PROFIT CALCULATION

BUILDING A STANDARD ROOM

LAST UNITS

€195 000

SCENARIO	Open days	Yearly OCC	Average room rate	Yearly income, EUR	General and marketing expenses, EUR	Yearly room profit, EUR	ROI**
BASIC	365	65%	140 EUR	33 215	13 286	**+19 929**	10.2%
REALISTIC		80%	160 EUR	46 720	18 688	**+28 032**	14.4%
OPTIMISTIC		90%	180 EUR	59 130	23 652	**+35 478**	18.2%

**Before taxes and management fees

*Excluding VAT

PROFIT CALCULATION

BUILDING A SUITE ROOM

SOLD OUT

€215 000

SCENARIO	Open days	Yearly OCC	Average room rate	Yearly income, EUR	General and marketing expenses, EUR	Yearly room profit, EUR	ROI**
BASIC	365	65%	170 EUR	40 332	16 132	**+24 200**	11.3%
REALISTIC		80%	195 EUR	56 940	22 776	**+34 164**	15.9%
OPTIMISTIC		90%	220 EUR	72 270	28 908	**+43 362**	20.2%

**Before taxes and management fees

*Excluding VAT

BUILDING A

STANDARD ROOM LAST UNITS

FULL ROOM €195 000	50% down payment €97 500	25% March 2027	25% upon receipt of keys
½ OF THE ROOM €97 500	100% payment		
¼ OF THE ROOM €48 750	100% payment		

SUITE ROOM SOLD OUT

FULL ROOM €215 000	50% down payment €107 500	25% March 2027	25% upon receipt of keys
½ OF THE ROOM €107 500	100% payment		
¼ OF THE ROOM €53 750	100% payment		

DISCOUNT OFFERS

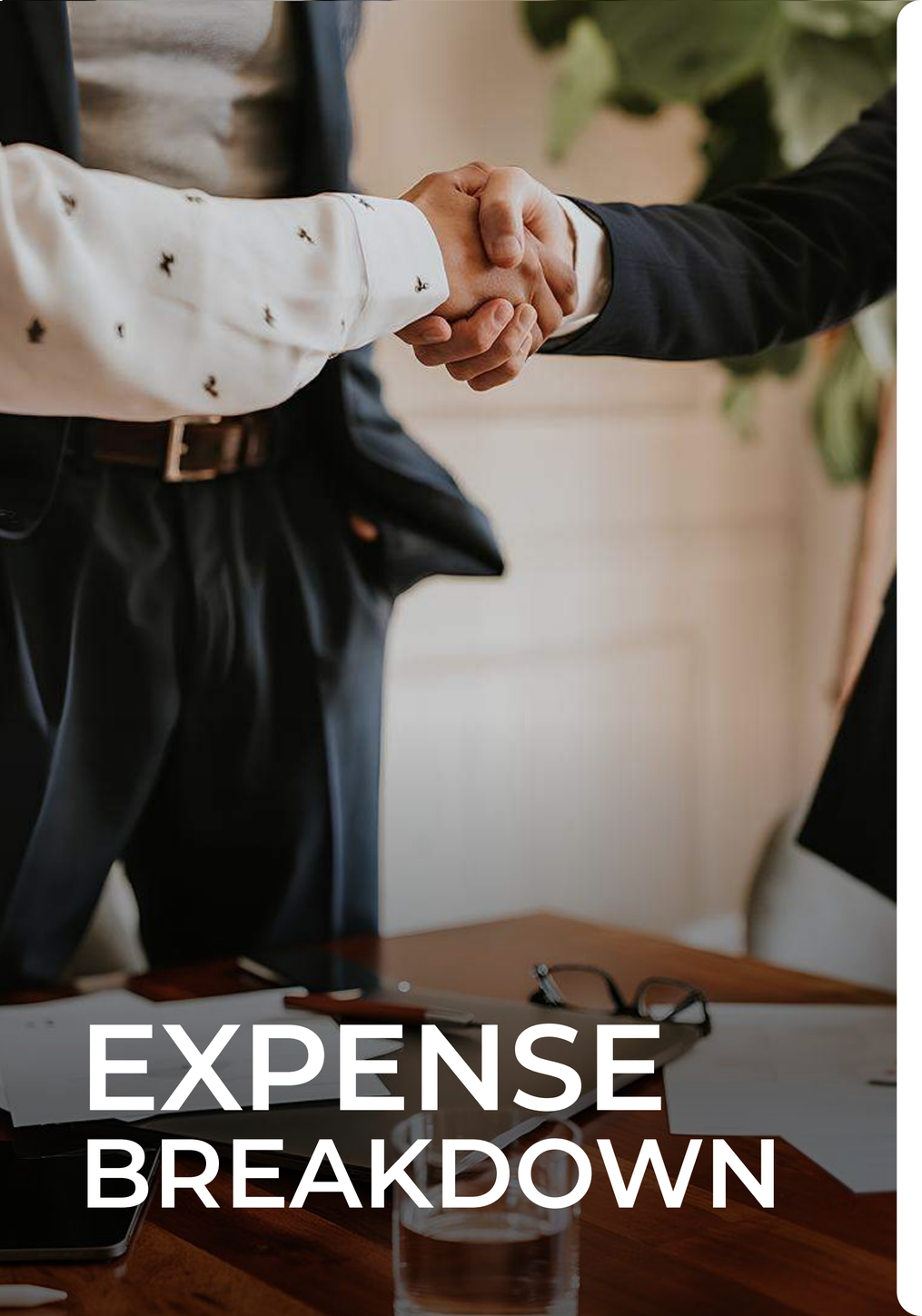
When purchasing 2 Full Rooms
an additional 2% discount

When purchasing 3 Full Rooms
an additional 3% discount

ADDITIONAL OWNER BENEFITS

When purchasing a full-ownership unit in any category,
the owner receives 14 free nights' accommodation per year + membership of the RCI programme

When booking a ½ room in any category –
The owner receives 7 free nights' accommodation per year



EXPENSE BREAKDOWN

PROFIT DISTRIBUTION

80% — Investors

20% — Management company and brand hotel operator

MAINTENANCE AND MARKETING EXPENSES

PROPERTY MAINTENANCE
regular maintenance and repairs to maintain the value of the property

UTILITIES
electricity, water, and other essential services

REPLACEMENT RESERVES
savings set aside for future major replacements and renovations

ADMINISTRATIVE AND GENERAL EXPENSES
covers salaries, legal, and other general expenses

MARKETING AND SALES EXPENSES
costs associated with promoting the property and securing bookings

Special cost optimization program by the hotel operator

POOL SHARING MODEL

HOTEL ACCOMMODATION INCOME

—

MAINTENANCE AND MARKETING EXPENSES

=

PROFIT

—

MANAGEMENT

=

PROFIT TO SHARE

INVESTORS INVESTORS INVESTORS INVESTORS

D.GROUP
FOCUS ON SUCCESS

WYNDHAM
HOTELS & RESORTS

INVEST WITH D.GROUP

IN THE GROWING MARKET OF BUCHAREST

