

Executive Summary Sheet

Project: SUN HOUSE - GRÂNDOLA . RESIDENTIAL CONDOMINIUM
Rua Miguel Torga, Grândola**Summary:** Residential Condominium in Grândola**GA:** 11 027 sqm**PA:** 6 498 sqm**Ownership:** Freehold

- Key Attributes:**
- 92 Residential Apartments (56x Studio apt + 28x 1-bed apts + 8x 2-bed apts)
-
- Located in Grândola and at approximately 1h away from Lisbon
-
- 25 min from Melides and Comporta beaches
-
- On site facilities: gym, pool, terraces, gardens, sun lounge

Market Value: € 29 325 000 4 440 €/sqm**Value assumptions:** *the indicated Value is a projection of value at conclusion of the development project provided*
gesvalt®

António Braz, MRICS

Architect

Managing Director - Gesvalt Portugal

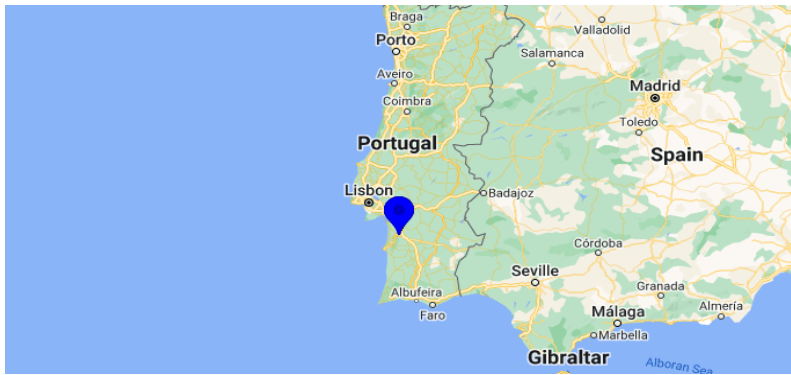


In accordance with our client instructions, we have undertaken the relevant investigations in order to provide it with a market value opinion in relation to the to the property located in Grândola. The opinion of value reports to October, 2022.

→ asset analysis sheet

Project name | SUN HOUSE PROJECT
location | Rua Miguel Torga, Grândola
asset type | Residential Development - Rehabilitation
prepared for | ARISH CAPITAL PARTNERS
analysis date | October 2022

LOCATION <https://goo.gl/maps/Z3vEm1QQ7ohoUP1g6>



KEY FIGURES

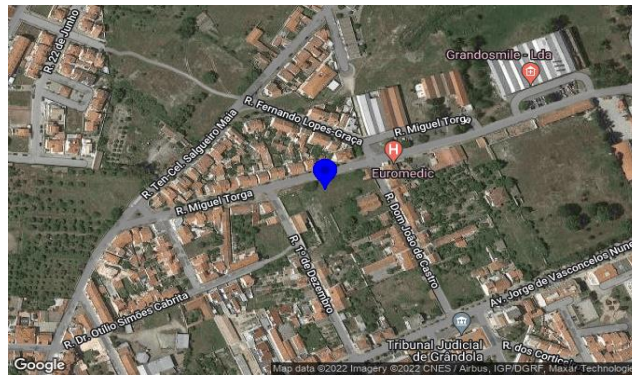
Private Areas sqm	BUILDING			
Typology	A	B	C	TOTAL
1 bedroom with pool	94	0	0	94
1 bedroom with garden	76	408	409	893
1 bedroom with terrace	187	511	518	1 215
2 bedroom with garden	453	0	0	453
2 bedroom with terrace	507	0	0	507
Studio with pool	545	0	0	545
Studio with garden	0	686	451	1 136
Studio with terrace	387	760	507	1 653
TOTAL	2 249	2 364	1 884	6 498

Gross Areas sqm	BUILDING			
Bedrooms	A	B	C	TOTAL
1 bedroom	572	1 545	1 557	3 674
2 bedroom	1 640	0	0	1 640
Studio	1 612	2 457	1 631	5 701
TOTAL	3 824	4 003	3 189	11 015

Info provided by the client

Unit	Value
Parking	15 000 €
Storage	5 000 €

LOCATION



KEY FIGURES

Units / Apartments	BUILDING			
Bedrooms	A	B	C	TOTAL
1 bedroom	4	12	12	28
2 bedroom	8	0	0	8
Studio	16	24	16	56
TOTAL	28	36	28	92

Value Euros	BUILDING			
Bedrooms	A	B	C	AVERAGE
1 bedroom	321 300	320 000	320 000	320 400
2 bedroom	425 000	0	0	425 000
Studio	310 000	300 000	300 000	303 300
AVERAGE	352 100	310 000	310 000	-

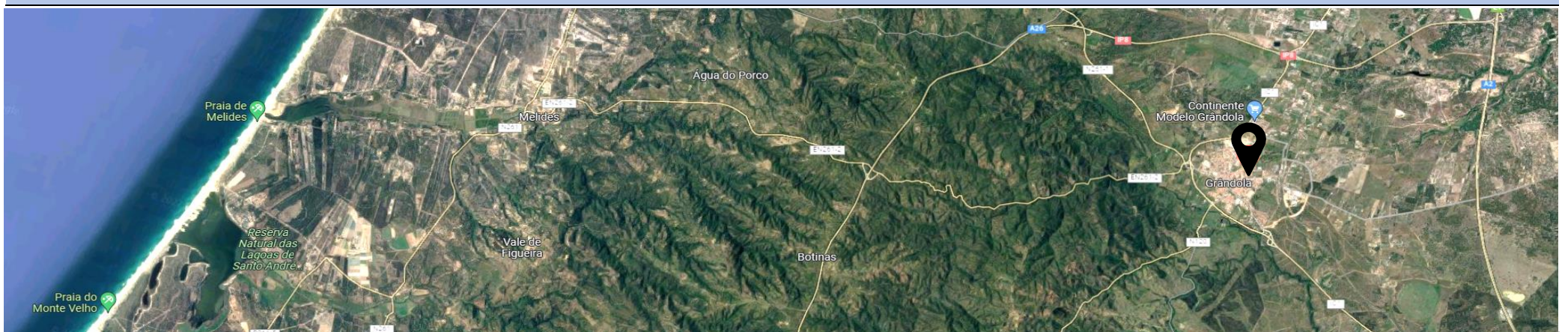
Value Euros	BUILDING			
Bedrooms	A	B	C	TOTAL
1 bedroom	1 285 000	3 840 000	3 840 000	8 965 000
2 bedroom	3 400 000	0	0	3 400 000
Studio	4 960 000	7 200 000	4 800 000	16 960 000
TOTAL	9 645 000	11 040 000	8 640 000	29 325 000

ASSET



SWOT GENERAL ANALYSIS

Strengths	Weaknesses	Opportunities	Threats
1h away from Lisbon and 20min from the beach	Less populated area Vs Melides	good proximity to the beaches and Lisbon	international economic and political environment
luxury high end product	maintenance costs due to extensive facilities	municipality interested in luxury projects	
growing market for both international and local demand		Good highway accessibility	
climate throughout the year allows a high level of sunshine		tourism and leisure potential of the region	



→ asset analysis sheet

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Project Areas & Values

PROPOSED BUILDING A											VALUES €		
Floor	UNIT name	UNIT type	Orientation	Area (sqm)								€/sqm	VALUE
				(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)		
				Internal Area	Patio/Garden/Deck	Rooftop/Terrace	PA-Private Area	Parking	Storage	Comm. Area + Stairs + Tech	Gross Area		
1	A1.01	2 bed w/ garden	West	66,9	52,2	-	119,1	25,0	5,0	61,4	205,5	3,6k	€ 425,0k
1	A1.02	2 bed w/ garden	West	65,8	45,6	-	111,4	25,0	4,8	60,4	196,8	3,8k	€ 425,0k
1	A1.03	2 bed w/ garden	West	65,8	45,6	-	111,4	25,0	4,8	60,4	196,8	3,8k	€ 425,0k
1	A1.04	2 bed w/ garden	West	65,8	45,6	-	111,4	25,0	4,8	60,4	196,8	3,8k	€ 425,0k
1	A1.05	1 bed w/ garden	West	44,9	31,2	-	76,1	12,5	4,7	41,2	129,8	4,2k	€ 320,0k
1	A1.06	Studio w/ pool	East	33,8	34,1	-	67,8	12,5	3,2	31,0	111,4	4,7k	€ 320,0k
1	A1.07	Studio w/ pool	East	32,6	35,7	-	68,3	12,5	3,0	29,9	110,8	4,7k	€ 320,0k
1	A1.08	Studio w/ pool	East	32,6	35,5	-	68,0	12,5	3,0	29,9	110,5	4,7k	€ 320,0k
1	A1.09	Studio w/ pool	East	32,6	35,7	-	68,3	12,5	3,0	29,9	110,7	4,7k	€ 320,0k
1	A1.10	Studio w/ pool	East	32,6	35,6	-	68,1	12,5	3,0	29,9	110,6	4,7k	€ 320,0k
1	A1.11	Studio w/ pool	East	32,6	35,8	-	68,4	12,5	3,0	29,9	110,8	4,7k	€ 320,0k
1	A1.12	Studio w/ pool	East	32,6	35,5	-	68,1	12,5	3,0	29,9	110,5	4,7k	€ 320,0k
1	A1.13	Studio w/ pool	East	32,6	35,7	-	68,3	12,5	3,0	29,9	110,7	4,7k	€ 320,0k
1	A1.14	1 bed w/ pool	East	44,8	49,4	-	94,2	12,5	3,0	41,2	147,8	3,5k	€ 325,0k
2	A2.01	2 bed w/ terrace	West	65,4	-	62,9	128,4	25,0	2,6	60,1	213,4	3,3k	€ 425,0k
2	A2.02	2 bed w/ terrace	West	64,3	-	61,8	126,2	25,0	2,6	59,1	210,2	3,4k	€ 425,0k
2	A2.03	2 bed w/ terrace	West	64,4	-	61,8	126,2	25,0	2,6	59,1	210,3	3,4k	€ 425,0k
2	A2.04	2 bed w/ terrace	West	64,2	-	61,8	126,1	25,0	2,6	59,0	210,1	3,4k	€ 425,0k
2	A2.05	1 bed w/ terrace	West	44,9	-	43,5	88,4	12,5	2,6	41,2	142,2	3,6k	€ 320,0k
2	A2.06	Studio w/ terrace	East	33,7	-	16,2	49,9	12,5	2,6	30,9	93,3	6,0k	€ 300,0k
2	A2.07	Studio w/ terrace	East	32,5	-	15,6	48,1	12,5	2,6	29,8	90,4	6,2k	€ 300,0k
2	A2.08	Studio w/ terrace	East	32,5	-	15,6	48,1	12,5	2,6	29,8	90,4	6,2k	€ 300,0k
2	A2.09	Studio w/ terrace	East	32,5	-	15,6	48,1	12,5	2,6	29,8	90,4	6,2k	€ 300,0k
2	A2.10	Studio w/ terrace	East	32,5	-	15,6	48,1	12,5	2,6	29,8	90,4	6,2k	€ 300,0k
2	A2.11	Studio w/ terrace	East	32,5	-	15,6	48,1	12,5	2,6	29,8	90,4	6,2k	€ 300,0k
2	A2.12	Studio w/ terrace	East	32,5	-	15,6	48,1	12,5	2,6	29,8	90,4	6,2k	€ 300,0k
2	A2.13	Studio w/ terrace	East	32,5	-	15,6	48,1	12,5	2,6	29,8	90,4	6,2k	€ 300,0k
2	A2.14	1 bed w/ terrace	East	44,7	-	53,9	98,6	12,5	2,6	41,0	152,1	3,3k	€ 320,0k
TOTAL				1 224,9	553,0	471,3	2 249,2	450,0	88,1	1 124,9	3 824,1	TOTAL	€ 9,6m

PROPOSED BUILDING B											VALUES €		
Floor	UNIT name	UNIT type	Orientation	Area (sqm)								€/sqm	VALUE
				(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)		
				Internal Area	Patio/Garden/Deck	Rooftop/Terrace	PA-Private Area	Parking	Storage	Comm. Area + Stairs + Tech	Gross Area		
1	B1.01	Studio w/ garden	North west	33,7	38,8	-	72,5	12,5	3,0	30,9	115,9	4,1k	€ 300,0k
1	B1.02	Studio w/ garden	North	32,6	23,2	-	55,8	12,5	3,0	29,9	98,2	5,4k	€ 300,0k
1	B1.03	Studio w/ garden	North west	32,6	23,5	-	56,1	12,5	3,0	29,9	98,5	5,4k	€ 300,0k
1	B1.04	Studio w/ garden	North west	32,6	23,8	-	56,4	12,5	3,0	29,9	98,8	5,3k	€ 300,0k
1	B1.05	Studio w/ garden	North west	32,6	25,2	-	57,8	12,5	3,0	29,9	100,2	5,2k	€ 300,0k
1	B1.06	Studio w/ garden	North west	32,6	24,1	-	56,7	12,5	3,0	29,9	99,1	5,3k	€ 300,0k
1	B1.07	Studio w/ garden	North west	32,6	24,0	-	56,6	12,5	3,0	29,9	99,0	5,3k	€ 300,0k
1	B1.08	Studio w/ garden	North west	32,6	23,8	-	56,4	12,5	3,0	29,9	98,9	5,3k	€ 300,0k
1	B1.09	Studio w/ garden	North west	32,6	23,7	-	56,3	12,5	3,0	29,9	98,7	5,3k	€ 300,0k
1	B1.10	Studio w/ garden	North west	33,7	24,4	-	58,0	12,5	3,0	30,9	101,4	5,2k	€ 300,0k
1	B1.11	1 bed w/ garden	South east	44,8	24,5	-	69,3	12,5	3,0	41,1	122,9	4,6k	€ 320,0k
1	B1.12	1 bed w/ garden	South east	43,7	24,0	-	67,7	12,5	3,0	40,1	120,4	4,7k	€ 320,0k
1	B1.13	1 bed w/ garden	South east	43,7	24,0	-	67,7	12,5	3,0	40,1	120,4	4,7k	€ 320,0k
1	B1.14	1 bed w/ garden	South east	43,7	24,0	-	67,7	12,5	3,0	40,1	120,4	4,7k	€ 320,0k
1	B1.15	1 bed w/ garden	South east	43,7	24,0	-	67,7	12,5	3,0	40,1	120,4	4,7k	€ 320,0k
1	B1.16	1 bed w/ garden	South east	43,7	24,0	-	67,7	12,5	3,0	40,1	120,4	4,7k	€ 320,0k
1	B1.17	Studio w/ garden	South east	32,7	18,0	-	50,7	12,5	3,0	30,0	93,2	5,9k	€ 300,0k
1	B1.18	Studio w/ garden	South east	33,7	18,5	-	52,3	12,5	3,0	31,0	95,8	5,7k	€ 300,0k
2	B2.01	Studio w/ terrace	North west	33,7	-	34,7	68,4	12,5	2,6	30,9	111,8	4,4k	€ 300,0k
2	B2.02	Studio w/ terrace	North west	31,0	-	30,6	61,6	12,5	2,9	28,5	102,6	4,9k	€ 300,0k
2	B2.03	Studio w/ terrace	North west	31,0	-	30,6	61,6	12,5	3,3	28,5	102,6	4,9k	€ 300,0k
2	B2.04	Studio w/ terrace	North west	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	B2.05	Studio w/ terrace	North west	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	B2.06	Studio w/ terrace	North west	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	B2.07	Studio w/ terrace	North west	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	B2.08	Studio w/ terrace	North west	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	B2.09	Studio w/ terrace	North west	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	B2.10	Studio w/ terrace	North west	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	B2.11	1 bed w/ terrace	South east	44,8	-	46,0	90,8	12,5	3,1	41,1	144,4	3,5k	€ 320,0k
2	B2.12	1 bed w/ terrace	South east	42,2	-	41,9	84,0	12,5	3,1	38,7	135,2	3,8k	€ 320,0k
2	B2.13	1 bed w/ terrace	South east	42,2	-	41,9	84,0	12,5	3,1	38,7	135,2	3,8k	€ 320,0k
2	B2.14	1 bed w/ terrace	South east	42,2	-	41,9	84,0	12,5	3,1	38,7	135,2	3,8k	€ 320,0k
2	B2.15	1 bed w/ terrace	South east	42,2	-	41,9	84,0	12,5	3,1	38,7	135,2	3,8k	€ 320,0k
2	B2.16	1 bed w/ terrace	South east	42,2	-	41,9	84,0	12,5	3,1	38,7	135,2	3,8k	€ 320,0k
2	B2.17	Studio w/ terrace	South east	31,1	-	30,6	61,7	12,5	3,1	28,6	102,8	4,9k	€ 300,0k
2	B2.18	Studio w/ terrace	South east	33,7	-	34,7	68,5	12,5	3,1	31,0	112,0	4,4k	€ 300,0k
TOTAL				1 293,9	435,6	634,7	2 344,3	450,0	110,4	1 188,3	4 002,5	TOTAL	€ 11,0m

PROPOSED BUILDING C											VALUES €		
Floor	UNIT name	UNIT type	Orientation	Area (sqm)								€/sqm	VALUE
				(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)		
				Internal Area	Patio/Garden/Deck	Rooftop/Terrace	PA-Private Area	Parking	Storage	Comm. Area + Stairs + Tech	Gross Area		
1	C1.01	Studio w/ garden	North	33,7	22,3	-	56,0	12,5	3,0	30,9	99,4	5,4k	€ 300,0k
1	C1.02	Studio w/ garden	North	32,6	22,7	-	55,3	12,5	3,0	29,9	97,7	5,4k	€ 300,0k
1	C1.03	Studio w/ garden	North	32,6	22,7	-	55,3	12,5	2,9	29,9	97,7	5,4k	€ 300,0k
1	C1.04	Studio w/ garden	North	32,6	22,7	-	55,3	12,5	2,8	29,9	97,7	5,4k	€ 300,0k
1	C1.05	Studio w/ garden	North	32,6	22,7	-	55,3	12,5	2,6	29,9	97,7	5,4k	€ 300,0k
1	C1.06	Studio w/ garden	North	32,6	22,8	-	55,4	12,5	2,6	29,9	97,8	5,4k	€ 300,0k
1	C1.07	Studio w/ garden	North	32,6	22,8	-	55,4	12,5	2,6	29,9	97,8	5,4k	€ 300,0k
1	C1.08	Studio w/ garden	North	33,7	29,2	-	62,9	12,5	2,6	30,9	106,3	4,8k	€ 300,0k
1	C1.09	1 bed w/ garden	South	44,8	24,5	-	69,3	12,5	2,6	41,1	122,9	4,6k	€ 320,0k
1	C1.10	1 bed w/ garden	South	43,7	24,0	-	67,7	12,5	2,6	40,1	120,4	4,7k	€ 320,0k
1	C1.11	1 bed w/ garden	South	43,7	24,0	-	67,7	12,5	2,6	40,1	120,4	4,7k	€ 320,0k
1	C1.12	1 bed w/ garden	South	43,7	24,0	-	67,7	12,5	2,6	40,1	120,4	4,7k	€ 320,0k
1	C1.13	1 bed w/ garden	South	43,7	24,0	-	67,7	12,5	2,6	40,1	120,4	4,7k	€ 320,0k
1	C1.14	1 bed w/ garden	South	44,8	24,5	-	69,3	12,5	2,6	41,1	122,9	4,6k	€ 320,0k
2	C2.01	Studio w/ terrace	North	33,7	-	34,7	68,4	12,5	3,1	30,9	111,8	4,4k	€ 300,0k
2	C2.02	Studio w/ terrace	North	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	C2.03	Studio w/ terrace	North	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	C2.04	Studio w/ terrace	North	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	C2.05	Studio w/ terrace	North	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	C2.06	Studio w/ terrace	North	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	C2.07	Studio w/ terrace	North	31,0	-	30,6	61,6	12,5	3,1	28,5	102,6	4,9k	€ 300,0k
2	C2.08	Studio w/ terrace	North	33,7	-	34,7	68,4	12,5	3,1	30,9			

→ asset analysis sheet

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location | Rua Miguel Torga, Grândola
asset type | Residential Development - Rehabilitation
prepared for | ARISH CAPITAL PARTNERS
analysis date | October 2022

PROJECT / DEVELOPMENT 3D IMAGES



PROJECT / DEVELOPMENT 3D IMAGES

studio apartment



PROJECT / DEVELOPMENT 3D IMAGES

1-bed apartment



PROJECT / DEVELOPMENT 3D IMAGES

2-bed apartment

