



Elevator Pitch

Holiday Homes in the land of ancient vines and Greek colonies

How to redevelop an ancient Calabrian village through the recovery of its agricultural heritage and by investing in the renovation of unused properties in the historic center



The project

Guardavalle, with a great historical, cultural, artisanal and agricultural heritage, thanks to a **territory highly suited for high-quality products**, and the Guardavalle vine is a unicum that represents an opportunity that cannot be overlooked.

Hence the project to enhance and recover this vine and, in parallel, some groups of buildings in the historic center of Guardavalle.

These two projects can be an excellent driving force for the development of this territory.

Management

Francesco Quaranta

Agronomist, expert in quality systems and organic production, consultant for over twenty years for important companies certifying branded products and Italian and foreign distributors of organic products. President and founder of the Punta Stilo Business Network and Association, which brings together public and private entities and Calabrian companies whose main mission is the enhancement of the Calabrian territory and its productions.





The expected results

Acquisition and recovery of some groups of buildings in the historic center of Guardavalle, which are currently difficult to intervene on due to their proximity to other dilapidated or falling buildings. This will be done through a specific recovery plan that will aim to renovate the houses, in addition to making them in line with current legislation, to make them comfortable and convenient, adapting spaces and volumes, also creating, where possible, common areas.

How the investment develops

Basically through the acquisition of shares of the LLC that manages the two projects through the equity-crowdfunding system. The term that indicates the process by which several people ("crowd" or crowd) contribute sums of money (funding), even modest amounts, from 1,000 euros up, to finance a business project and a real shareholding in a company (equity) is purchased.



The data

INVESTMENTS



40 renovated houses

110 beds

approx. **11.000** annual attendances

NEW JOBS



6 full-time unit

14 part-time unit

ADVANTAGES



for **1,000** euros invested
45-65 euro/year in premium

1.765 euro the total value of the investment over **5** years

Punti deboli *(Strengths)*

- concentration of presences in limited periods
- poor presence of services for tourists

Minacce *(Weaknesses)*

- general economic trend
- competition of tourism offer platforms

Punti di forza *(Opportunities)*

- important real estate assets
- welcoming environment that allows you to feel at home

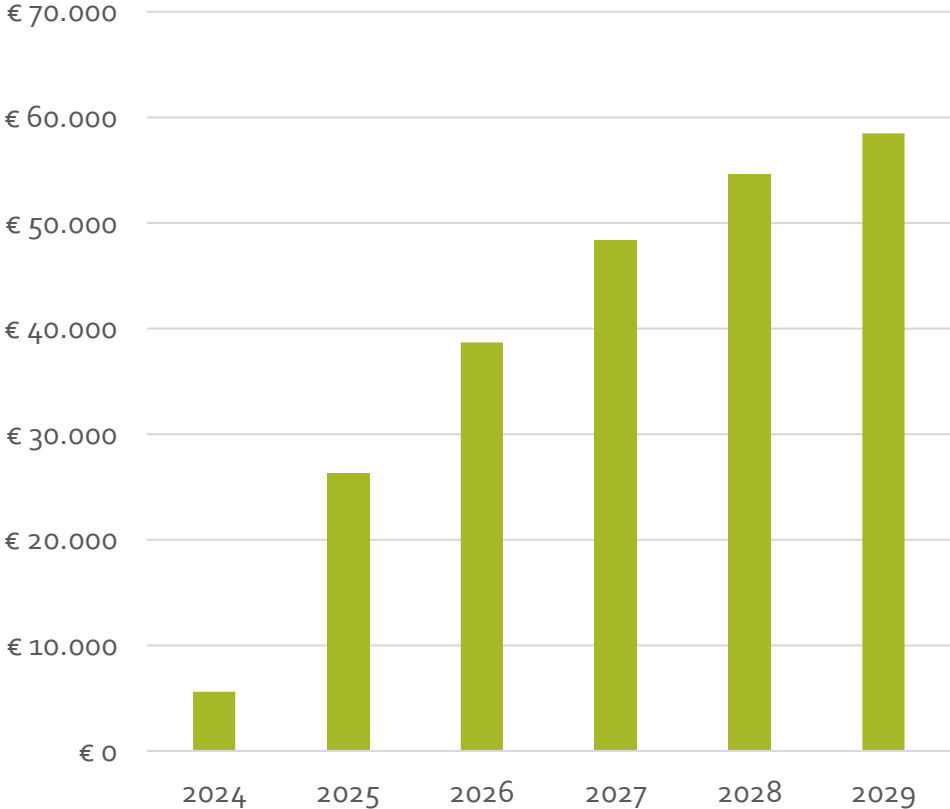
Opportunità *(Threats)*

- growing interest in experiential tourism
- growing interest in "alternative" housing solutions

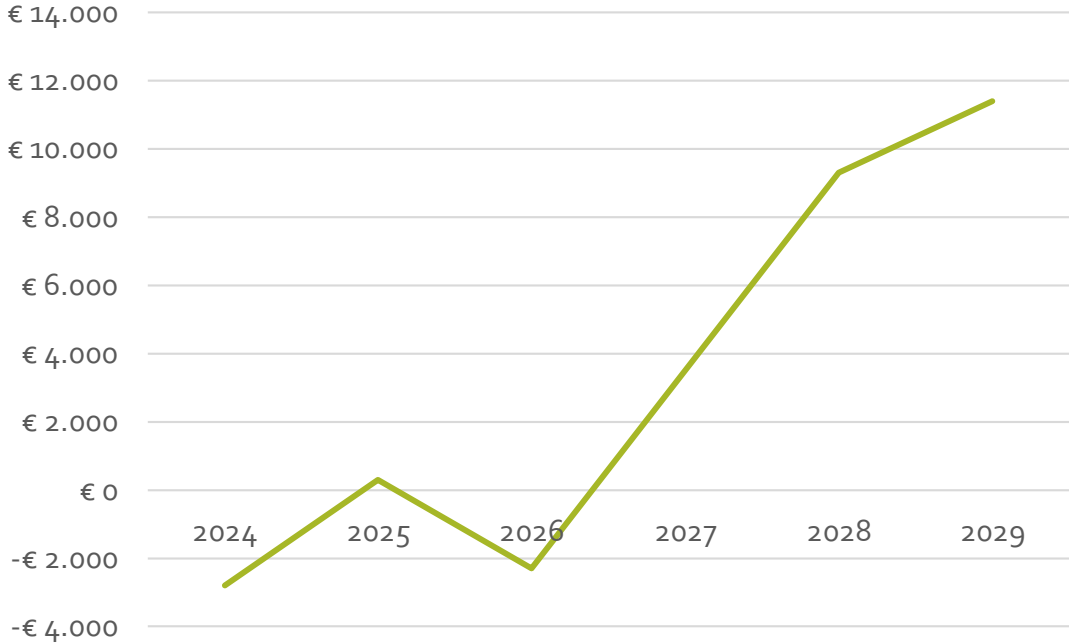


Financial analysis 2024-2029 based on collection 220.000 euros

Gross revenues



Useful



INVESTMENTS

Fundraiser

€ 220.000

Fundraising value

Final value

€ 325.000

Market value of investments
made over 5 years

Yield

€ 370.000

5-year total value of assets plus
premiums accrued for
investments

EXPECTED RETURN

5-year return on invested
capital forecast

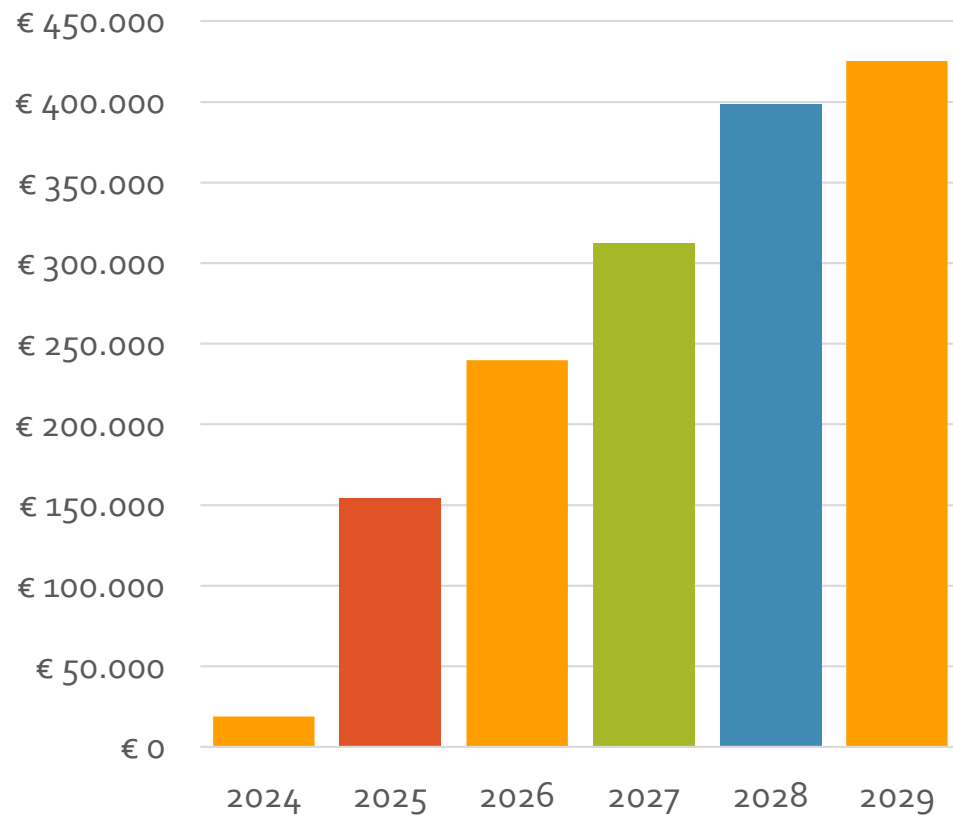
26,40%

Forecast average annual
return on invested capital

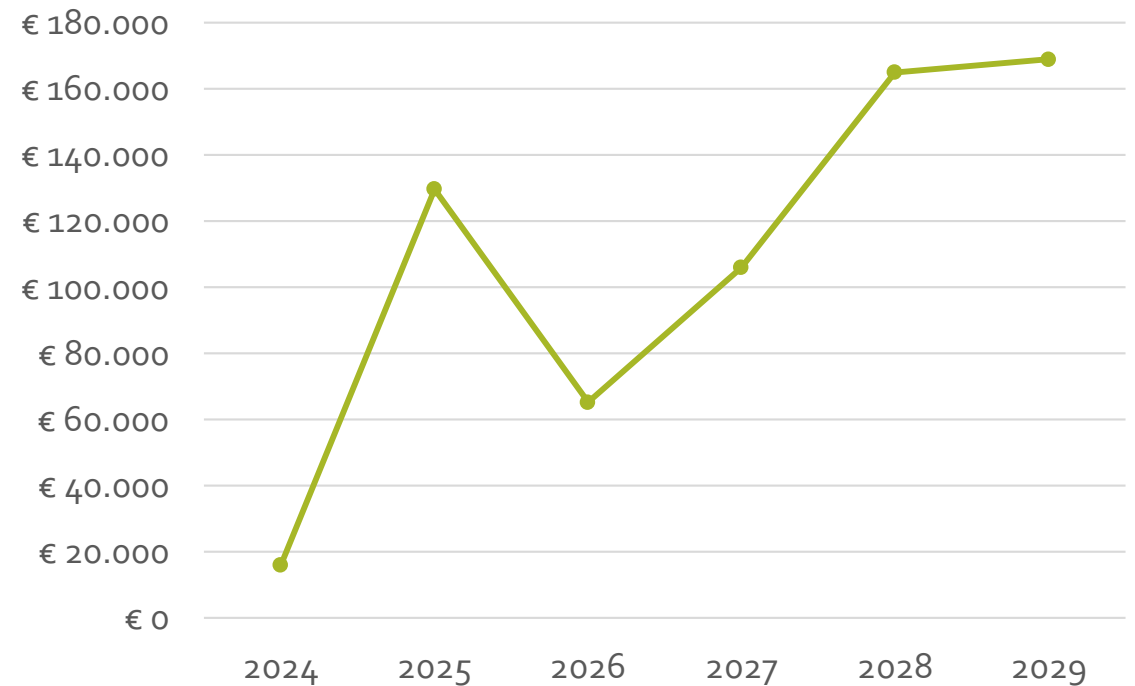
5,30%

Financial analysis 2024-2029 on collection target of 1 million euros

Gross revenue



Useful



INVESTMENTS

Fundraiser

€ 1.000.000

Fundraising value

Final value

€ 2.115.000

Market value of investments
made over 5 years

Yield

€ 2.300.000

5-year total value of assets plus
premiums accrued for
investments

EXPECTED RETURN

5-year return on invested
capital forecast

76,50%

Forecast average annual
return on invested capital

15,30%

BENEFITS FOR INVESTORS

The membership options vary in terms of the amount subscribed and the timing of membership and payment of the fee, as described in the previous sheet.

The benefits for investors vary based on the amount subscribed and paid within the indicated times.

Subscribing to the different types of shares allows relative financial advantages, as indicated in the table below:

Investor reward	subscription deadline	reward for every 1,000	Expected return on a collected basis	
			€ 220.000,00	€ 1.000.000,00
Shares B and C *	10-Sep-24	65,00 €	77,1%	176,9%
Shares B and C Early bird **	30-Sep-24	55,00 €	26,4%	76,5%
Shares B and C *	31-Dec-24	45,00 €	22,4%	72,5%

* Investors are those who join in the phase preceding the start of the collection campaign on the Platform, and in any case by 09/10/2024, by subscribing and paying a portion of the share capital.

** Investors are those who book the subscription of the capital increase before the sale on the platform, expected by 09/30/2024 and have the right to reconsider by communicating the waiver or modification of the amount booked

Nb: The returns indicated are based on forecasts of increases in the value of the investments 5 years after subscription.



Thanks

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