

**Incomes:**

As “**Black sea Hotel**” is a part of the “**Black Sea**” *holiday complex*, the buyer can automatically gain the rights to manage the whole complex upon purchasing the hotel (together with the adjoining land and swimming pool). That means that except for the hotel, the buyer undertakes the maintenance of the entire complex (swimming pool, green area, etc.) as well as of the residential part.

The owners of the apartments (44 persons) in the residential part of the complex will conclude a contract with the new owner. They will pay annual fee for:

- maintenance of the territory;
- maintenance of the swimming pools;
- maintenance of the common parts of the residential part;
- maintenance of the green area of the complex;
- all year-round security;
- use of the swimming pools;
- electric lightening of the common territories;
- electric lightening of the common parts of the building

The annual fee is **€5.70 per sq.m**

Discounts are possible as follows:

- **€4.75 per sq.m** yearly for each apartment – upon advanced payment for 3 years
- **€4.00 per sq.m** yearly for each apartment – upon advanced payment for 5 years

**Expected annual income from fees: €19,237**

The use of parasols, chaise-longues, sauna, Jacuzzi and fitness centre will be extra paid by the owners of the apartments.

Besides the maintenance contract, the buyer may conclude a contract with the owners of the apartments for renting out their properties during the period, they are absent (the price is subject to agreement).

**Exemple prices:**

Period	12.06. – 09.07. 28.08. – 17.09.	10.07. – 27.08.	until 11.06. from 12.09.
Price for residential apartment – 1 night	<b>€48</b>	<b>€75</b>	<b>€38</b>
Possibility for HB, per person	<b>€6</b>	<b>€6</b>	<b>€6</b>

Expected seasonal income from residential apartments (only nights) - around **€347,116**

**Income from the hotel and the restaurant**

Example prices:

	12.06. – 09.07. 28.08. – 17.09.	10.07. – 27.08.	until 11.06 from 12.09.
DBL/ HB	<b>€30</b>	<b>€45</b>	<b>€22.50</b>
APP / HB	<b>€48</b>	<b>€75</b>	<b>€37.50</b>
EXB/ HB	<b>€18</b>	<b>€27</b>	<b>€13.50</b>
Children up to 3 years old	0	0	0

Expected income for the summer season: **€322,512**

Expected income from the restaurant (free consummation) - around **€50,000**

**Additional incomes for the summer season**

Expected rental income from the shop – **€9,000**

Expected rental income from the bar – **€7,000**

Expected income from additional services /car renting, rickshaws, bikes, motorbikes, massage, etc./ – **€30,000**

Expected gross income – **€784,865**