

Executive Summary
NURSING HOME
LA ALAMEDA

Strictly Confidential



NURSING HOME – TORRES DE ALAMEDA

Key data



DEAL Sell	146 Current N° of Beds	50 Day center places	3,827 SqM
---------------------	----------------------------------	--------------------------------	---------------------



25Y Contract	15Y Mandatory	1Y Bank Guaranty Or Similar	640K Rent	8.6% NNN Rent 100% CPI linked
------------------------	-------------------------	--	---------------------	--

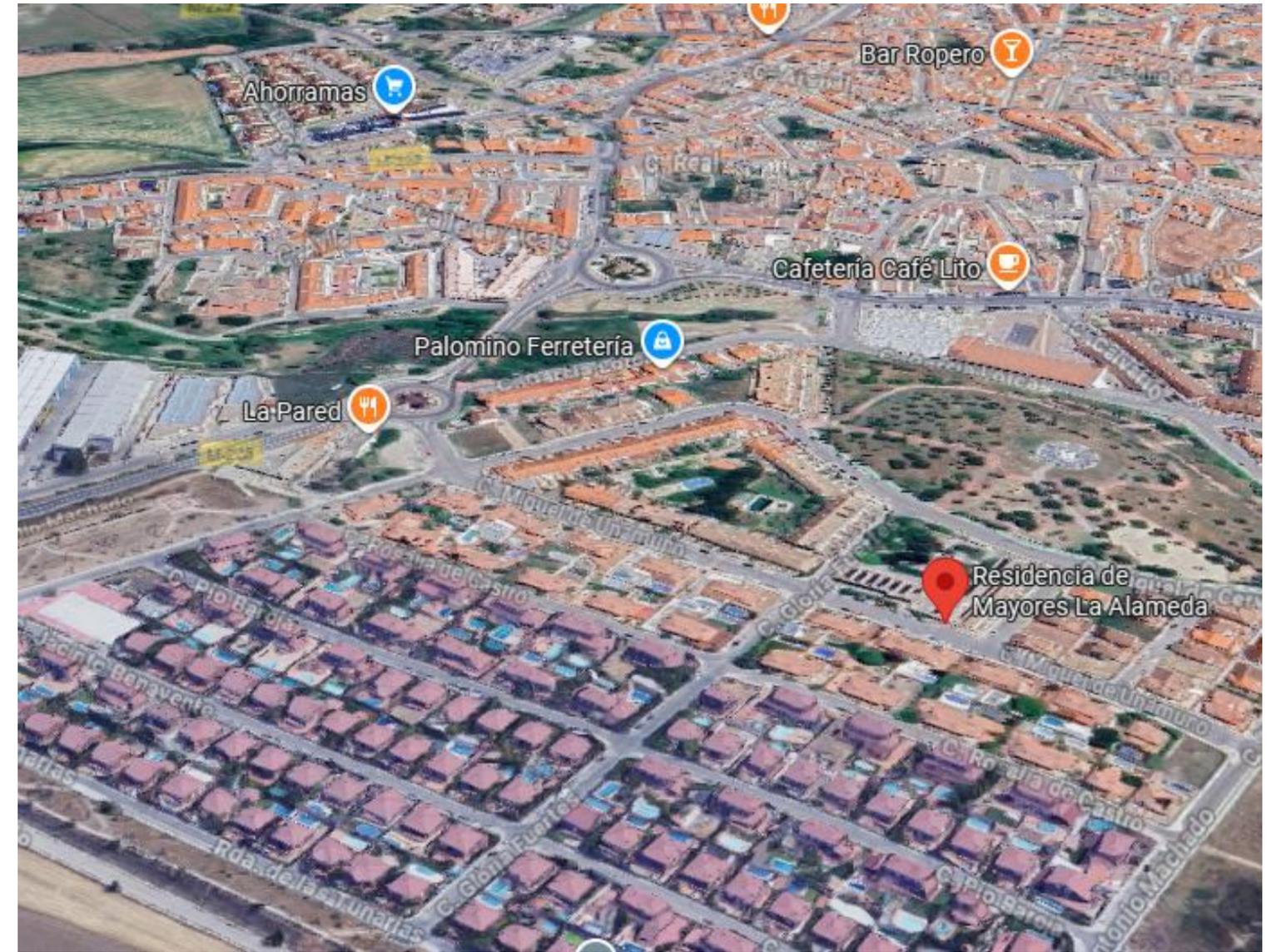


7.425M€ Acquisition Price	10.4M€ Appraisal	28.4% Discount	
-------------------------------------	----------------------------	--------------------------	--

NURSING HOME – LA ALAMEDA

Location

TORRES DE ALAMEDA (MADRID REGION)



Analysis of demand and supply (Madrid region):



Area of influence (Madrid included) –
6,984,146 inhabitants (2024)



1,150,000 inhabitants are 65+ years
old (16.5% of the total population)



Current supply ~ 48,500 beds,
representing 4.2 beds per 100 people
65+ years old *



Avrg. Occupancy 98%

* World Health Organization recommendation - 5 beds per 100 people 65+

Analysis of demand and supply (Torres de Alameda 15-20 km radius):



Located in Torres de Alameda (30 km from Madrid center) which is serving as a natural residential and service hub for the southeast metropolitan belt



Torres de Alameda population – 7,742 inhabitants (2024)



The Torres de Alameda nursing homes are not fed only by the local villages. They pull people from Alcalá de Henares ($\approx 200,000$ hab.), from the Henares corridor and from families who look for cheaper / quieter locations than inside Alcalá itself.

* Source: <https://www.inforesidencias.com/> and <https://miresi.es>

NURSING HOME – LA ALAMEDA

Key data

Nursing homes supply (Torres de Alameda 15-20 km radio):

Nursing home	City	Beds
Residencia La Alameda	Torres de la Alameda	146
DomusVi Rosario	Torres de la Alameda	112
Residencia / Centro de Día Campo Real	Campo Real	106
Residencia Peñas Albas	Villalbilla	76
Residencia San Miguel	Villalbilla	49
Residencia Santa Rosa / Los Hueros	Villalbilla (Los Hueros)	45
Residencia Municipal de Mayores de Loeches	Loeches	60
Centro Asistencial Gaudí	Mejorada del Campo	52
Residencia Ntra. Sra. de la Esperanza II	Mejorada del Campo	20
Ballesol Alcalá de Henares	Alcalá de Henares	273
DomusVi Alcalá de Henares	Alcalá de Henares	180
DomusVi Espartales	Alcalá de Henares	142
		1,261



Avg. Occupancy - 98%;
Avg. price/bed – 2,300€

NURSING HOME – LA ALAMEDA

OPERATOR'S P&L FORECAST

	2.026	2.027	2.028	2.029	2.030	2.031	2.032	2.033	2.034	2.035
INGRESOS										
Prestación Servicios R Dobles	454.573	467.756	484.128	501.072	518.610	536.761	555.548	574.992	595.116	615.945
Prestación Servicios R Individuales	3.016.143	3.103.611	3.212.238	3.324.666	3.441.029	3.561.465	3.686.117	3.815.131	3.948.660	4.086.864
Centro de Día	122.869	126.433	130.858	135.438	140.178	145.084	150.162	155.418	160.857	166.487
Farmacia y Funeraria	17.520	17.520	17.520	17.520	17.520	17.520	17.520	17.520	17.520	17.520
Otros	13.140	13.140	13.140	13.140	13.140	13.140	13.140	13.140	13.140	13.140
Total ingresos	3.624.246	3.728.460	3.857.883	3.991.836	4.130.477	4.273.971	4.422.486	4.576.200	4.735.294	4.899.956
GASTOS										
Sueldos y salarios	1.468.894	1.511.492	1.564.394	1.619.148	1.675.818	1.734.472	1.795.178	1.858.009	1.923.040	1.990.346
Seguridad social a cargo de la empresa	481.201	495.155	512.486	530.423	548.988	568.202	588.089	608.672	629.976	652.025
P.R.L. y cursos	3.284	3.284	3.284	3.284	3.284	3.284	3.284	3.284	3.284	3.284
Sueldos, salarios y S.S.	1.953.378	2.009.931	2.080.163	2.152.854	2.228.089	2.305.957	2.386.551	2.469.965	2.556.299	2.645.655
% s/fact.	53,9%	53,9%	53,9%	53,9%	53,9%	54,0%	54,0%	54,0%	54,0%	54,0%
Alimentación	222.661	229.118	237.137	245.437	254.027	262.918	272.120	281.645	291.502	301.705
Limpieza aseo lavandería	23.501	24.182	25.029	25.905	26.811	27.750	28.721	29.726	30.767	31.844
Material geriátrico, menaje, lencería util.	54.218	55.791	57.743	59.764	61.856	64.021	66.262	68.581	70.981	73.466
Uniformes	5.983	6.157	6.372	6.595	6.826	7.065	7.312	7.568	7.833	8.107
Inversión Corriente	36.242	37.285	38.579	39.918	41.305	42.740	44.225	45.762	47.353	49.000
Consumos	342.606	352.533	364.861	377.620	390.826	404.494	418.641	433.282	448.436	464.121
% s/fact.	9,5%	9,5%	9,5%	9,5%	9,5%	9,5%	9,5%	9,5%	9,5%	9,5%
Edificios y equipos	93.894	96.617	99.999	103.499	107.121	110.870	114.751	118.767	122.924	127.226
Electricidad y agua	56.700	58.344	60.386	62.500	64.687	66.951	69.295	71.720	74.230	76.828
Gas y combustible	29.400	30.253	31.311	32.407	33.542	34.716	35.931	37.188	38.490	39.837
Teléfono	5.693	5.858	6.064	6.276	6.495	6.723	6.958	7.202	7.454	7.715
Mantenimiento y suministros	185.687									
% s/fact.	5,1%	5,0%	4,8%	4,7%	4,5%	4,3%	4,2%	4,1%	3,9%	3,8%
Seguros	14.882	15.313	15.849	16.404	16.978	17.572	18.187	18.824	19.483	20.165
Material Oficina	2.435	2.505	2.593	2.684	2.778	2.875	2.976	3.080	3.188	3.299
Servicios Profesionales Independientes	30.624	31.512	32.615	33.756	34.938	36.160	37.426	38.736	40.092	41.495
Otros gastos varios (IAE y Publicidad)	37.931	39.031	40.397	41.811	43.274	44.789	46.356	47.979	49.658	51.396
Otros Gastos	85.871									
% s/fact.	2,4%	2,3%	2,2%	2,2%	2,1%	2,0%	1,9%	1,9%	1,8%	1,8%
Total gastos	2.567.542	2.634.022	2.716.582	2.802.032	2.890.473	2.982.010	3.076.750	3.174.806	3.276.294	3.381.334
Margen Bruto de Explotación	1.056.704	1.094.438	1.141.301	1.189.803	1.240.004	1.291.961	1.345.737	1.401.394	1.459.000	1.518.622
% Total Margen Bruto s/fact.	29,16%	29,35%	29,58%	29,81%	30,02%	30,23%	30,43%	30,62%	30,81%	30,99%
Amortizaciones	81.250									
Canon	640.000	658.560	681.610	705.466	730.157	755.713	782.163	809.538	837.872	867.198
Tasa esfuerzo	60,57%	60,17%	59,72%	59,29%	58,88%	58,49%	58,12%	57,77%	57,43%	57,10%
Resultado de activ. Ordinaria	335.454	354.628	378.441	403.087	428.596	454.998	482.324	510.606	539.878	570.175
% Act. Ord. s/fact.	9,26%	9,51%	9,81%	10,10%	10,38%	10,65%	10,91%	11,16%	11,40%	11,64%
Gastos generales Empresa	72.485	74.569	77.158	79.837	82.610	85.479	88.450	91.524	94.706	97.999
% s/fact.	2,00%	2,00%	2,00%	2,00%	2,00%	2,00%	2,00%	2,00%	2,00%	2,00%
Resultado antes de impuestos	262.969	280.059	301.283	323.251	345.987	369.519	393.874	419.082	445.172	472.176
% Resultado s/fact.	7,26%	7,51%	7,81%	8,10%	8,38%	8,65%	8,91%	9,16%	9,40%	9,64%

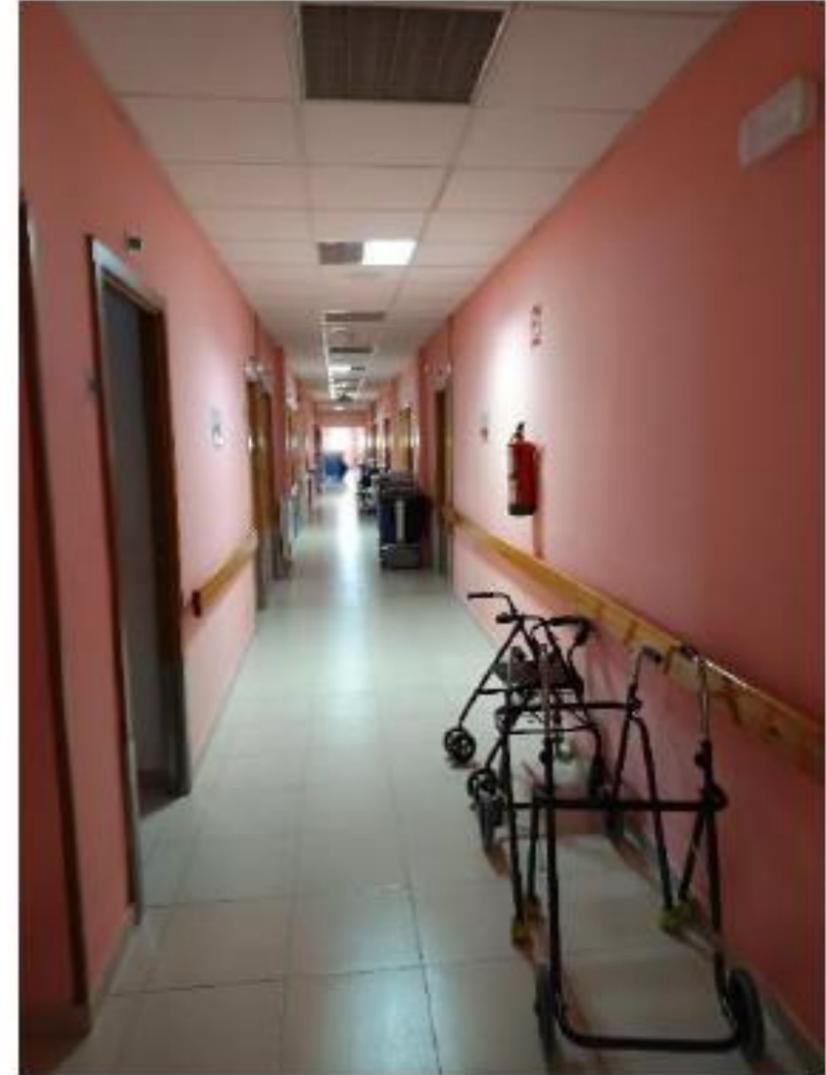
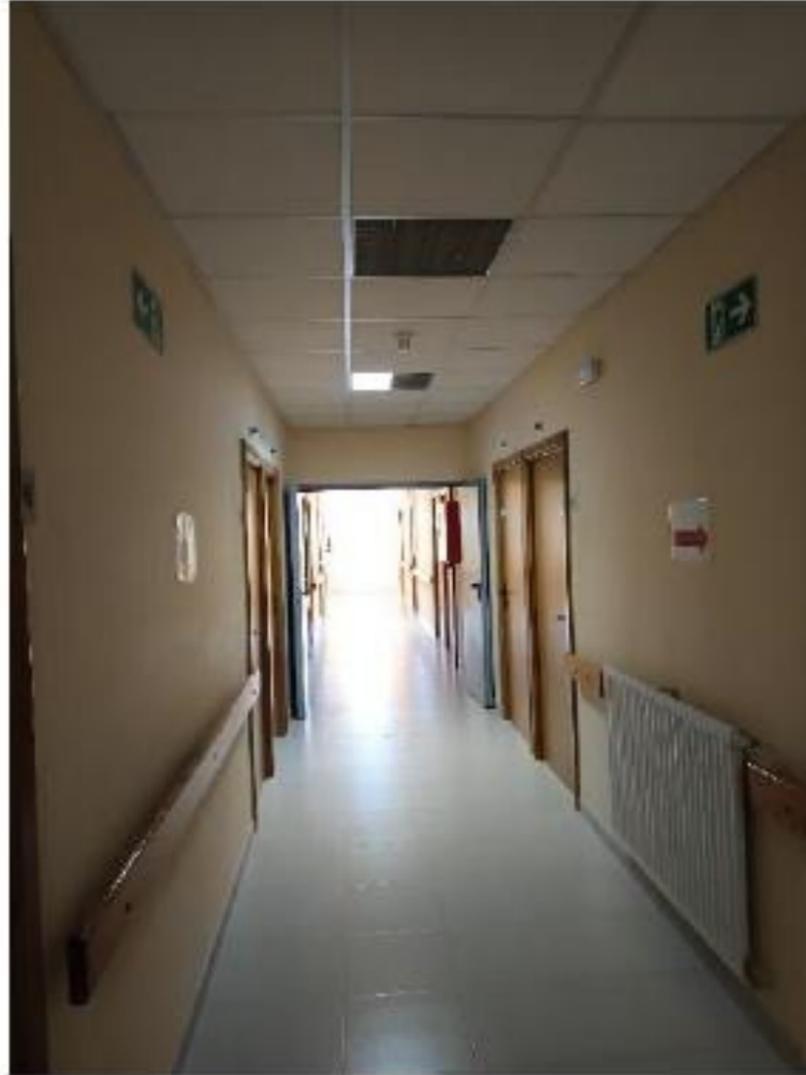
PICTURES:



PICTURES:



PICTURES:



PICTURES:



PICTURES:





Demographic Analysis of Demand *



20.4%

Of the Spanish population are over 65



84

Years: average life expectancy in Spain



25.2%

Of the Spanish population will be over 65 by 2033



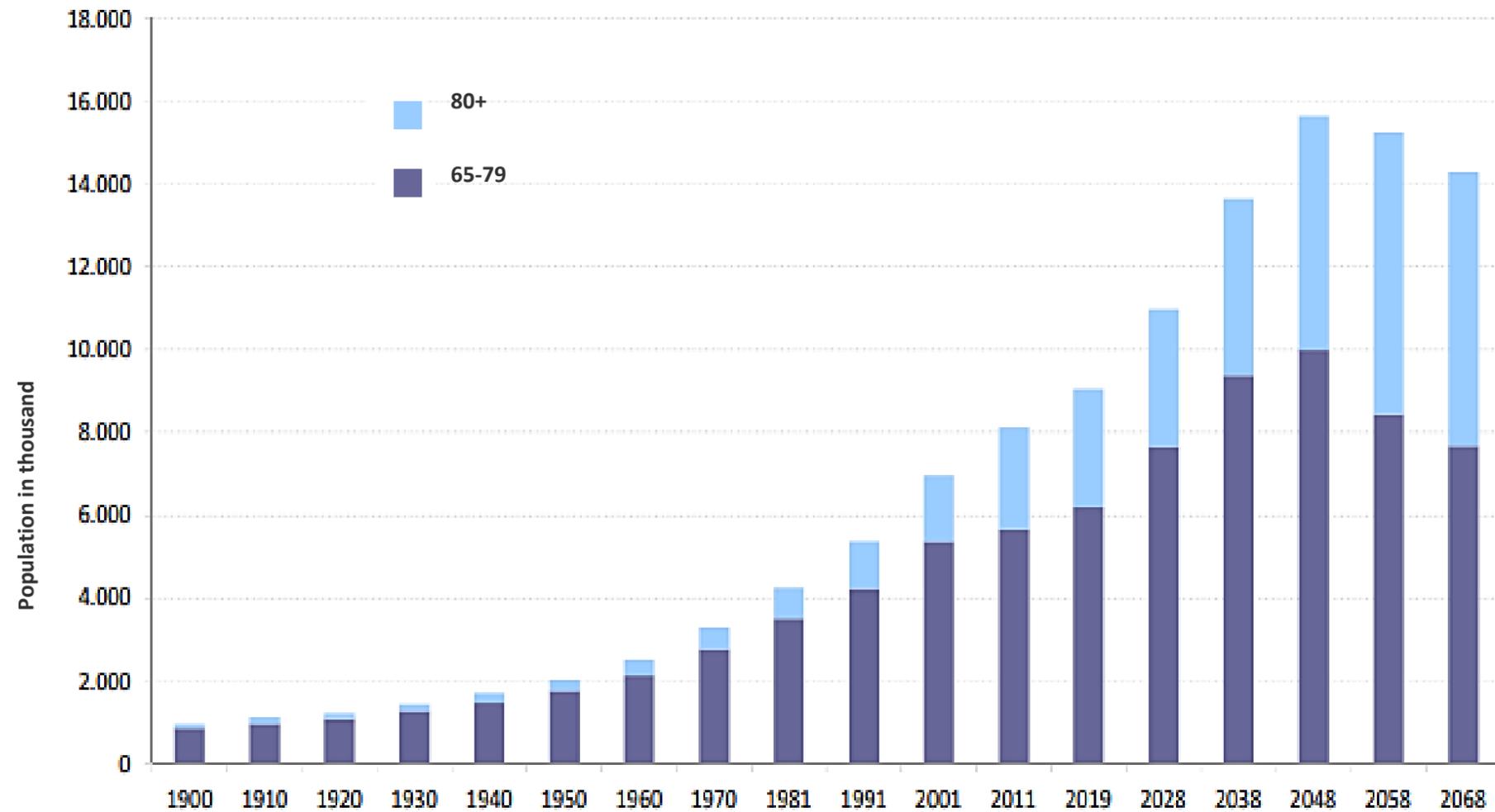
52.8%

Of the remaining years of life will be healthy and live independently by 65+

* As of December 2024. Source: <https://tradingeconomics.com/spain/proportion-of-population-aged-65-over-eurostat-data.html>



Evolution of the population aged 65+ (Spain 1900-2068)



Source: INE 1900-2011: Censos de Población y Vivienda

+15
years

Experience



+1,900
Employees



23 Nursing
Homes (2025)

3,103

Beds (2024)

380

Day stay places

€61.7M

Turnover (2024)

OUR NETWORK

Banks:



Institut Català
de Finances

Operators:



Investment Disclaimer:

- The Company owns and manages real estate projects in Spain. This project presentation is a financial forecast of one of our portfolio's projects. The data provided is an estimation/forecast and it is subject to market risks which may result in variations.
- The company does not provide investments advisory services in any manner or form. The ownership of any investment decision(s) shall exclusively vest with the investor analyzing all possible risk factors and by exercise of his/her/its independent discretion. NEXTPOINT shall not be liable or held liable for any consequence of his/her/its decision.

