

Company CC26-26

Spanish Shopping Centre, located in **the Balearic islands** (top premium touristic area) very close to one of the islands' capitals.

The property being valued is a commercial building with a total constructed area of **21,129 m²**. Of this area, 12,024 m² consists of underground levels accommodating **333 parking spaces** or storage areas, and 9,105 m² comprises commercial space with **storage facilities**. It also features a **surface-level parking** area of approximately 1,000 m².

Main brands and tenants (some)



IMPORTANT SHOPPING CENTRE IN BALEARIC ISLANDS (for sale)



SHOPPING CENTRE
TOP
REAL
ESTATE



CONFIDENTIAL

Approach to a M&A deal

The transaction value must take into account both the base official appraisal and the income generated by recurring commercial lease agreements.

Investment return on **(ROI)** the property of **7%**, with approximately €1 million in anual rental income. (adjusted every year with **CPI update**)

The signature of an **NDA (Non Disclosure Agreement)** will be required to receive an extended booklet IM and sensitive and updated information (from October)

