

# MADRID 7 | MAD-7



Real estate investment opportunity in  
**Madrid, Spain** with an estimated  
13.5% annual return\* and 9.0% total return\*.

[soporte@reental.co](mailto:soporte@reental.co)

\*Estimated return after applying the fee discount for SuperReental investor status.  
Estimated IRR for SuperReental investors: 14.0%

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# MADRID 7 | MAD-7

Purchase · Renovation · Sale

## KEY HIGHLIGHTS

PROJECT TICKET:

**1,228,000 €**

RETURN

**Final**

ESTIMATED SIMPLE ANNUAL  
RETURN:

**13.5% SR\***

ESTIMATED TOTAL  
RETURN:

**9.0% SR\***

DURATION:

**8 MONTHS**

IRR

**14.0% SR\***



Location  
**Madrid, Spain**



Renovation scope  
**Interior**



Project type  
**Participating loan**



Business model  
**Flipping**



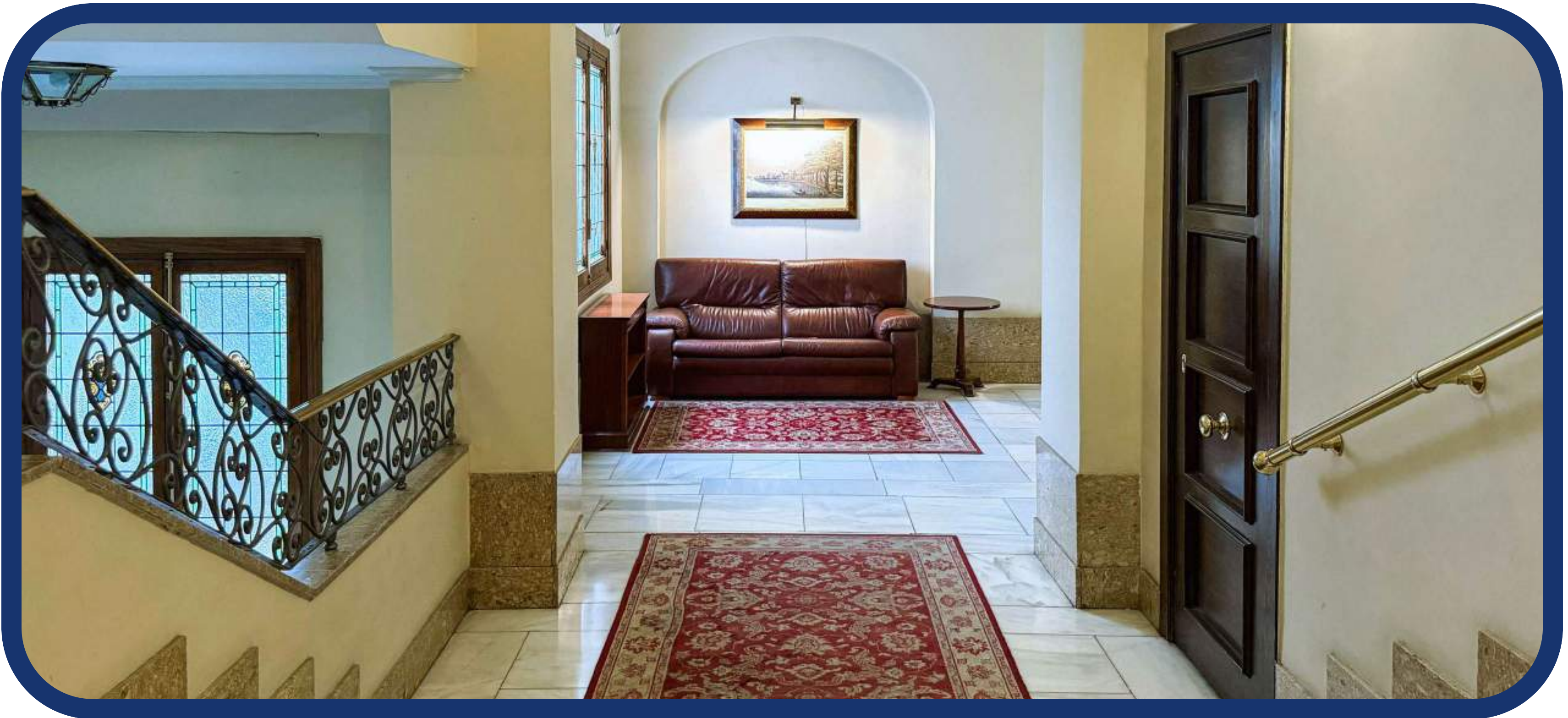
Collateralizable  
**Yes**

\*Investors with SuperReental and ReentalPro status receive fee discounts on the Rental.co platform, resulting in improved returns.

# ASSET

The asset involves the acquisition, full renovation and sale of an exterior-facing home at Calle de Alcalá 207, 28028 Madrid, in the Fuente del Berro area of the Salamanca District, one of the capital’s most established and sought-after residential markets.

The project is located in an area with strong demand for high-quality renovated homes, driven by the limited supply of refurbished properties within a mature building stock—most of it dating from the mid-20th century—and by the area’s enduring appeal to end buyers.



**CURRENT PROPERTY STATUS**  
The asset currently comprises an exterior-facing home with 160 m² of built area (138 m² usable), located on the 4th floor of a 1950 building with a lift, balcony and storage room. Its current layout reflects the traditional typology of the period and is pending a full renovation to bring it in line with current standards.

The property has no parking space. The plot is zoned for residential use and contains several properties under a horizontal-division regime within the same building.



## ASSET

### RENOVATION STRATEGY

The value-creation strategy is based on a turnkey full renovation, reconfiguring the current layout into 3 bedrooms and 3 bathrooms, with premium finishes and specifications suited to the Salamanca District, designed to maximise the asset's market appeal.

The scope of works includes, among other items:

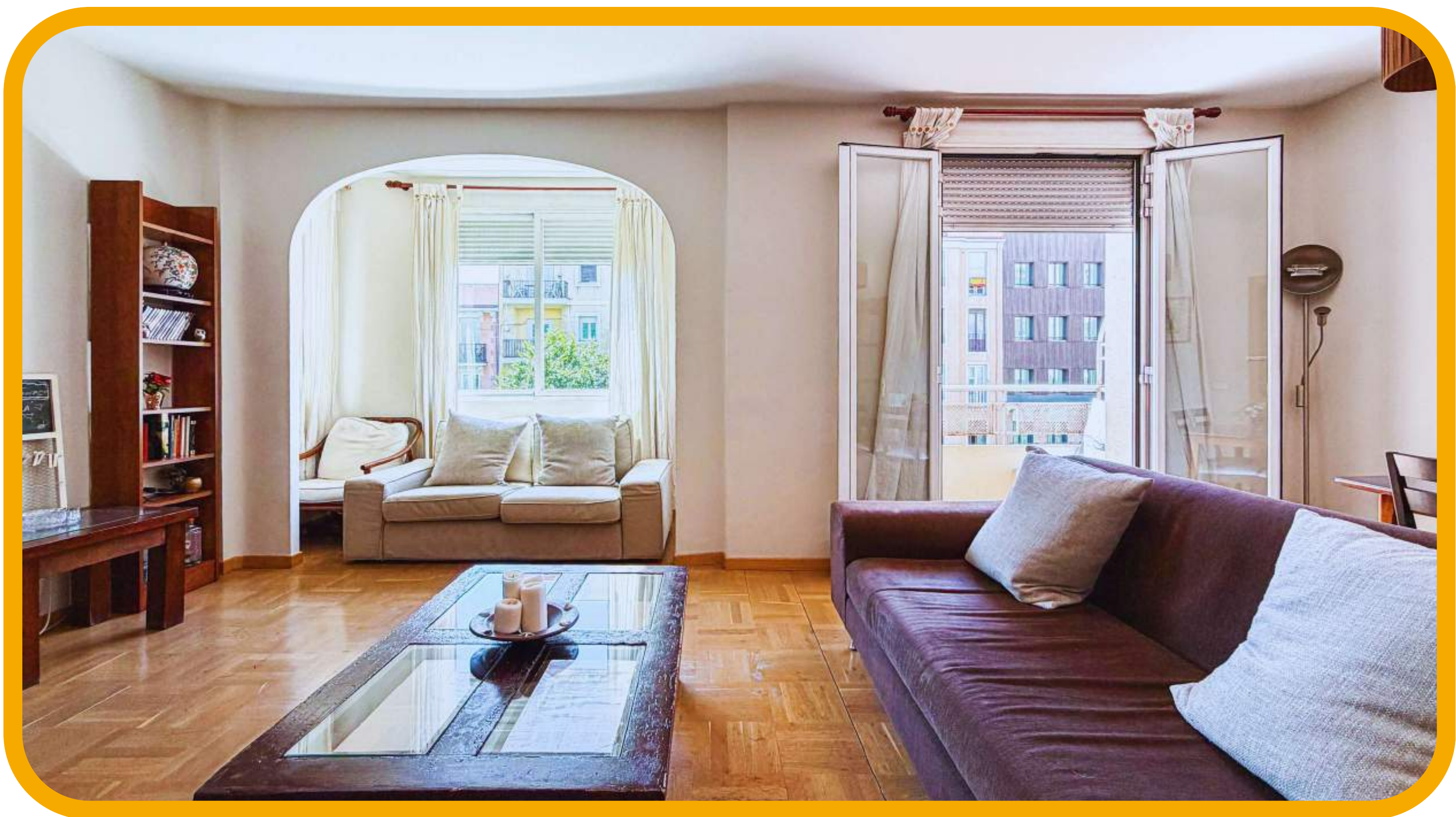
Complete reconfiguration of the internal layout into 3 bedrooms and 3 bathrooms, making better use of the usable area.

Full renewal of services and finishes, with premium specifications suited to the area.

Retention and enhancement of the existing balcony and storage room.

Turnkey delivery by a vetted subcontracted construction company.

Supervision by the team and an independent architect throughout the works.



# LOCATION AND MARKET

## LOCATION

The asset is located at Calle de Alcalá 207, 28028 Madrid, within the Salamanca District, one of the capital's most established and liquid residential markets. Specifically, the home is in the Fuente del Berro area, on the eastern section of the Alcalá axis: a neighbourhood with traditional mid-20th-century buildings (the property dates from 1950), local commerce and landmark green spaces such as the park of the same name.

The property benefits from excellent connectivity: metro and bus services along the Alcalá axis, with three Line 5 stations (El Carmen, Ventas and Quintana) just a short distance away, immediate access to the M-30 and A-2, and a direct connection to central Madrid via Calle de Alcalá.

The property enjoys a prime location with access to:

El Carmen · Ventas · Quintana Metro stations (Line 5)

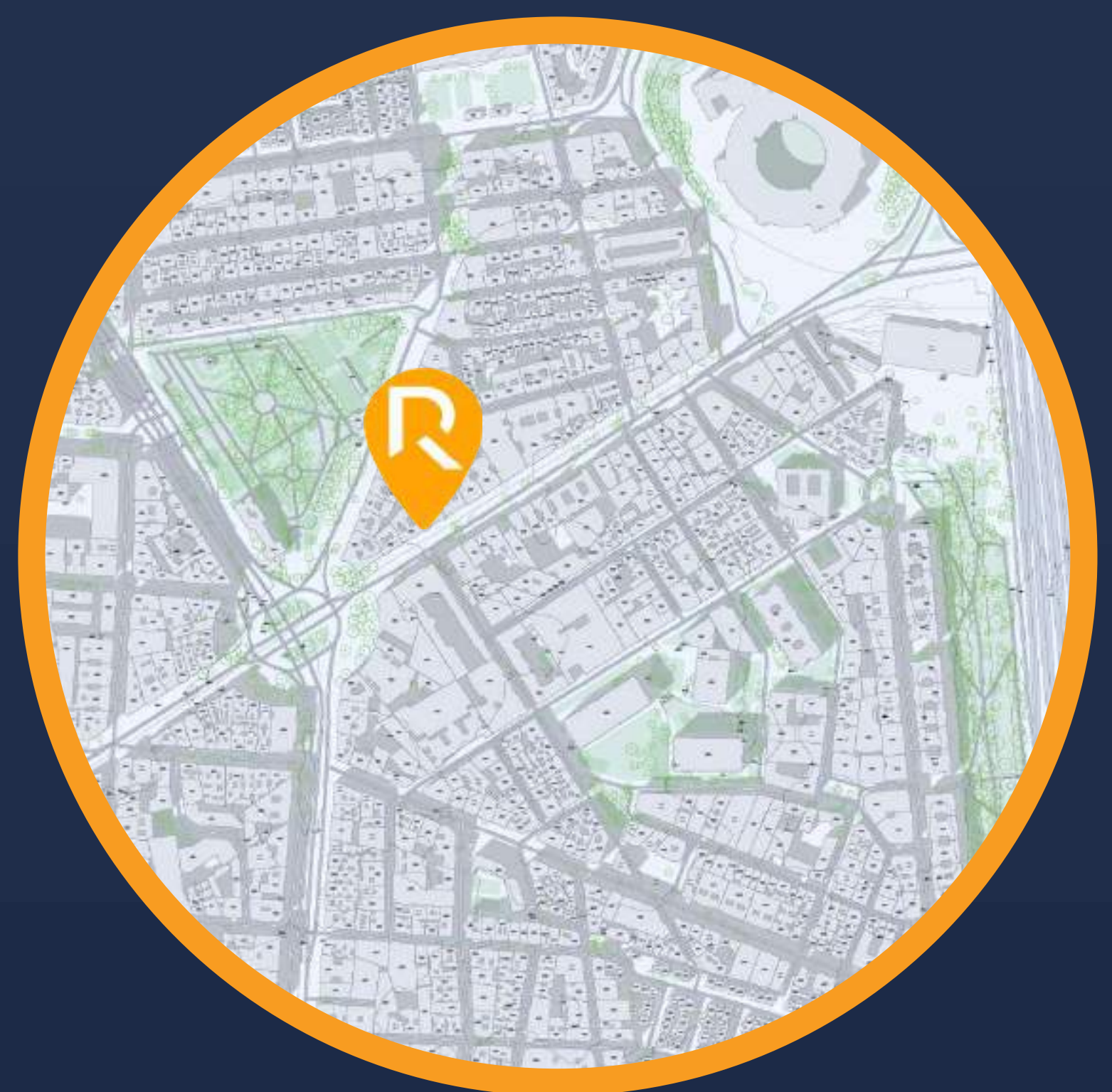
WiZink Center

Fuente del Berro Park

Calle de Alcalá's retail and services corridor

Las Ventas Bullring

40°25'1" N, 3°42'12" W



## IMMEDIATE SURROUNDINGS

The asset is located in an established residential setting in the Salamanca District, directly on the Calle de Alcalá axis, with a wide range of retail and well-developed services.

For leisure and outdoor activities, Fuente del Berro Park provides a landmark green space just minutes away, while the Ventas area offers a first-class cultural, sporting and leisure scene. The proximity of three Line 5 metro stations places the asset within easy reach of both Madrid's historic centre and the Golden Mile's prime office and retail corridors, including Serrano, Velázquez and Goya.

## GROWTH AND APPEAL

Madrid continues to consolidate its position as one of Spain's strongest residential markets, driven by the arrival of high-net-worth residents and the capital's international appeal.

The submarket benefits particularly from scarce available land and limited supply of renovated homes in an established, well-connected setting within the Salamanca District, supporting the appreciation of high-quality residential assets.



### Key market data

- High-end residential market with strong demand.
- Liquidity in luxury single-family transactions
- Recent local comparables with sales between ~€8k–€10k/m²



# STRATEGY & ANALYSIS

## Residential submarket in the area

Demand in La Guindalera remains active, and well-priced properties are achieving competitive sales timelines. The increase in price reductions compared with increases over the last 90 days (17 versus 2) reflects an adjustment in sellers’ expectations, not a real decline in demand.

The summary of all comparables analysed in the area (five of which are shown) indicates prices ranging from €1,150,000 to €1,729,000, with an average of €1,526,467 (€9,533/m²) and an average time on the market of 172 days.

| MARKET COMPARABLES            | APPROX. AREA | YEAR BUILT | SALE DATE      | SALE PRICE  | €/M²           |
|-------------------------------|--------------|------------|----------------|-------------|----------------|
| IRR (Internal Rate of Return) | 8**** months | Year built | Sale date      | Sale price  | Target ≈€9,515 |
| Reental launch                | 161 m²       | 1944       | September 2025 | 1.700.000 € | 10.559 €       |
| Project contribution          | 168 m²       | 1964       | November 2025  | 1.718.000 € | 10.226 €       |
| Launch fundraising            | 171 m²       | 1947       | March 2026     | 1.680.000 € | 9.825 €        |
| Alcalá, 178                   | 134 m²       | 1947       | October 2025   | 1.275.000 € | 9.515 €        |
| Montesa area                  | 161 m²       | —          | September 2025 | 1.650.000 € | 10.248 €       |

## Buyer profile

The finished product is aimed at a mid-to-high-end buyer, domestic or international, seeking a medium-to-large home (between 124 and 178 m² among the comparables), in line with the asset’s 138 m² usable area, fully renovated and ready to occupy, in an established and well-connected part of the Salamanca District. These buyers are primarily families and professionals who value design, quality finishes and proximity to schools, green spaces and high-quality dining and retail along the Alcalá axis, prioritising a prime location over a lower price.

This buyer also values the security of acquiring a turnkey property with a certified, supervised full renovation, rather than taking on the risk of managing a renovation personally in a mid-20th-century building.

• \*sources: INE (National Statistics Institute), Idealista, Engel & Völkers, Fotocasa, CASAFARI

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# COMPLETION

Once the full renovation is complete, the asset will become a home comprising a living-dining room, kitchen, three bedrooms—including one en-suite—and three bathrooms, all finished to a high standard and fully aligned with the quality expectations of the area's end buyer.

The transformation will comprehensively update a 1950 home with a traditional layout, evolving it into a warm, contemporary design product.



**REPRESENTATIVE RENDER (Final image may vary)**

The home will retain its exterior-facing character, existing balcony and storage room, while making more efficient use of its 138 m<sup>2</sup> usable area through an improved layout.

The interior design concept draws on a warm contemporary language consistent with the Salamanca District's prime positioning.

The flooring is light wood throughout the living areas and bedrooms, combined with perimeter dropped ceilings, indirect lighting and contemporary pendant lamps. The furniture, upholstered in ecru and beige tones, introduces curved forms over natural-fibre rugs, while distinctive architectural features such as arched openings give the space character without compromising its visual spaciousness. Floor-to-ceiling curtains maximise natural light through the external joinery. In the bedrooms, upholstered headboards, light-wood furniture and mirrors define the dressing areas decoratively. Finally, the existing balcony becomes an outdoor seating area with fibre-and-wood furniture and Mediterranean planting.

# COMPLETION

Overall, the project will deliver a turnkey renovated home with contemporary design and premium specifications, aimed at an end buyer seeking a refurbished property in one of Madrid's most established and sought-after residential districts.



REPRESENTATIVE RENDER (Final image may vary)



# INVESTMENT MODEL

## INVESTMENT IN MADRID 7

| EXPECTED SCENARIO    | IMPORTES - Euros (€) |
|----------------------|----------------------|
| TOTAL PROJECT COST   | 1,309,840 €          |
| REENTAL LAUNCH       | 1,228,000 €          |
| Project contribution | 1,178,857 €          |
| Launch fundraising   | 49,119 €             |

| INVESTOR BENEFITS                       | SUPERREENTAL** | REENTELPRO** | REENTAL |
|-----------------------------------------|----------------|--------------|---------|
| ESTIMATED SIMPLE ANNUAL RETURN*         | 13.5%***       | 11.5%***     | 9.5%    |
| Estimated average monthly annual return | -              | -            | -       |
| Status fee discount                     | -              | -            |         |
| ESTIMATED TOTAL RETURN                  | 9%***          | 7.7%***      | 6.3%    |
| Final return                            | 9%***          | 7.7%***      | 6.3%    |
| Status fee discount                     | 2.7%           | 1.4%         |         |
| IRR (Internal Rate of Return)           | 14.0%***       | 11.9%***     | 9.8%    |

|                 |              |
|-----------------|--------------|
| INVESTMENT TERM | 8**** months |
| Tokens a emitir | 12.280       |

INVESTMENT MODEL: The RNT-MAD-7 series invests directly in the results of the special-purpose vehicle that owns the asset.

RISKS: Potential delays in project execution or in the planned marketing and sale timetable for the asset.

\*Estimated simple annual return, calculated on the basis of the project’s financial projections and the planned cash-flow schedule. Returns are not guaranteed and may vary depending on the project’s actual performance, execution timelines, costs, tax treatment and market conditions.

\*\*Investors with SuperReental and ReentalPro status receive fee discounts on the Rental.co platform, resulting in improved returns.

\*\*\*Scenario estimates are based on variations in the final sale price and/or sale date.

\*\*\*\*The dates shown are estimates and begin 15 days after completion of the offering’s financing. The term is subject to the early-repayment clause set out in the contract.

SCENARIOS

PROJECT COSTS

|                          |           |                    |           |
|--------------------------|-----------|--------------------|-----------|
| Property acquisition     | 964,972 € | Capex              | 234,440 € |
| Costs and other expenses | 110,419 € | Launch fundraising | 49,119 €  |
| TOTAL PROJECT COST       |           | 1,309,840 €        |           |

SCENARIO PROGRESSION



SUMMARY OF ESTIMATED RETURNS BY SCENARIO

The returns described below are estimates based on different financial and operational scenarios for the project.

| Scenario<br>Term · Description                                                                                      | SuperReentel*<br>Estimated Simple                                                                           | ReentelPro*<br>Estimated Simple                                                                             | Reentel<br>Estimated Simple                                                                                |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Downside</b><br>11 Months<br>Lower capital appreciation, higher costs and an extension of the term to 18 months. | 5.6%<br>Estimated Simple Annual<br>5.1%<br>Estimated Total · 11 Months<br>5.7%<br>Internal Rate of Return   | 5.6%<br>Estimated Simple Annual<br>5.1%<br>Estimated Total · 11 Months<br>5.7%<br>Internal Rate of Return   | 5.6%<br>Estimated Simple Annual<br>5.1%<br>Estimated Total · 11 Months<br>5.7%<br>Internal Rate of Return  |
| <b>Expected*</b><br>8 Months<br>Execution in line with the project's base plan.                                     | 13.5%<br>Estimated Simple Annual<br>9.0%<br>Estimated Total · 8 Months<br>14.0%<br>Internal Rate of Return  | 11.5%<br>Estimated Simple Annual<br>7.7%<br>Estimated Total · 8 Months<br>11.9%<br>Internal Rate of Return  | 9.5%<br>Estimated Simple Annual<br>6.3%<br>Estimated Total · 8 Months<br>9.8%<br>Internal Rate of Return   |
| <b>Upside*</b><br>8 Months<br>Improved sale conditions, cost optimisation and efficient execution.                  | 19.0%<br>Estimated Simple Annual<br>13.0%<br>Estimated Total · 8 Months<br>20.0%<br>Internal Rate of Return | 16.0%<br>Estimated Simple Annual<br>11.0%<br>Estimated Total · 8 Months<br>16.8%<br>Internal Rate of Return | 14.0%<br>Estimated Simple Annual<br>9.0%<br>Estimated Total · 8 Months<br>14.6%<br>Internal Rate of Return |

- In the downside scenario, lower capital appreciation and the extension of the term to 11 months significantly reduce the excess return available, potentially eliminating carry and the differential benefits between categories altogether.
- In the expected and upside scenarios, the excess return generated by the project may be distributed among the various participants in the structure in accordance with the applicable waterfall arrangement, including the local sponsor, Rental America LLC and Investors.
- Differences in returns between statuses arise exclusively from the internal carry, fee and results-allocation structure applicable within the Rental ecosystem; the underlying economic exposure to the real estate project is identical for all Investors.
- The returns described are non-guaranteed estimates, calculated as estimated simple annual returns on invested capital and subject to the effective execution of the project, market performance and final application of the waterfall results-distribution structure.
- Investors with SuperReentel and ReentelPro status receive fee discounts on the Rental.co platform, resulting in improved returns.

RETURNS

| ESTIMATES                      | SUPER**<br> | PRO**<br> | REENTEL<br> |
|--------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Estimated Total Return         | 9.0%*                                                                                        | 7.7%*                                                                                        | 6.3%*                                                                                          |
| Estimated Simple Annual Return | 13.5%*                                                                                       | 11.5%*                                                                                       | 9.5%*                                                                                          |
| IRR                            | 14.0%***                                                                                     | 11.9%***                                                                                     | 9.8%***                                                                                        |
| LAUNCH DATE:                   | 28/09/2026****                                                                               | 29/09/2026****                                                                               | 30/09/2026****                                                                                 |

COMPLETION DATE\*:  
JUNE 2027\*\*

RETURN:  
FINAL RETURN

REINVESTMENT:

RETURNS MAY BE REINVESTED ONCE THE PROJECT IS OPEN ON THE REENTAL PLATFORM.



\*Estimated annualised and final project return, with costs excluding taxes. Each investor will be taxed in accordance with the laws of their country of residence. Estimate for the Expected Scenario. Scenario estimates are based on variations in the final sale price and/or sale date.

\*\*Investors with SuperReentel and ReentelPro status receive fee discounts on the Rental.co platform, resulting in improved returns.

\*\*\*Estimated IRR (Internal Rate of Return), calculated on the basis of the project’s financial projections and the planned cash-flow schedule. Returns are not guaranteed and may vary depending on actual project performance, execution timelines, costs, tax treatment and market conditions.

\*\*\*\*The dates shown are estimates and begin 15 days after completion of the offering’s financing. The term is subject to the early-repayment clause set out in the contract.

# ROADMAP

**EXPECTED  
SCENARIO**



**\*\*The dates shown are estimates and begin 15 days after completion of the offering's financing.**

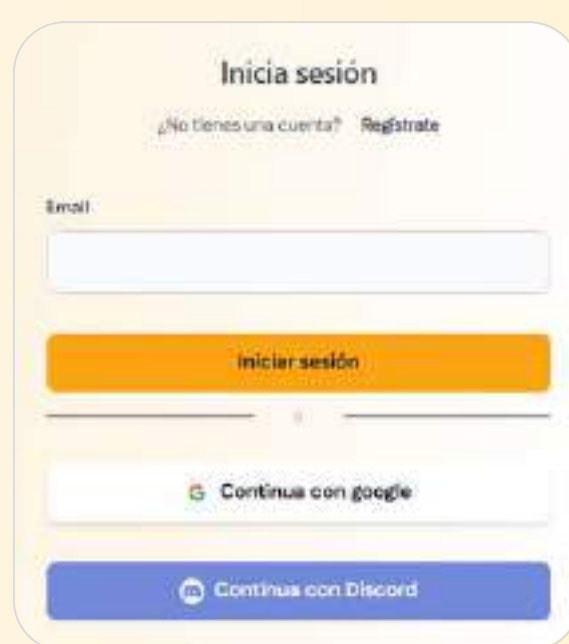
**"This roadmap is provided for information purposes only and does not constitute an offer or investment recommendation. The terms of the financial product are set out in the offering document or Whitepaper, which investors should consult for complete and binding information."**

## HOW CAN I INVEST?

On Rental, you can invest using the option that best suits you.  
Choose an option and follow the steps below:

### With FIAT (bank transfer)

**1** Access your account and login to the platform.



**2** Select “Invest by bank transfer” in the dashboard



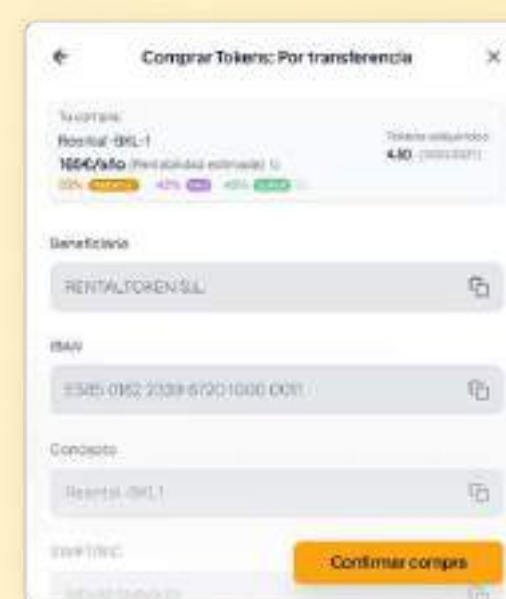
**3** Choose the property, currency, amount and destination wallet



**4** Make the bank transfer using the details provided in €/\$.



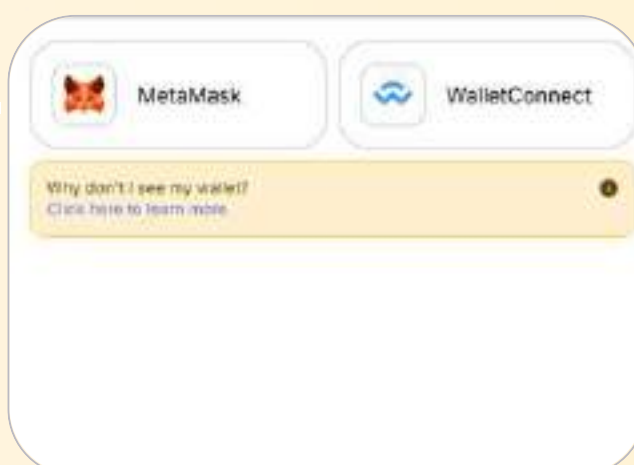
**5** Attach the payment receipt and upload it for validation.



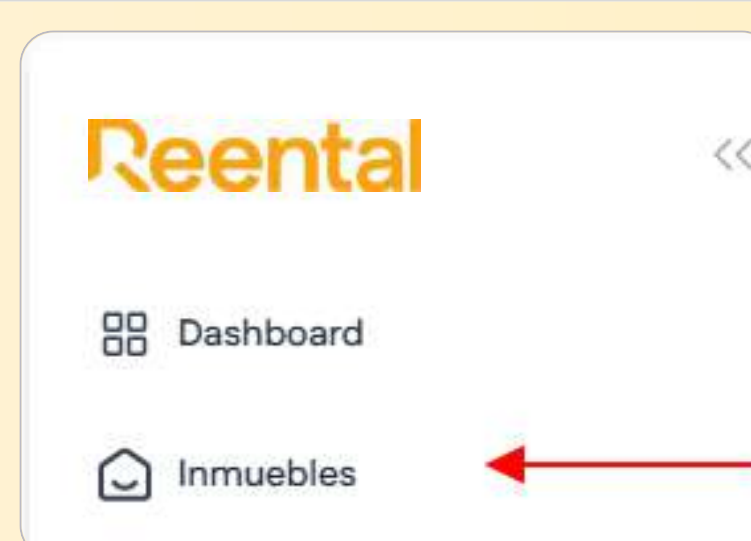
### With USDT

**1** Connect your wallet MetaMask, Trust Wallet, etc.

Añadir wallet



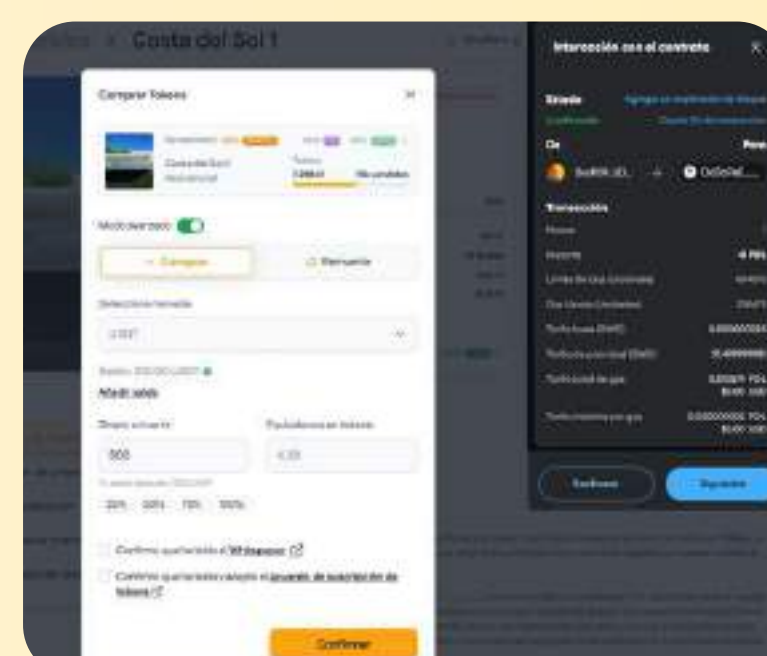
**2** Go to “Properties” Left-hand menu.



**3** Find the asset, select the property and click “Invest”.



**4** Confirm the transaction and authorise payment from your wallet.



With crypto via BTC



Contact an internal agent for guidance throughout the process.  
soporte@reental.co

## TEAM

**Eric Sánchez**



**CEO**

Chief Executive  
Officer

**Adrián Paloma**



**CFO & CAO**

Finance  
Department

**Andrés Sánchez**



**ARCHITECT**

Architecture and  
real estate management

**Lorena Moreno**



**COMPLIANCE**

Legal Department

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## ANY QUESTIONS?

[More information here](#)



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La forma fácil  
de invertir en  
inmuebles.

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