

Pipeline review

13 deals. Where each stands, what happens next, and when money moves.

Barri Vell 6 Barri Vell · Girona

STUDY

In Study for 9 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
2.400.000 €	3.048.878 €	10,50 %	26,0 %

Next step. Survey — Wednesday, with the architect — due 2026-09-16 · ball with us

Next money. Nothing dated on the plan.

Benimaclet 7 Benimaclet · Valencia

STUDY

In Study for 34 days, 13 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
1.750.000 €	1.798.776 €	8,35 %	13,7 %

Next step. Nothing written.

Next money. Nothing dated on the plan.

Gros 12 Gros · San Sebastián

STUDY

In Study for 9 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
5.600.000 €	6.656.224 €	7,62 %	12,5 %

Next step. Ask the seller's agent whether 4.600.000 is a conversation — due 2026-09-14 · ball with us

Next money. Nothing dated on the plan.

Triana 14 Triana · Sevilla

STUDY

In Study for 5 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
3.400.000 €	3.981.658 €	8,39 %	16,6 %

Next step. Nothing written.

Next money. Nothing dated on the plan.

Lavapiés 18 Lavapiés · Centro · Madrid

OFFER

In Offer for 9 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
6.900.000 €	7.726.173 €	7,92 %	14,0 %

Next step. Bank committee — chase the answer — due 2026-09-18 · ball with counterparty

Next money. Nothing dated on the plan.

Orzán 19 Orzán · Centro · A Coruña

OFFER

In Offer for 9 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
5.400.000 €	6.118.929 €	9,27 %	18,1 %

Next step. The family's answer to 4.900.000 — due 2026-09-19 · ball with counterparty**Next money.** Nothing dated on the plan.**Ruzafa 41** Russafa · Extramurs · Valencia

OFFER

In Offer for 34 days, 4 days past the limit.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
8.750.000 €	9.641.888 €	8,43 %	14,8 %

Next step. Nothing written.**Next money.** Nothing dated on the plan.**Santa Catalina 9** Santa Catalina · Ponent · Palma

OFFER

In Offer for 9 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
9.600.000 €	10.993.622 €	10,46 %	20,4 %

Next step. Counter at 9.000.000 with a six-month completion — due 2026-09-15 · ball with us**Next money.** Nothing dated on the plan.**Vegueta 27** Vegueta · Vegueta-Cono Sur-Tafira · Las Palmas de Gran Canaria

OFFER

In Offer for 9 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
4.200.000 €	4.849.031 €	8,46 %	15,6 %

Next step. Nothing written.**Next money.** Nothing dated on the plan.**Santa Cruz 22** Santa Cruz · Casco Antiguo · Sevilla

DUE DILIGENCE

In Due diligence for 9 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
7.200.000 €	8.035.867 €	10,52 %	27,9 %

Next step. Roof-bar licence: architect's answer to Urbanismo — due 2026-09-16 · ball with counterparty**Next money.** Nothing dated on the plan.**Soho 8** Soho · Centro · Málaga

DUE DILIGENCE

In Due diligence for 34 days · negotiation active · due diligence technical_in_progress.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
11.300.000 €	12.603.571 €	8,01 %	13,6 %

Next step. Answer Pau's structural report; decide whether to hold price — due 2026-08-25 · ball with us**Next money.** Completion — 4.528.872 € on 27 Nov 2026**Dates.** Due diligence ends 11 Sept 2026 · Escritura 27 Nov 2026

Bilbao La Vieja 4 Bilbao La Vieja · Ibaiondo

ARRAS

In Arras for 9 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
8.400.000 €	9.506.735 €	9,82 %	17,6 %

Next step. Notary date — confirm with the seller's lawyer — due 2026-09-20 · ball with us

Next money. Nothing dated on the plan.

Gràcia 31 Vila de Gràcia · Barcelona

ARRAS

In Arras for 14 days.

ASKING	TOTAL COST	YIELD ON COST	LP IRR
5.900.000 €	6.287.041 €	8,14 %	13,8 %

Next step. Notary date — waiting on the seller's cédula — due 2026-09-16 · ball with counterparty

Next money. Nothing dated on the plan.

Read from the record on 22 September 2026. Figures come from each deal's own plan where it has one; nothing on this sheet was entered by hand.