

a custom consultation
prepared exclusively for

BILL FOYST

Restaurant - Marbella



MONTHLY ACTIVITY REPORT MAY 2023



Compliments of

ALFONSO **LACRUZ**

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YOUR VIEWINGS

Marketing Start Date:	31/03/2023
Total Number of Days on the Market:	61 Days
Total Number of WEEKS on the Market:	9 Weeks
Total Number of Visits up to Today:	2 Showings
Average Number of Visits per Month:	1.0 Showings per Month
Selling Price:	1,195,000 euros

DETAIL OF THE SHOWINGS PER MONTH

Please find attached the list of all the potential buyers that visited your property including the opinion the gave. We hope that with this information we can help you to understand the timing to sell your property.

Showing	Date	Client	Source	Location	Views	Size	Status	Price	Score	Like it?	Will Pay
1	02/05/2023	Robin Ghanno	Cartel	9	10	6	0	0	5.0	YES	975,000,00
2	27/04/2023	William Élie Benhamou	Cartel	10	10	9	5	7	8.2	YES	1,195,000,00
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Total Number of Visits:		2	Average:	9.5	10.0	7.5	2.5	3.5	6.6		806,625 €

Sales Price: 1,195,000 €

Average Value according to the Opinion of the Buyers



Visits per Month: 1.0

Estimated Price according to the Number of Visits: 956,000 €

Values according to the Comparative Market Analysis prepared on:

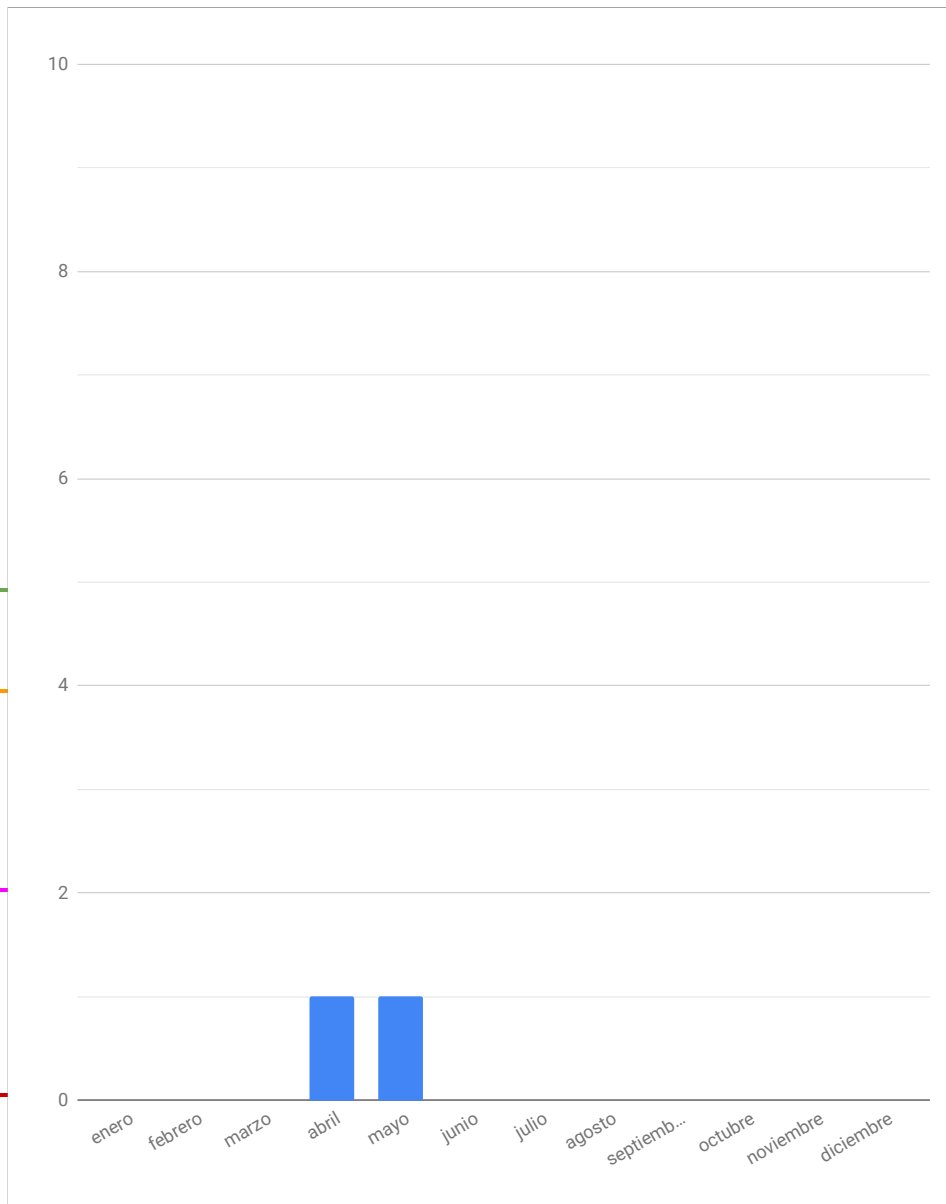
More than 25% Overpriced: It will not sell		<input type="text" value=""/>	(0 Showings per Month)
More than 10% Overpriced: It will sell in more than 18 months		1,195,000€	(from 1 to 4 Showings per Month)
It may sell in less than 4 months		<input type="text" value=""/>	(More than 5 Showings per Month)

IMPORTANT: With the amount of Marketing developed for the exposure of your property, of which we have been informing you on due time, and taking into account the easiness the potential buyers have to find all the properties that are in the market, it is extremely important to measure the traffic, number of showings, to the property to understand how the property behaves in the market. That way you may see how the property is positioned versus your competition.

SELLING PRICE ANALYSIS

Property: **Restaurante Edf. Palm Beach**

The actual selling price is analyzed comparing the number of visits to the property with the statistics of Alfonso Lacruz / Keller Williams on the relation between the number of visits and the price. The results can be seen on the attached chart:



How to read the chart:

More than 5 visits a month - **on probabilities of selling**

Between 2 and 4 visits per month - **10% Overpriced**

Less than 2 visits per month - **15% Overpriced**

No visits - **at least 25% Overpriced**

Visits per month:

enero	febrero	marzo	abril	mayo	junio	julio	agosto	septiembre	octubre	noviembre	diciembre
0	0	0	1	1	0	0	0	0	0	0	0

REACH AND IMPRESSIONS



Precio	€ 1,195,000
Comisión	€ 71,700
Estado	Disponible
Duplicados	0
Tipo	Restaurante
Provincia	Málaga
Zona	Costa del Sol
Ubicación	Marbella
Baños	0
Construidos	168 m ²
Útiles	142 m ²
Terraza	25 m ²
Tamaño total	193 m ²
Planta	1
Construcción	1975
Llave	Propietario
Actualizado	0 semanas

Estadísticas

74 Impresiones	24 Clics	1 Impresos
0 Emails manuales	1 Emails de perfil	1 WhatsApp



1/12

Descripción

 Decreto 218 **Costos asociados**

Este fabuloso local para restaurante en el Paseo Marítimo de Marbella está ubicado en el Edificio Palm Beach, es una oportunidad increíble para aquellos que buscan un espacio amplio y luminoso con vistas impresionantes a primera línea de playa. Con una superficie de 168,93 metros cuadrados, el local...[Mostrar más](#)

Valor en Escritura	Desconocido
Gastos de Comunidad	Desconocido
Impuesto de Basura	Desconocido
Gastos IBI	Desconocido

Certificados

Here's how you can get in touch with me:

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