

THE 963

INVESTOR DECK



Zelije Capital Partners

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THE 963

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- Rua da Fernandes Tomás 963 -

Located in the historic center in Trindade and next to "Câmara do Porto", there are plenty of great local restaurants and all amenities you need. Moreover, it is located next to Trindade metro station from where you can everywhere in Porto.

[Google Maps](#)

THE 963 APARTMENTS

Name	Type	Floor	m2 (GDA)	Value	Monthly rent Yield 4% (during Covid-19)	Airbnb Night/Month Yield 10% (pre-Covid-19)
Café	Commercial	0	74	€ 350,000*	€ 1,167	n/a
LBV	To	1st Right	36	€ 180,000*	€ 600	€ 62/1479
Mandala	To	1st Left	36	€ 180,000*	€ 600	€ 62/1479
Trindade	T1 duplex	2nd Right	61	€ 250,000*	€ 833**	€ 86/2055**
Aliados	T1 duplex	2nd Left	61	€ 250,000*	€ 833**	€ 86/2055**

*Does not include furniture.

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



THE 963 STATUS

The original structure features two apartments, each currently in 1-year lease and are not in need major rehabilitation work inside. It also features a commercial unit (Café/Restaurant/Bar) on the ground floor.

Our re-habilitation and expansion project has been submitted to CMP on May 2021.

The project outlines the addition of two T1 duplexes.

CAFÉ

Commercial space 74m2 ground floor

350,000 €

The lease for the commercial location terminates in 2021, at which point rental income will adjust to market value (€ 1200), either with the same tenant or a new one.





LBV

To 36m2 1st floor right

180,000 €

This apartment has one bedroom to the right, as you enter, followed by a bathroom. The living room at the end of the corridor is equipped with an open-kitchen facing Rua Fernandes Tomás. It has been a favorite among Airbnb guests over the years.

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



LBV

Airbnb

To 32m2 1st floor right

180,000 €

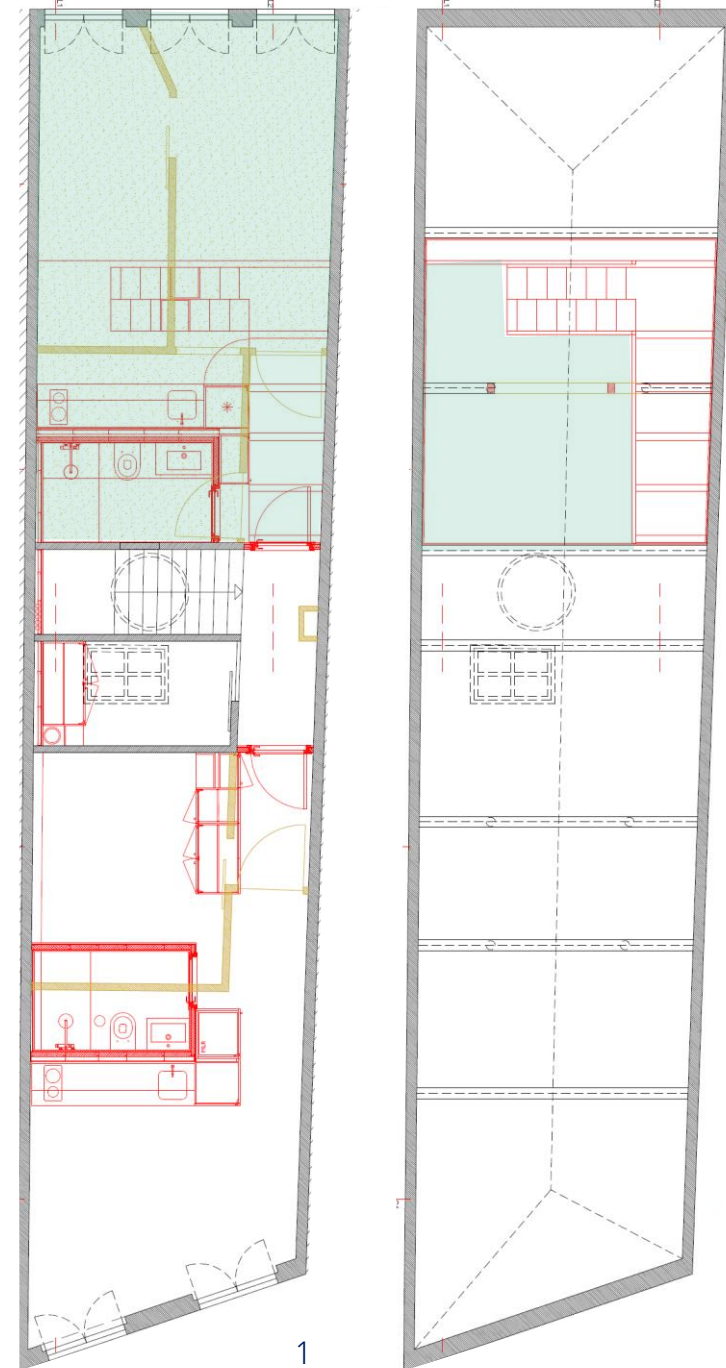
MANDALA

To 36m2 1st floor left

180,000 €

This apartment is quite unique thanks to the staircase that leads to the bedroom mezzanine, and which also serves as a bookshelf. It is equipped with a bathroom, as you enter, and an open kitchen facing the living room. It has a very high ceiling.

No major rehabilitation is needed on the apartment itself.



MANDALA

Airbnb

To 32m2 1st floor left

180,000 €



THE 963



ALIADOS

T1 duplex 61m2 2nd floor right

250,000 €

This apartment will have one bedroom and one living room spanning across two floors. Its windows will face Rua Fernandes Tomás and will have a balcony on the top floor.

The rendering of the floor plan is currently in development and should be ready as of March'21.

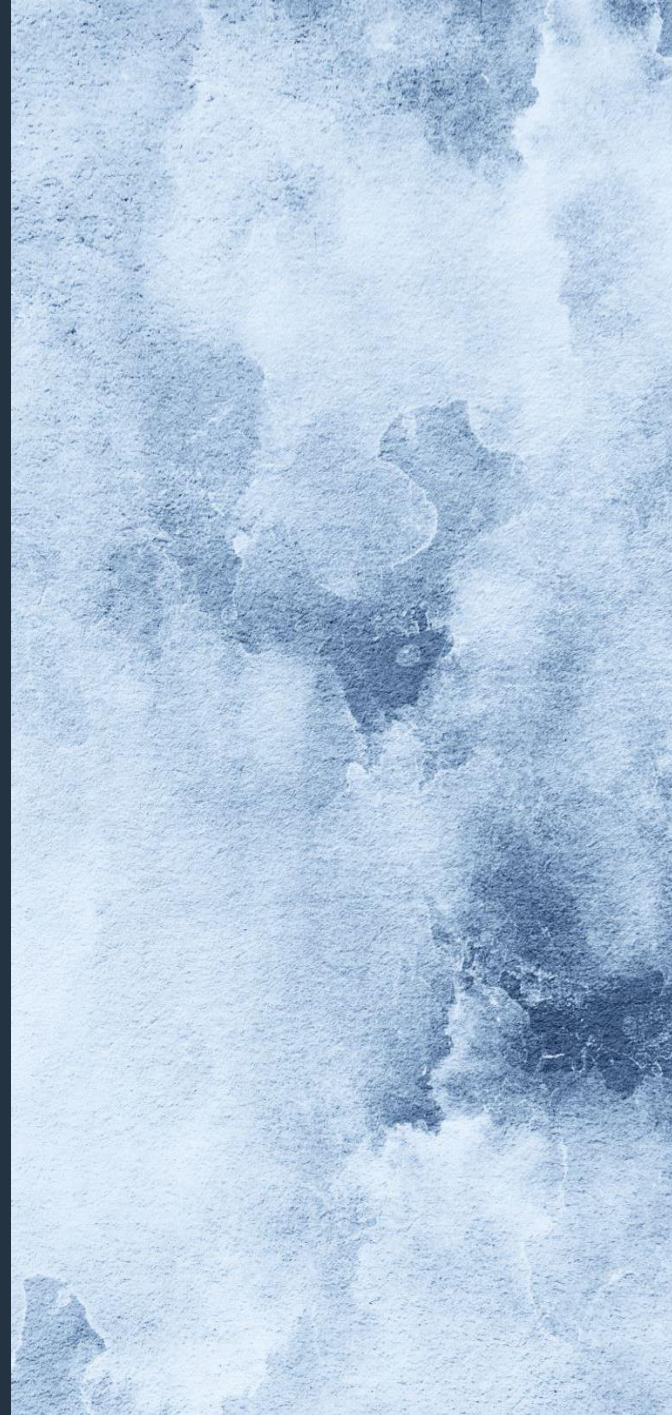
TRINDADE

T1 duplex 61m2 2nd floor left

250,000 €

This apartment is very similar to 'Aliados' but will face Rua do Estevão instead. It will have one bedroom and one living room spanning across two floors, including a balcony on the top one.

The rendering of the floor plan is currently in development and should be ready as of March'21.



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 Brios e Gala

Co-founder

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