MARISOL

ONE-PAGER

Bilbao La Vieja 4

Calle San Francisco 4 · Bilbao La Vieja · Ibaiondo

An estimate, not a plan. Prepared 10 November 2026.

THE ASSET

Format	Hotel
Units	46
Keys (est.)	—
Sleeps (est.)	—
Gross m²	3.020
Asking	8.400.000 €

THE ESTIMATE

Cost taken as the asking price.

All-in cost	**8.400.000 €**
Per unit	182.609 €
Revenue a year	—
Costs a year	—
NOI	**—**
Yield on cost	**—**

THE OFFER

No structured offer has been made on this asset, so there is nothing here to judge. What would be paid, and how it would be paid, is the missing half of this page — the offer wizard on the deal writes it, and this page then says whether the building can carry it.

WHERE IT STANDS

Stage	Arras
Priority	High
Next action	Notary date — confirm with the seller's lawyer
Due	2026-09-20

NOTES

Arras signed 1-Sep for 7.800.000. Notary in October. Equity being raised for completion.

Every figure on this page is an estimate entered on the pipeline, not the output of the model. It is for deciding whether an asset is worth the work of a business plan — it is not one, and nothing here should be quoted to an investor.