

Havbadhotel in Vorupør

High level investment budget, 80 rooms and 32 apartments,

Time	1
Year	2023

Rental income to owner after operating costs 6.588.933

Yield demand

Hotel	8,00%
Yield demand	2.096.000
Income	6.588.933
Surplus	4.492.933

Leverage (excluding inventory)	DKK	Yield p.a.
Realkredit 50%	101.000.000	2,25%
Bank 20%	40.400.000	5,00%
Total	141.400.000	

	DKK
Investment	214.000.000
Sales of apartments	46.400.000
Funding, realkredit and bank	141.400.000
Capex (investment)	26.200.000

Investment

	DKK	Price pr. room/apt. (112)
Construction cost	190.000.000	
Land purchase	12.000.000	
Inventory	12.000.000	
Total	214.000.000	1.910.714

Data

Occupancy rate	<i>Weeks</i>	<i>Weeks</i>	<i>Weeks</i>
	8	28	16
<i>Type</i>	<i>Highseason</i>	<i>Midseason</i>	<i>Lowseason</i>
Hotel rooms, 80	90%	75%	60%
Apartments, 32	90%	65%	40%

Stay overs 70.000 - 80.000 (persons)	<i>Highseason</i>	<i>Midseason</i>	<i>Lowseason</i>
	<i>Rooms</i>	<i>Apartments</i>	
<i>Number</i>	80	32	
Stay over rooms, two beds	8.064	23.520	10.752
Stay over apartments, four beds	6.451	16.307	5.734
Total	14.515	39.827	16.486

70.829

Guests pr. stay over in rooms: 2 Guests in apartments pr. stay: 4. More beds will be available in units as extras

Turnover/unit/pr. week

<i>Type</i>	<i>Highseason</i>	<i>Midseason</i>	<i>Lowseason</i>
Rooms	9.000	4.500	3.000
Apartments	10.500	5.400	3.900
Restaurant/Spa (50% of room/apartment turnover)	9.750	4.950	3.450

Turnover/unit/year

<i>Type</i>	<i>Highseason</i>	<i>Midseason</i>	<i>Lowseason</i>
Rooms	5.184.000	7.560.000	2.304.000
Apartments	604.800	786.240	199.680
Restaurant/Spa	2.894.400	4.173.120	1.251.840
Total	8.683.200	12.519.360	3.755.520

24.958.080

Operating cost/split

<i>Type</i>	<i>Highseason</i>	<i>Midseason</i>	<i>Lowseason</i>	
Operation costs 60%	5.209.920	7.511.616	2.253.312	
GOP (Gross Operating Profit)	3.473.280	5.007.744	1.502.208	
Hotel Owner 66% of GOP	2.292.365	3.305.111	991.457	6.588.933
Operator 33% of GOP	1.146.182	1.652.556	495.729	