

THE 208

INVESTOR DECK



Zelije Capital Partners

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THE 208

- Rua da Boavista 208 -

Centenary building in Cedofeita, one of Porto's most traditional neighborhoods. Walking distance of around 10-15min to Tower of Clérigos, 5min to Lapa's Metro Station, Casa da Música and 10min to the nightlife center. The building has a long courtyard in the back.

[Google Maps](#)

THE 208



THE 208 APARTMENTS

Name	Type	Floor	m2 (GDA)	Value	Monthly rent <i>Yield 4% (during Covid-19)</i>	Airbnb Night/Month <i>Yield 10% (pre-Covid-19)</i>
Douro	To	0 Front	32	€ 150,000*	€ 500	€ 50/1200
Andorinha	To	0 Back	43	€ 200,000*	€ 650	€ 68/1644
Rabelo	To	1st Front	39	€ 175,000*	€ 580	€ 60/1438
Republica	T1	1st Back	64	€ 250,000*	€ 833*	€ 85/2040**
Caravela	T2 duplex	2nd Front	74	€ 275,000*	€ 917*	€ 94/2060**
Galeria	T2 duplex	2nd Back	99	€ 350,000*	€ 1,160*	€ 120/2,877**

*Does not include furniture.

**Assumption based on the three existent apartments performance. Airbnb at 80% occupancy rate.

THE 208 STATUS

The original structure features four apartments, all currently rented, and do not require major rehabilitation work inside.

The rehabilitation and expansion project has been submitted to CMP on May 2021.

The project features the addition of two T2 duplex and the expansion of the 'Republica' To.



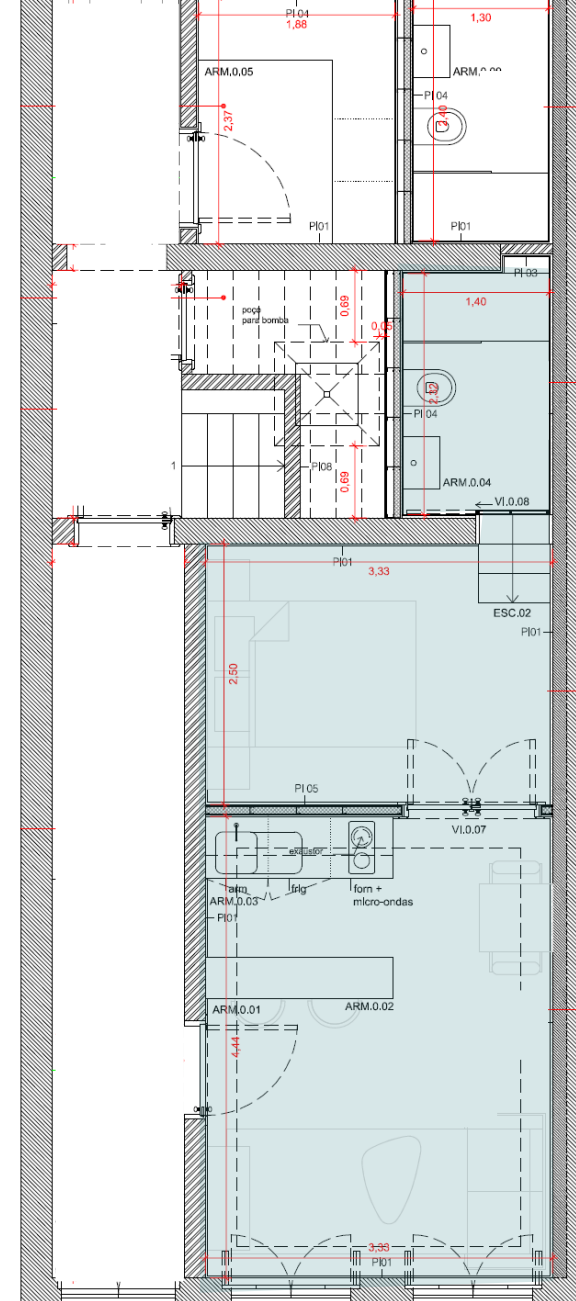
DOURO

To 32m2 ground floor front

150,000 €

This is the first apartment as you enter the building. The entrance door opens up to a living room and kitchen with two windows that face the street. Through the bedroom, which is a separate division you have access to the bathroom for maximum privacy.

Rehabilitation work concerns more the common areas than the apartment itself, which is already in great conditions.



DOURO

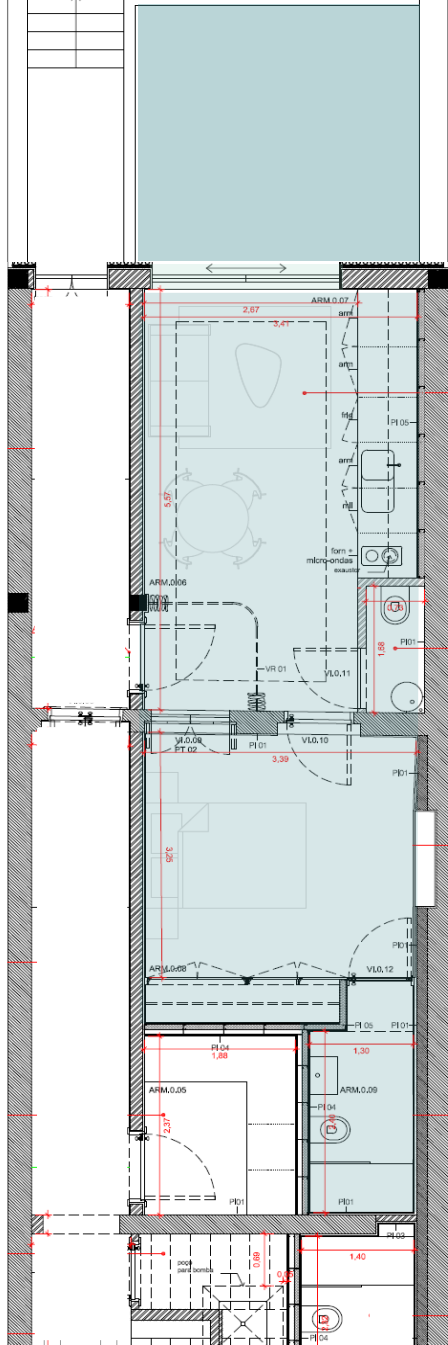
Airbnb

To 32m2 ground floor front

150,000 €



THE 208



ANDORINHA

To 43m² ground floor back

200,000 €

This ground floor apartment is slightly bigger as it benefit from a courtyard in the back. Like 'Douro', the entrance door also opens to a living room and kitchen. Through the bedroom, which is a separate division you have access to the bathroom for maximum privacy.

No major rehabilitation needed on the apartment itself.

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ANDORINHA

Airbnb

To 43m2 ground floor back

200,000 €



THE 208

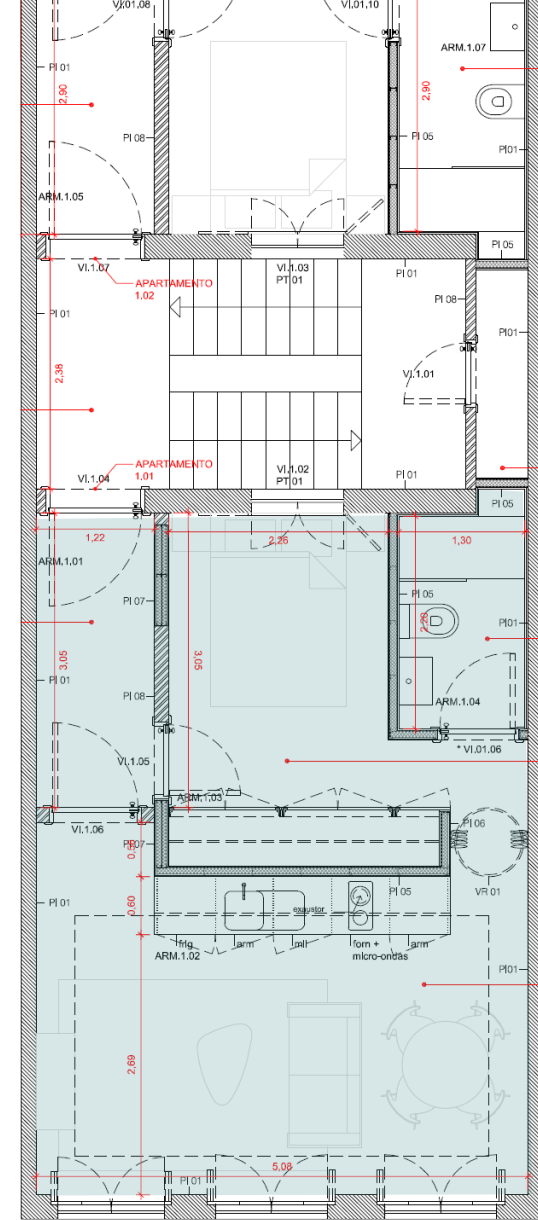
RABELO

To 39m² 1st floor front

175,000 €

This apartment has a small entrance corridor, with the bedroom to the right, and the living room with open-kitchen at the end of it. The bathroom is accessible both through the bedroom and living room, which also receives a lot of light.

Rehabilitation work concerns more the common areas than the apartment itself, which is already in great conditions.



RABELO

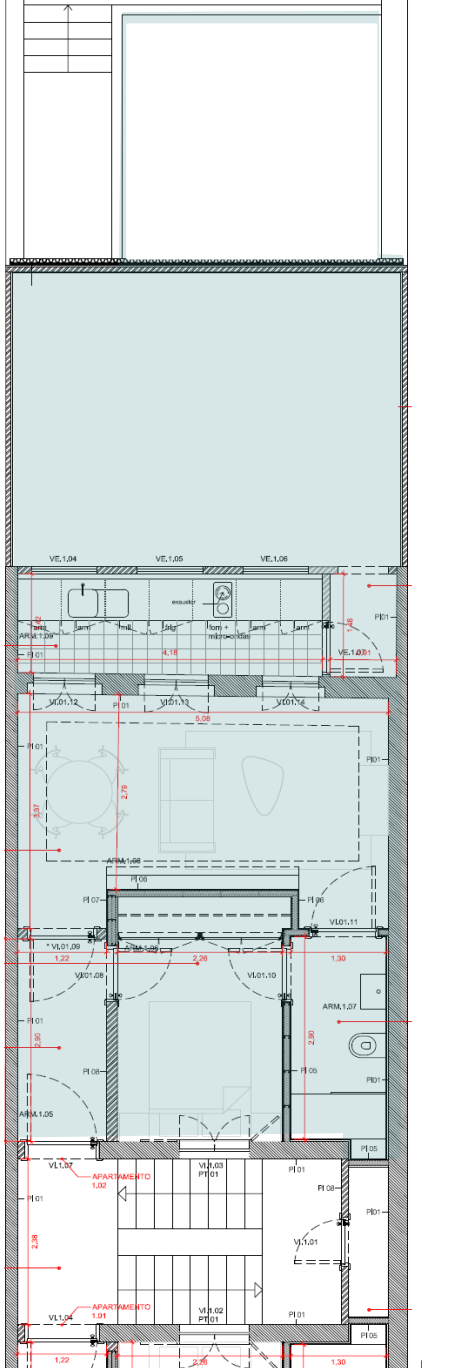
Airbnb

To 39m2 1st floor front

175,000 €



THE 208



REPUBLICA

To 64m2 1st floor back

250,000 €

This apartment will be expanded to occupy the area that today constitutes the terrace, offering the possibility to add square meters to the current living room or an additional bedroom.



REPUBLICA

Airbnb

To 64m2 1st floor back

250,000 €



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CARAVELA

T2 duplex 74m2 2nd floor front

275,000 €

This apartment will have two bedrooms and one living room spanning across two floors. Its windows will face the street side and will have a balcony on the top floor.





GALERIA

T2 duplex 99m2 2nd floor back

350,000 €

This apartment will have two bedrooms and one living room spanning across two floors. It will be significantly bigger than 'Caravela', and its windows will face the courtyard in the back.

ESTABLISHED OPERATIONS

Top customer feedback



Tourism permits, licenses and management services in place



Excellent relations with banking partners



BOARD & MANAGEMENT TEAM



Luis Castro

Co-founder & GM

*Civil Engineer
INSEAD MBA*



Joao Maria Fonseca

Co-founder & GM

*Civil Engineer
Executive*



Leonardo Manuel Oliveira

Co-founder

*Finance & Biz Dev
INSEAD MBA*



Francisco Briosa e Gala

Co-founder

*General Management
Marketing Executive*

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