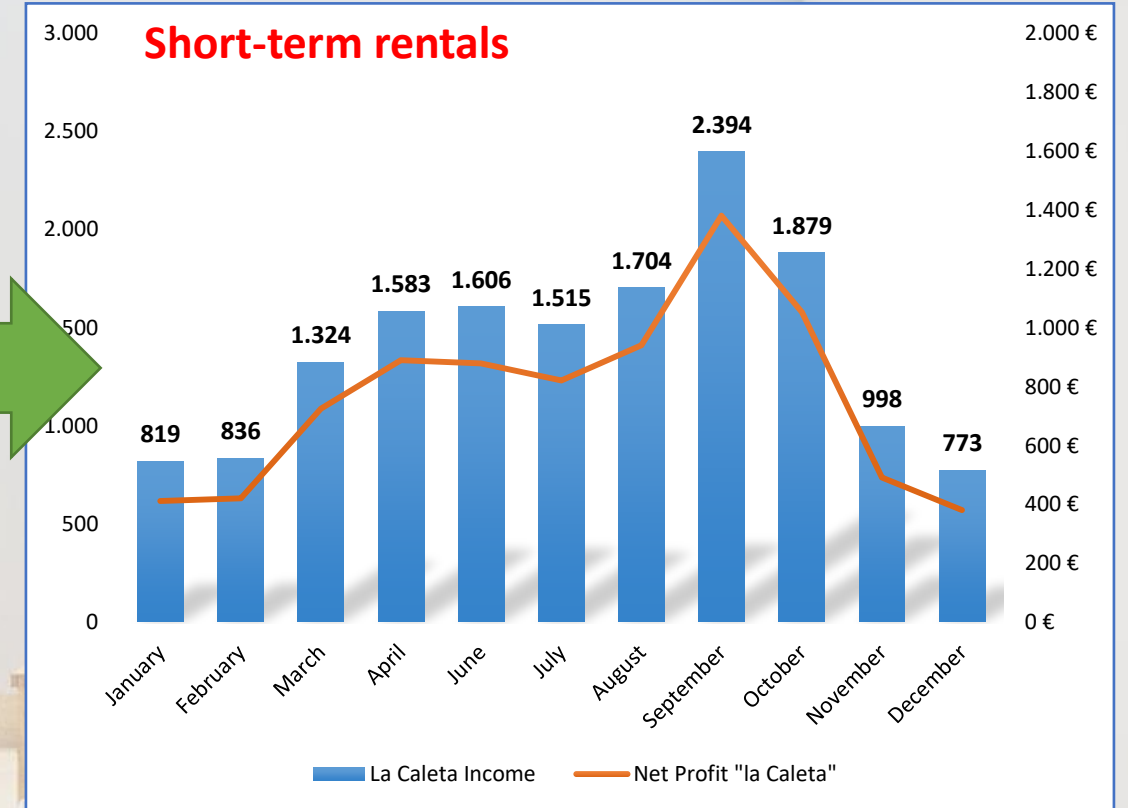
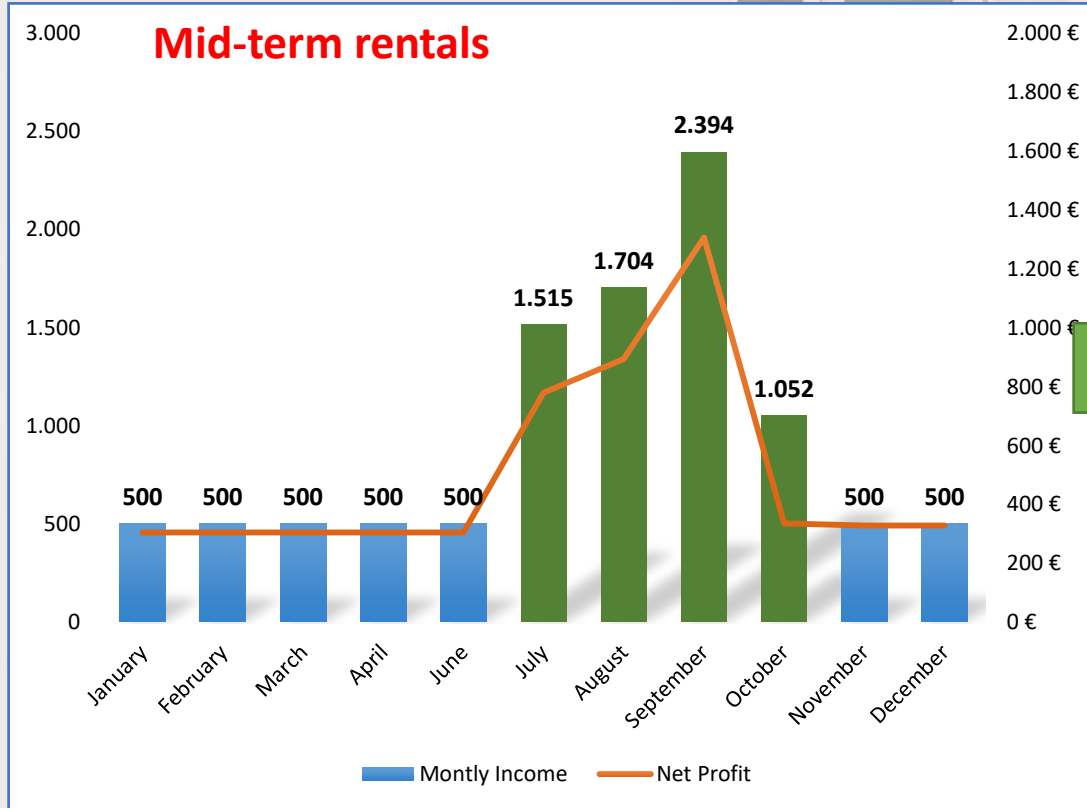






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- For our business plan (2021-2025) we have assumed that the tourist sector is not going to recover and that we are going to manage our property as a mid-term rental property from November to June.
- From July to October we will manage the property as a vacation rental property. We have assumed the same revenues we have got during 2020 Summer (COVID Summer)



- When the tourist sector recovers, we will manage the property as vacation rental property throughout the whole year, as long as it is more profitable than the current model. In this scenario the total yield will increase.
- **This scenario has NOT been assumed in our business plan.**


PRICE

fotocasa Cádiz Capital

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93.500 €

Ha bajado 40.500€

Compartir Favorito

Contacta con el anunciante

Me gustaría recibir más información de este inmueble

OFERTA APROBADA - REALIZAR RESERVA V1000020716041 | Piso | Cádiz (Cádiz) - San Telmo

Jose Manuel josemanuel.gomez@taurusberica.com_xia_h364.dinaaserver.com

Spanish English Translate message

Buenos días,
La oferta ya está aprobada en importe **120.000€**

Para ir adelantando ya que lo más importante es que realices la transferencia, te indico los datos para proceder lo antes posible:

El importe son 3.000€, hay que ingresarlo en la cuenta de la propiedad, este caso EMPIRE REAL STATE SPAIN, L. N.º cuenta: ES33 2100 2931 9402 0054 4834, como concepto: ID V1000020716041 - COMPROMISO RESERVA

**** urge que nos envíes el just. De la TRANSFERENCIA, en esta cartera no respetan las aprobaciones, si no el cliente que PRIMERO ENVÍE EL JUSTIFICANTE.

****** NO SE ADMITEN INGRESOS EN EFECTIVO – únicamente transferencia.**

URGENTE, PLAZO MAXIMO 48H EN RECIBIR LA DOCUMENTACION FIRMADA UNA VEZ REALIZADA LA TRANSFERENCIA.

DISPONES DE UN PLAZO DE 10 DÍAS DESDE EL MOMENTO DE LA FIRMA PARA APORTAR TODA LA DOCUMENTACION NECESARIA PARA EL PBC:

- Procedencia de los Fondos:
 - Propios: Certificado de saldo bancario que acredite saldo suficiente para hacer frente a la compra y, dependiendo del origen, se acompañará la documentación que se indica a continuación:

Origen de los fondos	Documento complementario
Ahorros	2-3 Nóminas recientes / IRPF presentado ante la Agencia Tributaria
Venta de bienes o derechos	Escritura de venta o transmisión o documento privado con liquidación de impuestos presentado ante la administración tributaria
Herencia	Escritura de aceptación de la herencia o Documento acreditativo de liquidación del impuesto ante la administración tributaria
Donación/ Préstamo entre particulares	Escritura o Contrato de donación o préstamo con liquidación del impuesto ante la administración tributaria

- Financiación bancaria: Oferta vinculante / FEIN / Certificado Bancario que acredite la concesión del préstamo (debe de indicar el nombre de los Interesados y el importe).

We were already interested in this property, back in february and we were about to buy it at €120K.
Now we are going to buy it at €93K.



Brickstarter

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