

a custom consultation
prepared exclusively for

BILL FOYST

Restaurant - Marbella



MONTHLY ACTIVITY REPORT JULY & AUGUST 2023



Compliments of

ALFONSO **LACRUZ**

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YOUR VIEWINGS

| | |
|--------------------------------------|------------------------|
| Marketing Start Date: | 31/03/2023 |
| Total Number of Days on the Market: | 140 Days |
| Total Number of WEEKS on the Market: | 20 Weeks |
| Total Number of Visits up to Today: | 3 Showings |
| Average Number of Visits per Month: | 0.6 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 |
| 3 | 30/06/2023 | Marc Van Meeuwen | Agencia Externa | 10 | 9 | 7 | 2 | 3 | 6.2 | YES | 1,000,000 |
| 4 | 10/08/2023 | Client Open House | Agencia Externa | | | | | | | | |
| 5 | 10/08/2023 | Client Open House | Agencia Externa | | | | | | | | |
| 6 | 10/08/2023 | Client Open House | Agencia Externa | | | | | | | | |
| 7 | 10/08/2023 | Client Open House | Agencia Externa | | | | | | | | |
| 8 | 10/08/2023 | Client Open House | Agencia Externa | | | | | | | | |
| 9 | 10/08/2023 | Client Open House | Agencia Externa | | | | | | | | |
| 10 | 10/08/2023 | Client Open House | Agencia Externa | | | | | | | | |
| 11 | 10/08/2023 | Potential Client Open House | Agencia Externa | | | | | | | | |
| 12 | 10/08/2023 | Potential Client Open House | Agencia Externa | | | | | | | | |
| 13 | 10/08/2023 | Real Estate Agent Open House | Agencia Externa | | | | | | | | |
| 14 | 11/08/2023 | Irina Fateeva | Agencia Externa | | | | | | | | |
| 15 | 23/08/2023 | Basit Nasim | Agencia Externa | | | | | | | | |
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| 47 | | | | | | | | | | | |
| 48 | | | | | | | | | | | |
| Total Number of Visits: | 3 | | Average: | 9.7 | 9.7 | 7.3 | 2.3 | 3.3 | 6.5 | | 242.000.00 |

Sales Price: 1,195,000 €

Average Value according to the Opinion of the Buyers



Visits per Month: 0.6

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

Values according to the Comparative Market Analysis prepared on:

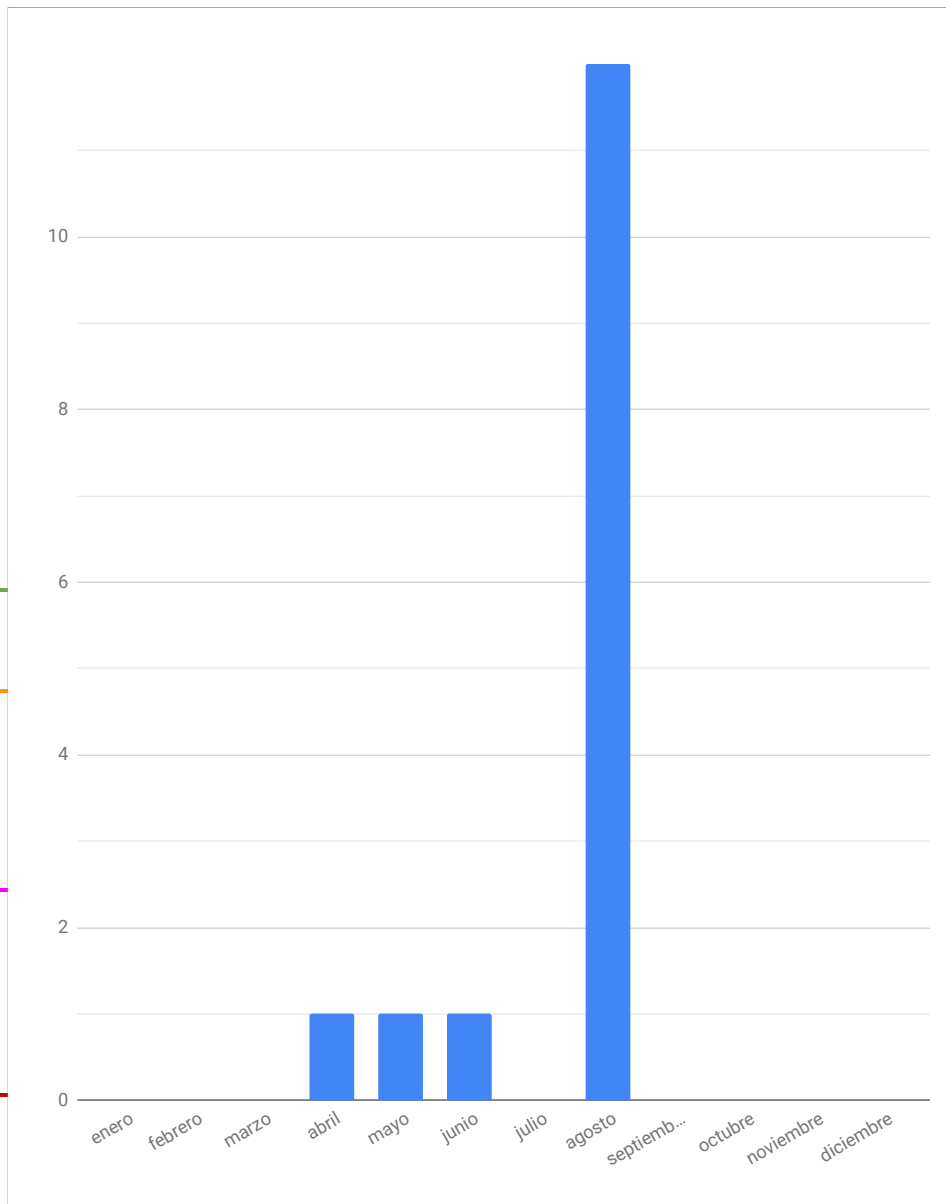
| | | |
|--|--|---|
| More than 25% Overpriced: It will not sell | | (0 Showings per Month) |
| More than 10% Overpriced: It will sell in more than 18 months | | 1,195,000€ (from 1 to 4 Showings per Month) |
| It may sell in less than 4 months | | (More than 5 Showings per Month) |

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 | 1 | 0 | 12 | 0 | 0 | 0 | 0 |

REACH AND IMPRESSIONS

Descripción

Info Agente

Blog

Historia de Tareas

Documentos

Comparación de precios



| | |
|--------------|------------------------------------|
| Precio | € 1,195,000 |
| Comisión | € 71,700 |
| Estado | Disponible |
| Duplicados | Solo disponible en la Búsqueda 2.0 |
| 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

| | | |
|-----------------------------|------------------------------|-----------------------|
| 267 Impresiones | 67 Clics | 2 Impresos |
| 1 Emails manuales | 1 Emails de perfil | 10 WhatsApp |



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Descripción



Decreto 218 Costos asociados



Editar Propiedad comercial - Venta - 2206-2431

Overview Tour

Aprobado

VER EN LA WEB

Info. General

Detalles de la Propiedad

Medios

Actividades

Leads & Contactos

Coincidencia de la Propiedad

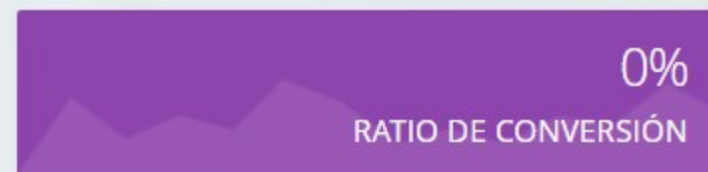
Documentos

Asegurar la Calidad de la Captación

Publicidad

DÍAS EN EL MERCADO 140

PROMEDIO REGIONAL 87



1.195.000 €

Comercial - - Venta

Increíble local comercial para Restaurante con vistas al mar en el paseo Marítimo de Marbella.



William Carl Foyst



Marbella Centro, Marbella, Málaga

Virtual Open House

Schedule an online open house



Virtual Property Viewing

Schedule an online property viewing



Próximos Eventos

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

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