

BOUTIQUE HOTEL 10 SUITES

FROM

€1.2MIO

€240.000 CASH DEPOSIT

DELIVERY

120 DAYS TO OPENING PARTY



M

PopUp Village
+10 Units



L

PopUp Poshtel
+50 Units



XL

PopUp Living
+100 Units



XXL

PopUp Living
+200 Units

ALERT
VERY DETAILED

SHARING IS CARING

AND DARING

POSHTEL POPUP

THE WAY OF SHARING

DELIVERED ANYWHERE . JUST TURN THE KEY + FUNITURES + TOWELS + UTILITY + OPERATIONS



COST PER UNIT €120.000

DELIVERED ANYWHERE . JUST TURN THE KEY + FUNITURES + TOWELS + UTILITY + OPERATIONS



COST PER UNIT €120.000

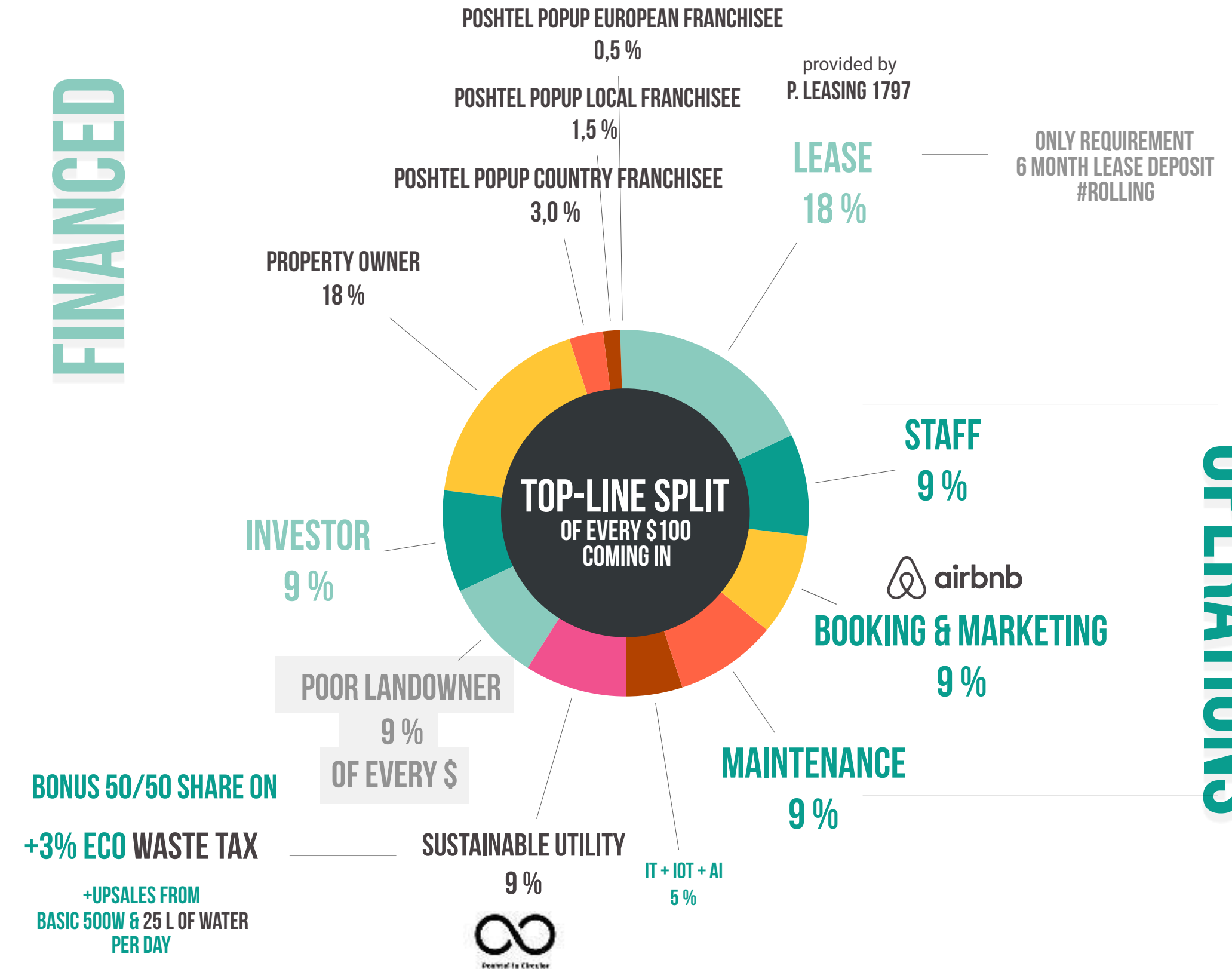
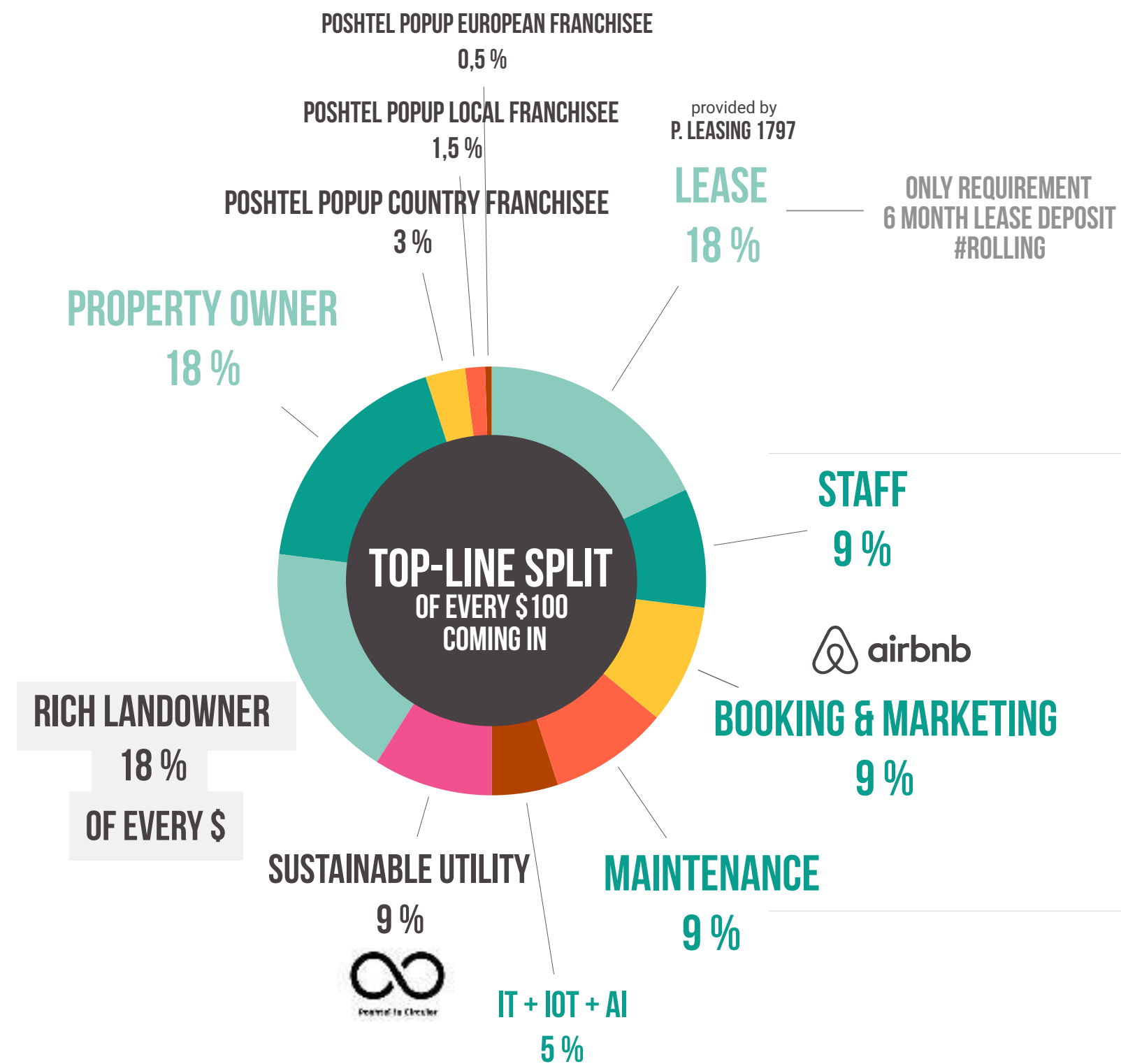


RICH LANDOWNER PUTS 20% CASH

POOR LANDOWNER + INVESTOR WITH 20% CASH

FINANCED

FINANCED



OPERATIONS

OPERATIONS

Cleint: **Morten & Robie**

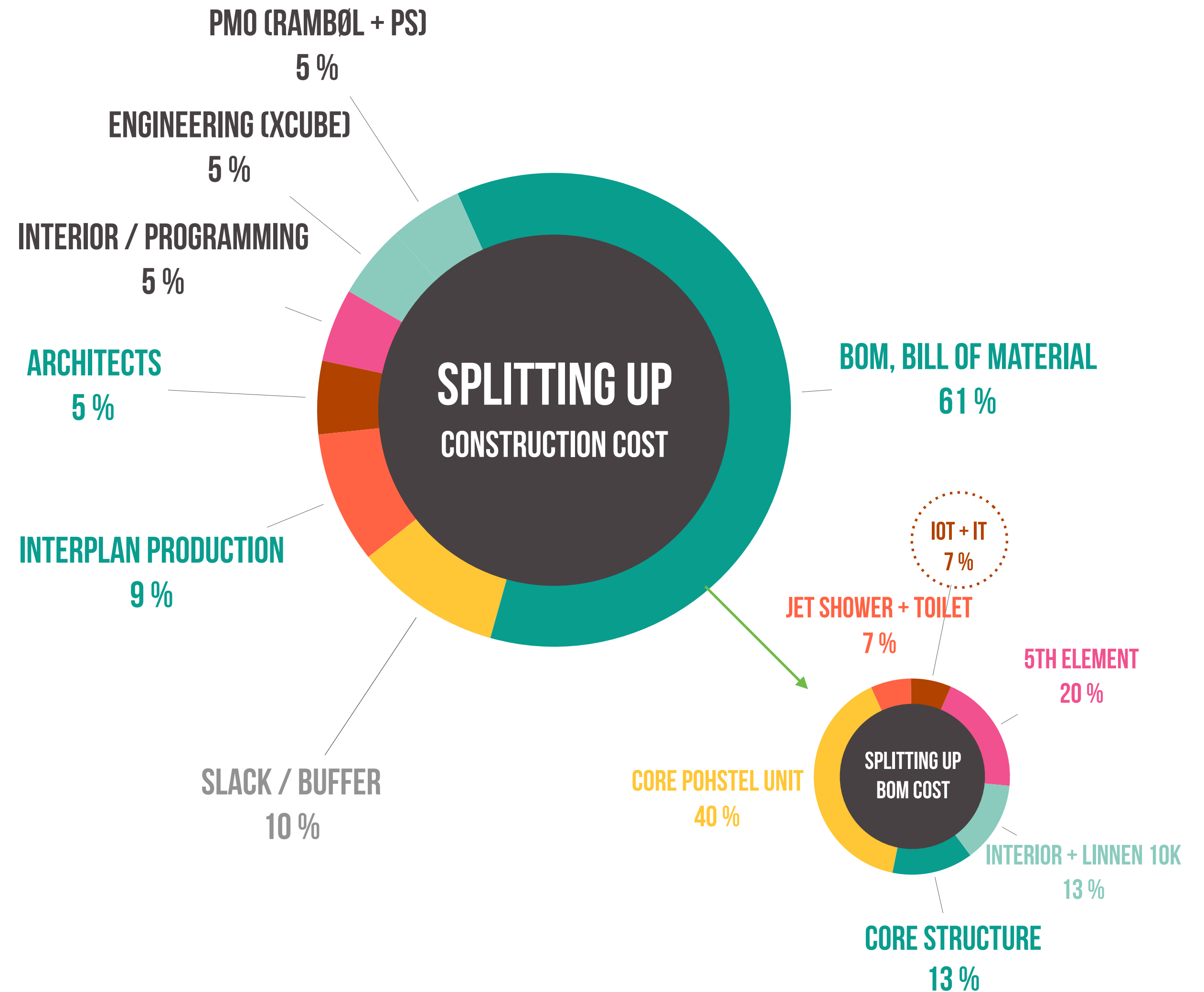
Reference: **RAMBØLL**

Units 16

ORDER / MENU	Units	m2	Beds	NOTES	UNIT PRICE	SUM
Rooms						
Suites	13	56	4	List price 600€ per room with Breakfast in room.	120.000 €	1.536.000 €
Rooms	3	28	3		80.000 €	256.000 €
Bunkbed Live Rooms (for Artists in Residence)	5	28	8		60.000 €	300.000 €
			101			
Utility						
5th Element Basic	1	28			120.000 €	96.000 €
Solar Park + Batteries	1	28		Electricity is available - but there is enough sun 320Days To fit the needs	100.000 €	100.000 €
Laundry	1	28			120.000 €	120.000 €
Xtra's						
Pool with Bar	1				120.000 €	120.000 €
Community Kitchen & Bar	1	56		Preorder your meals - or order from the village. Expect 45min delivery time.	120.000 €	120.000 €
GYM	1	56			60.000 €	60.000 €
Yoga + Meditation	1	56			60.000 €	60.000 €
coWorkSHOP & Library	1	28		Admin Office	60.000 €	60.000 €
Storage	1	56			30.000 €	30.000 €
		1.338	m2		2.135 € per m2	2.858.000 €

Partners & Subcontractors	% of Construction Cost		This is post VAT
PMO (Rambøl + PS)	5 %	Confirmed	142.900 €
INTERPLAN PRODUCTION	9 %	Confirmed	257.220 €
Architects	5 %		142.900 €
Interior / Programming	5 %		142.900 €
Engineering (Xcube)	5 %	Confirmed	142.900 €
SLACK / BUFFER	10 %	Is split between Partners if not used	285.800 €
BOM, Bill of Material	61 %	Confirmed	1.743.380 €
Checksum	100 %		2.858.000 €

WELL ADVISED / HALF FINISHED

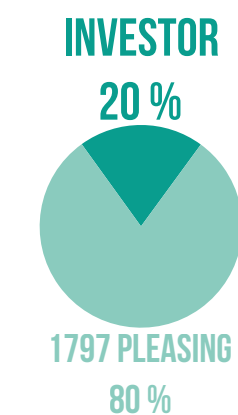


Cleint: **Morten & Robie**

Reference: **RAMBØLL**

Units 100

ORDER / MENU	Units	m2	Beds	NOTES	UNIT PRICE	SUM
Rooms						
Suites	80	56	4	List price 600€ per room with Breakfast in room.	120.000 €	9.600.000 €
Rooms	20	28	3		80.000 €	1.600.000 €
Bunkbed Live Rooms (for Artists in Residence)	5	28	8		60.000 €	300.000 €
			420			
Utility						
5th Element Basic	5	28			120.000 €	600.000 €
Solar Park + Batteries	1	28		Electricity is available - but there is enough sun 320Days To fit the needs	220.000 €	220.000 €
Laundry	1	28			120.000 €	120.000 €
Xtra's						
Pool with Bar	1				120.000 €	120.000 €
Community Kitchen & Bar	2	56		Preorder your meals - or order from the village. Expect 45min delivery time.	120.000 €	240.000 €
GYM	1	56			60.000 €	60.000 €
Yoga + Meditation	2	56			60.000 €	120.000 €
coWorkSHOP & Library	1	28		Admin Office	60.000 €	60.000 €
Storage	4	56			30.000 €	120.000 €
		5.796	m2	2.271 € per m2		13.160.000 €



Cost of Construction 13.160.000 €

FINANCING	EQUITY	CASH INJECTED
Investor	20 %	2.632.000 €
P. LEASING 1797	80 %	10.528.000 €

THE RISK-TAKING FINANCING PARTNER
PERFORMANCE™ LEASING FUND I (+MEZANINE)

Against 5% extra from top-line PLEASING INC. (POSHTEL LEASING) is introducing the **performance based but interest free** real-estate loan*.

FORMULA: (Top-line) **minus** (20y Interest Free) taken preferred from Top-line.
(In plain English: The first 106.000€ (in this case) goes to **1797 / PLEASING.**)

*If we hit 3 years without reaching the minimum RENT (60% booked @200€ per night). The PROPERTY WILL BE MOVED TO ONE OF POSHTEL POPUPs TOP FORMERMINING PLOTS.

POSHTEL is willing to put 5% of the construction cost as cash security into 1797™ PELASING Inc. - to ensure that this will not be SubPrime v.02. POSHTEL INTERNATIONAL is shareholder in PLEASING Inc. FUND I - and will take the (5%) money from its PROFIT (19% on of Cost of Construction).



WHAT IS IN IT FOR RICH LANDOWNER

100 ROOMS

YEARLY INCOME	BOOKED	AVERAGE ROOM RATE	SUITES + ROOMS	TOP-LINE SPLIT									
				RENT* (P-LEASING)	OPERATOR (SELINA 7+7+7)	UTILITY (5TH ELEMENT)	LANDOWNER (LOCAL)	FRANCHISE (COUNTRY 10%)	FRANCHISE (LOCAL 5%)	FRANCHISE (MASTER 3%)	BUILDING OWENR	IT & IOT & AI	
				100%	18%	27%	9%	18%	3%	1.5%	0.5%	18%	4%
Scenario 00	55%	175	100	3.513.125 €	632.363 €	948.544 €	316.181 €	632.363 €	105.394 €	52.697 €	17.566 €	632.363 €	140.525 €
Scenario 01	60%	200	100	4.380.000 €	788.400 €	1.182.600 €	394.200 €	788.400 €	131.400 €	65.700 €	21.900 €	788.400 €	175.200 €
Scenario 02	65%	225	100	5.338.125 €	960.863 €	1.441.294 €	480.431 €	960.863 €	160.144 €	80.072 €	26.691 €	960.863 €	213.525 €
Scenario 03	70%	250	100	6.387.500 €	1.149.750 €	1.724.625 €	574.875 €	1.149.750 €	191.625 €	95.813 €	31.938 €	1.149.750 €	255.500 €
Scenario 04	75%	275	100	7.528.125 €	1.355.063 €	2.032.594 €	677.531 €	1.355.063 €	225.844 €	112.922 €	37.641 €	1.355.063 €	301.125 €
Scenario 05	80%	300	100	8.760.000 €	1.576.800 €	2.365.200 €	788.400 €	1.576.800 €	262.800 €	131.400 €	43.800 €	1.576.800 €	350.400 €
Scenario 06	85%	325	100	10.083.125 €	1.814.963 €	2.722.444 €	907.481 €	1.814.963 €	302.494 €	151.247 €	50.416 €	1.814.963 €	403.325 €
Scenario 07	90%	350	100	11.497.500 €	2.069.550 €	3.104.325 €	1.034.775 €	2.069.550 €	344.925 €	172.463 €	57.488 €	2.069.550 €	459.900 €
AVERAGE PRICE PER UNIT				120.000 €	526.400	Minimum (20y PERFORMANCE™ LEASING)							

WHAT IS IN IT FOR POUR LANDOWNER + INVESTOR

100 ROOMS

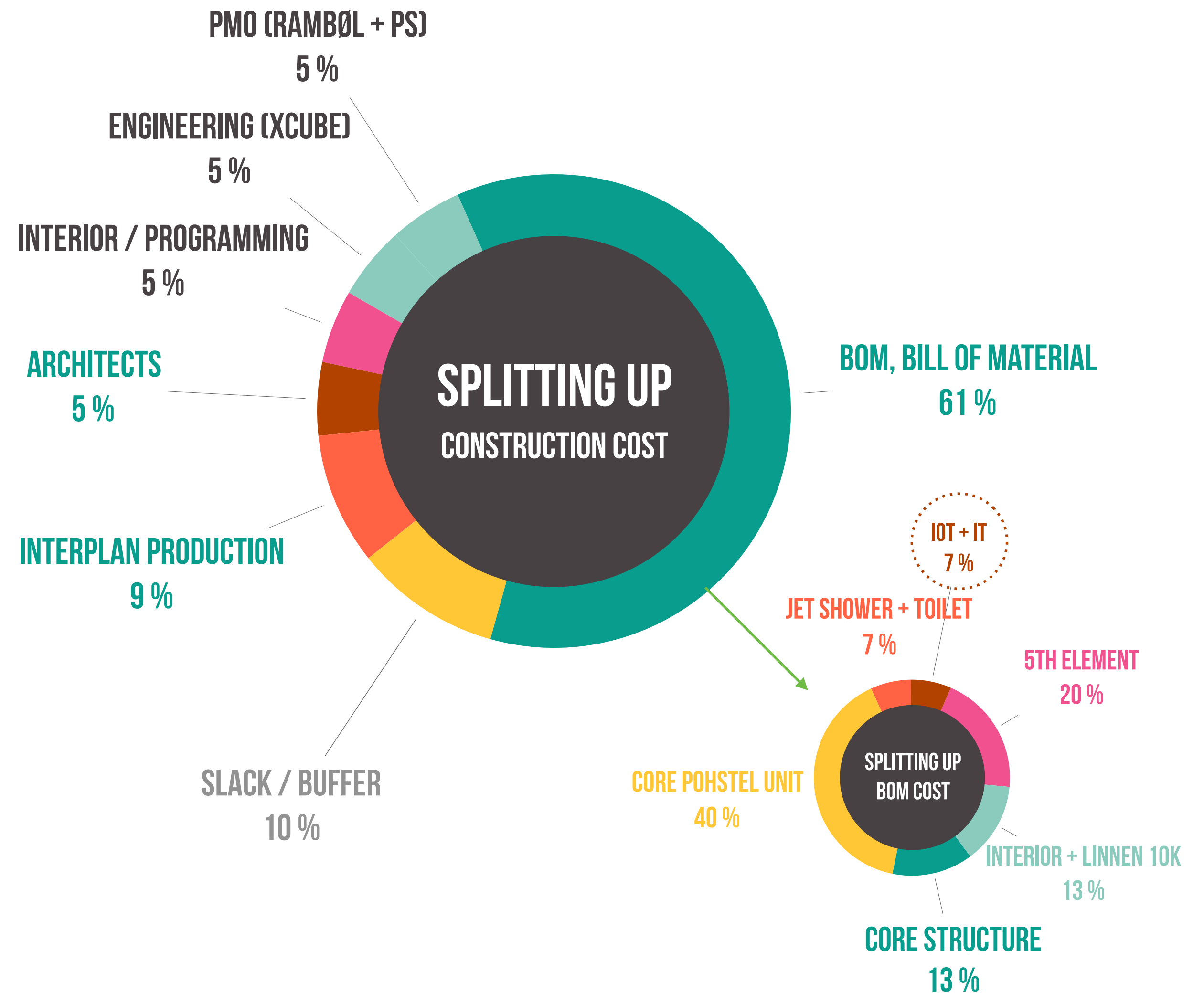
YEARLY INCOME	BOOKED	AVERAGE ROOM RATE	SUITES + ROOMS	TOP-LINE SPLIT											TOTAL
				RENT* (P-LEASING)	BUILDING OWENR	OPERATOR (SELINA 7+7+7)	UTILITY (5TH ELEMENT)	LANDOWNER (LOCAL)	INVESTOR (SELINA / EPIC)	FRANCHISE (COUNTRY 10%)	FRANCHISE (LOCAL 5%)	FRANCHISE (MASTER 3%)	IT & IOT & AI		
				18%	18%	27%	9%	9%	9%	3%	1.5%	0.5%	4%	100%	
Scenario 01	25%	200	100	328.500 €	328.500 €	492.750 €	164.250 €	164.250 €	164.250 €	54.750 €	27.375 €	9.125 €	73.000 €	1.825.000 €	
Scenario 02	31%	200	100	407.340 €	407.340 €	611.010 €	203.670 €	203.670 €	203.670 €	67.890 €	33.945 €	11.315 €	90.520 €	2.263.000 €	
Scenario 03	35%	200	100	459.900 €	459.900 €	689.850 €	229.950 €	229.950 €	229.950 €	76.650 €	38.325 €	12.775 €	102.200 €	2.555.000 €	
Scenario 04	40%	200	100	525.600 €	525.600 €	788.400 €	262.800 €	262.800 €	262.800 €	87.600 €	43.800 €	14.600 €	116.800 €	2.920.000 €	
Scenario 05	45%	200	100	591.300 €	591.300 €	886.950 €	295.650 €	295.650 €	295.650 €	98.550 €	49.275 €	16.425 €	131.400 €	3.285.000 €	
Scenario 06	50%	300	100	985.500 €	985.500 €	1.478.250 €	492.750 €	492.750 €	492.750 €	164.250 €	82.125 €	27.375 €	219.000 €	5.475.000 €	
Scenario 07	55%	350	100	1.264.725 €	1.264.725 €	1.897.088 €	632.363 €	632.363 €	632.363 €	210.788 €	105.394 €	35.131 €	281.050 €	7.026.250 €	
Scenario 08	60%	300	100	1.182.600 €	1.182.600 €	1.773.900 €	591.300 €	591.300 €	591.300 €	197.100 €	98.550 €	32.850 €	262.800 €	6.570.000 €	
Scenario 09	65%	200	100	854.100 €	854.100 €	1.281.150 €	427.050 €	427.050 €	427.050 €	142.350 €	71.175 €	23.725 €	189.800 €	4.745.000 €	
Scenario 10	70%	200	Monthly 100	919.800 €	919.800 €	1.379.700 €	459.900 €	459.900 €	459.900 €	153.300 €	76.650 €	25.550 €	204.400 €	5.110.000 €	
Scenario 11	75%	200	6.000 100	985.500 €	985.500 €	1.478.250 €	492.750 €	492.750 €	492.750 €	164.250 €	82.125 €	27.375 €	219.000 €	5.475.000 €	
Scenario 12	80%	100	3.000 100	525.600 €	525.600 €	788.400 €	262.800 €	262.800 €	262.800 €	87.600 €	43.800 €	14.600 €	116.800 €	2.920.000 €	
Scenario 13	85%	75	2.250 100	418.838 €	418.838 €	628.256 €	209.419 €	209.419 €	209.419 €	69.806 €	34.903 €	11.634 €	93.075 €	2.326.875 €	
Scenario 14	90%	70	2.100 100	413.910 €	413.910 €	620.865 €	206.955 €	206.955 €	206.955 €	68.985 €	34.493 €	11.498 €	91.980 €	2.299.500 €	
Scenario 15	95%	60	1.800 100	374.490 €	374.490 €	561.735 €	187.245 €	187.245 €	187.245 €	62.415 €	31.208 €	10.403 €	83.220 €	2.080.500 €	
Scenario 16	100%	50	1.500 100	328.500 €	328.500 €	492.750 €	164.250 €	164.250 €	164.250 €	54.750 €	27.375 €	9.125 €	73.000 €	1.825.000 €	
AVERAGE PRICE PER UNIT				120.000 €	526.400	Minimum (20y PERFORMANCE™ LEASING)									

Units 100

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Utility						
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Laundry	1	28			120.000 €	120.000 €
Xtra's						
Pool with Bar	1				120.000 €	120.000 €
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coWorkSHOP & Library	1	28		Admin Office	60.000 €	60.000 €
Storage	4	56			30.000 €	120.000 €
		5.796 m2			2.271 € per m2	13.160.000 €

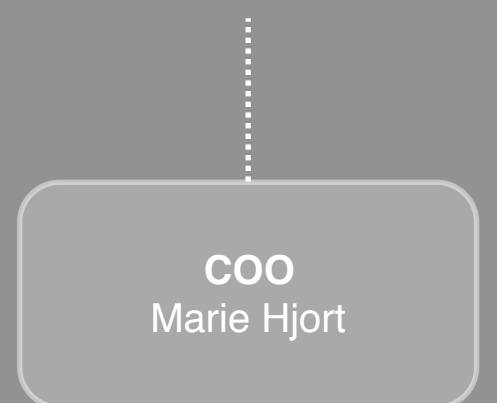
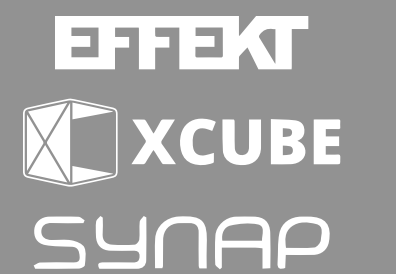
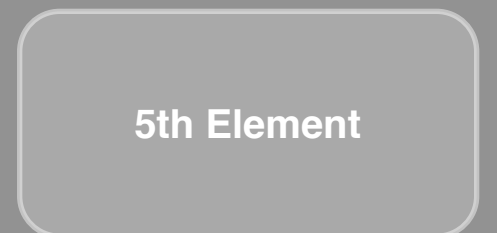
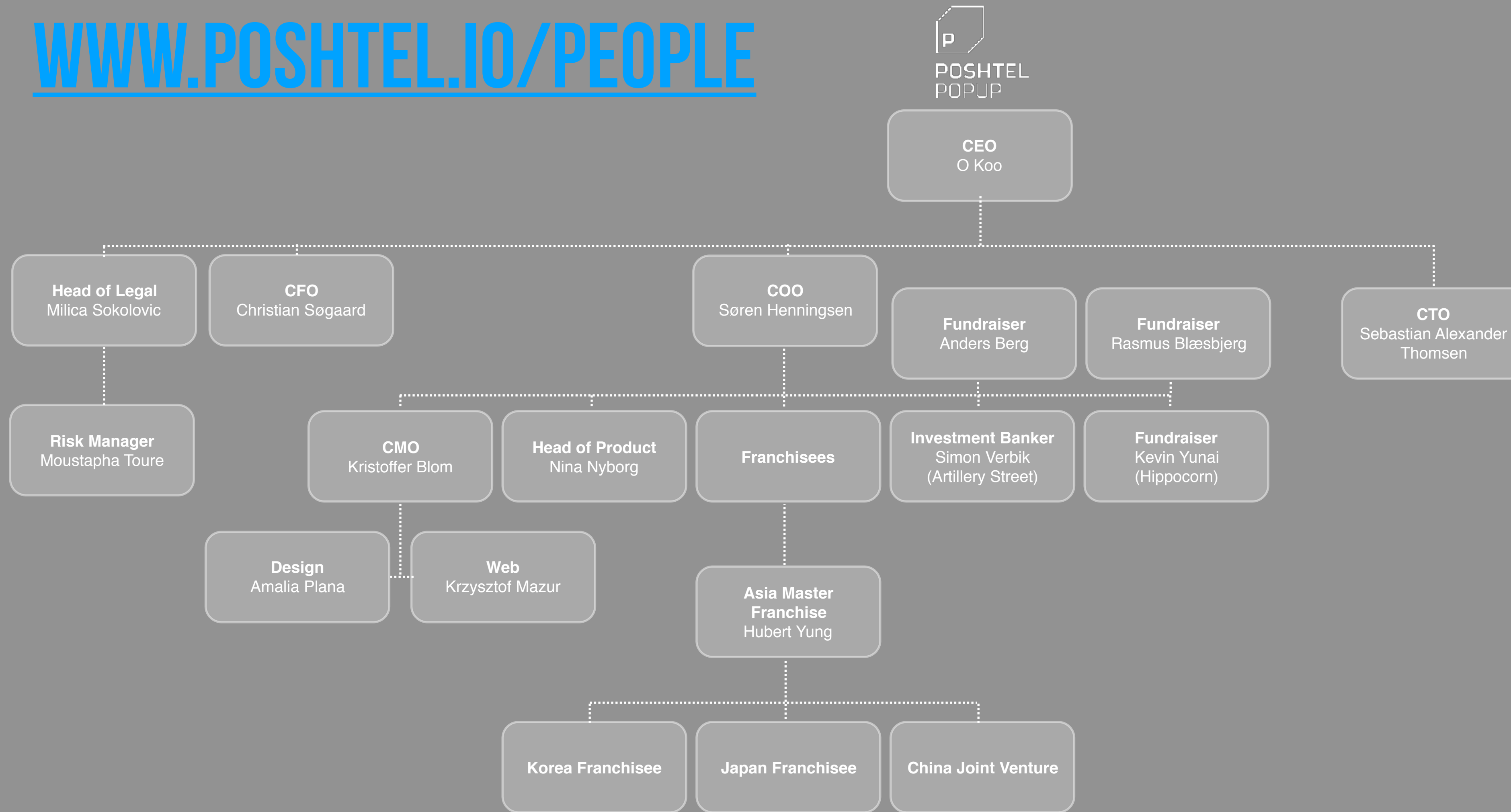
Partners & Subcontractors	% of Construction Cost		This is post VAT
PMO (Rambøl + PS)	5 %	Confirmed	658.000 €
INTERPLAN PRODUCTION	9 %	Confirmed	1.184.400 €
Architects	5 %		658.000 €
Interior / Programming	5 %		658.000 €
Engineering (Xcube)	5 %	Confirmed	658.000 €
SLACK / BUFFER	10 %	Is split between Partners if not used	1.316.000 €
BOM, Bill of Material	61 %	Confirmed	8.027.600 €
Checksum	100 %		13.160.000 €

WELL ADVISED / HALF FINISHED



TEAM

WWW.POSHTEL.IO/PEOPLE



+2000 SUITES IN PIPELINE

"Laos - Pakse"
"Thailand - Phuket"
"USA - Los Angeles"
"Greenland - Nuuk"
"Denmark - Copenhill"
"Thailand - Lombok"
"Vietnam - Phan Tiet"
"Kauthara Nha Trang"
"Iceland - Keflavik"
"Somalia"
"Colombia - Carthgena"
"UAE - Dubai"
"Bulgarien - Sortehavet"
"Limetreecapital"
"Hong Kong - Limetree"
"Spain - Barcelona"
"Denmark - Vallø Stift"
"Australia - Byron Bay"
"Malinao, Siargao property"
"Laos documentation"
"Laos - Vientiane"
"Indonesia - Gili Island"
"Mexico - Huatulco"
"Laos - HUBERT LEAD"
"Mexico - Tulum"
"USA - Texas"
"China - Xinghai"

Early Dialogue

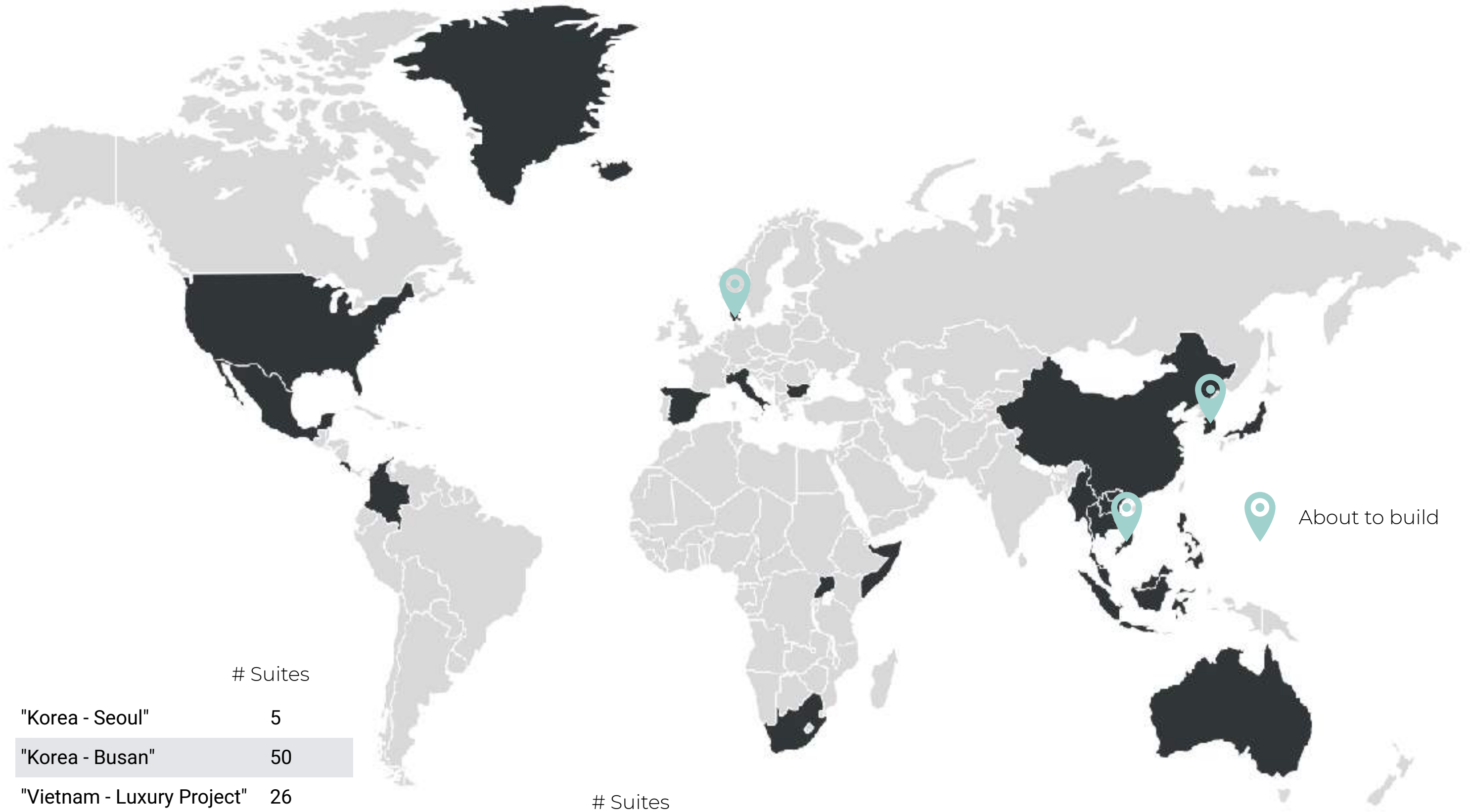
	# Suites
"Denmark - NærHeden"	20
"Mexico - Playa Del Carmen"	30
"Myanmar - Moeyungyi Resort Myanmar"	20
"Denmark - Danish Rail"	150
"Spain - Tariffa"	100
"Costa Rica - Brøchner Hotels"	20
"Spain - La Donaira"	15
"South Africa - Mandela Trail"	100
"Uganda - Safari Parks"	100
"Denmark - Greenland"	30
"Denmark - Vejle"	10
"Denmark - Nordhavn (NREP)"	20
"Korea - Incheon City - multiple sites"	50
"Asia - LimeTree"	400
"China - Tianjin"	
"China - Senior Center"	100
"China - Fengning"	200
"China - 798"	50
"Færøerne - Thorshavn"	10
"Denmark - By & Havn"	150
Total	1575

Closing Dialogue

	# Suites
"Korea - Seoul"	5
"Korea - Busan"	50
"Vietnam - Luxury Project"	26
"Vietnam - Island Project"	35
"Korea - Jeju Art Park"	100
"Korea - Jeju City"	150
Total	366

Ready to Build

	# Suites
"Vietnam - Phu Yenn"	70
"Denmark - Camp Adventure (Næstved)"	18
Total	88



THANK YOU
MORE ON www.poshtel.io

INSPIRED BY SIMON GOLDSCHMIDT



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