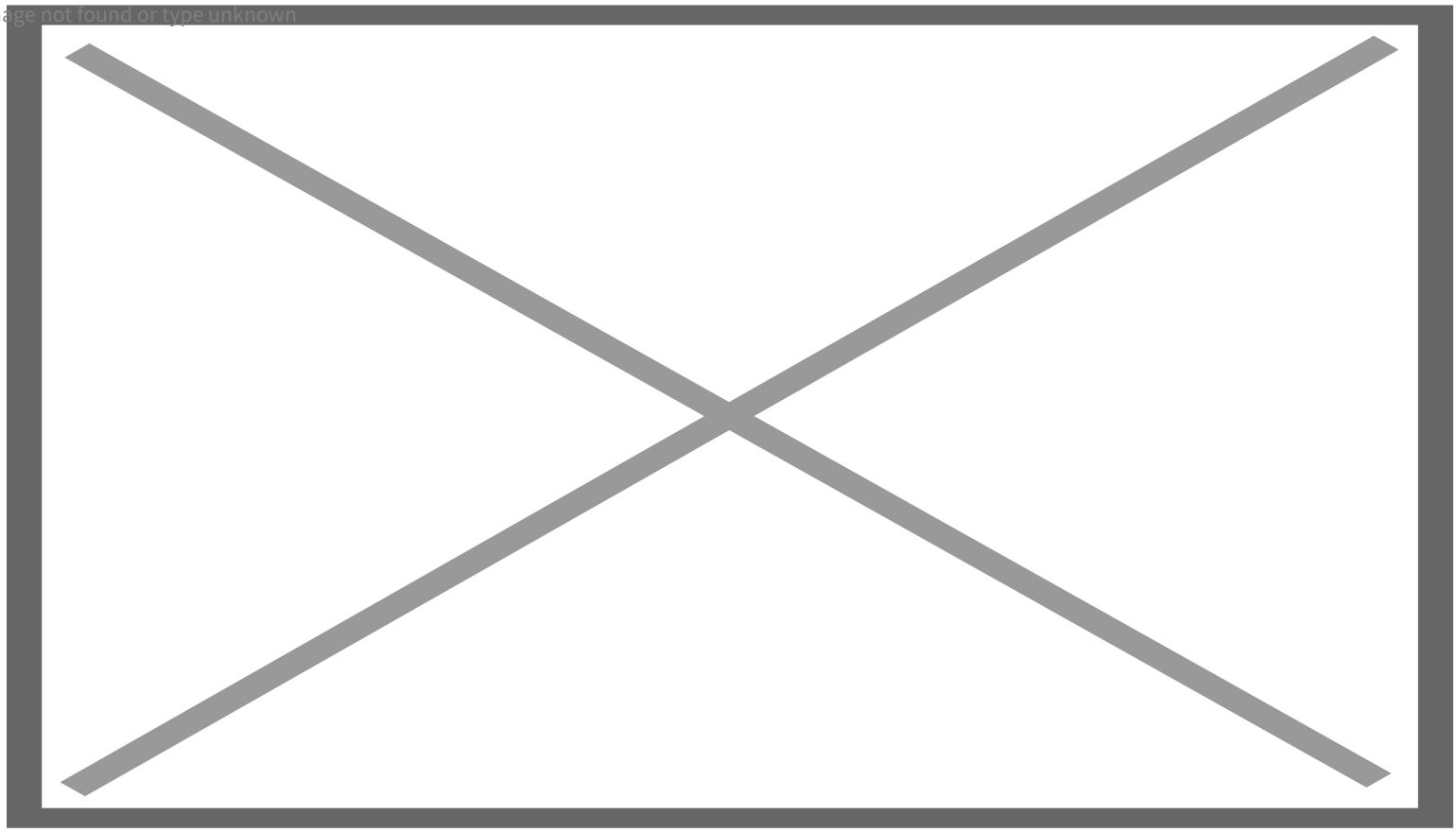
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西班牙足球俱乐部及体育

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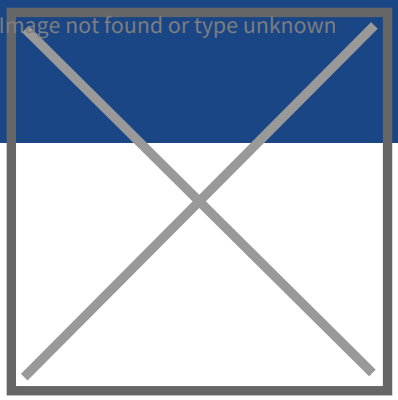


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TARGET PRICE

$ 0

GROSS REVENUE

$ 0

EBITDA

$ 0

BUSINESS TYPE

足球俱乐部

COUNTRY

西班牙

BUSINESS ID

L#20261085

一家历史悠久的西班牙足球俱乐部，目前征战于西班牙足球第三级别联赛，同时拥有位于西班牙发展最快的体育中心之一的一处标志性综合体育及商业综合体的独家开发权。

此次交易使投资者得以拥有这家拥有近八十年历史、拥有稳定球迷基础且竞技表现强劲的职业足球俱乐部，同时还获得了一项长期特许权，可对俱乐部体育场毗邻的黄金开发用地行使控制权。

机会亮点

- 一家历史悠久的西班牙足球俱乐部，成立于1947年，拥有78年的运营历史。
- 目前正在西班牙足球第三级别联赛——Primera Federación中参赛。
- 约有2,000名会员，并在该地区拥有相当稳固的粉丝群体。
- 一座可容纳8,000人的现代化体育场。
- 这所充满活力的青训学院拥有约800名注册球员。
- 在成功完成财务重组后，建立了无负债的运营平台。
- 已获得长期市政特许经营权，有效期至约2073年。

战略发展资产

该项目的核心是一项为期50年的特许经营权，涉及约5,000平方米的黄金地段，该地块与体育场综合体直接相连。
该特许经营权允许开发一个8至10层高的综合用途项目，集体育、酒店、医疗、零售和商业功能于一体。

该拟建项目有望打造西班牙首批完全集成的以体育为导向的商业生态系统之一，其中包括：

- 运动医学与康复机构
- 高性能训练中心
- 运动员住宿
- 酒店及服务式公寓
- 零售及餐饮服务
- 公司办公场所和会议设施

区位优势

该资产位于一座拥有约8万居民的城市，距离马德里仅60公里，并通过高铁与马德里相连，不仅交通便利，而且作为全国性的体育目的地，其声誉正日益提升。

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该市定期举办涵盖多个项目的国内和国际体育赛事，由此全年都吸引着运动员、运动队、体育协会以及体育游客络绎不绝地前来。

投资亮点

- 在欧洲主要足球市场中拥有职业足球俱乐部。
- 通过具有法律约束力的市政协议获得了长期特许经营权。
- 来自体育、酒店、医疗保健、零售和活动领域的多种收入来源。
- 房地产开发具有显著的上涨潜力。
- 深厚的社区根基和机构支持。
- 既能实现业务增长，又能获得资产增值。

交易概述

- 行业：体育与娱乐 / 房地产开发
- 地点：西班牙
- 资产类型：足球俱乐部 + 开发权
- 体育场容量：8,000人
- 特许经营期限：50年
- 开发用地：约5,000平方米
- 潜在可建面积：40,000–50,000 平方米
- 交易类型：100%收购机会

投资理由

此次交易将两大极具吸引力的资产类别结合在一起：职业体育球队所有权和长期房地产开发。
投资者将立即获得这家历史悠久的足球机构的控制权，同时通过开发一个大型体育、酒店及商业综合体来释放巨大价值，该综合体旨在服务于西班牙最活跃的体育社区之一。

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The projected financial information contained in the Memorandum is based on judgmental estimates and assumptions made by the management of the target Company, about circumstances and events that have not yet taken place. Accordingly, there can be no assurance that the projected results will be attained. In particular, but without prejudice to the generality of the foregoing, no representation or warranty whatsoever is given in relation to the reasonableness or achievability of the projections contained in the Memorandum or in relation to the bases and assumptions underlying such projections and you must satisfy yourself in relation to the reasonableness, achievability and accuracy thereof.

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