

DEVELOPER INFORMATION:

La Vaguada, Madrid

Description of the financial situation as established in article 78 of Law 5/2015, of 27 April, on the Promotion of Business Funding:

▪ **Duties of the developer:**

The developer will oversee carrying out all the necessary tasks and steps to carry out the sale and purchase, execute and control the refurbishment of the property, carry out the marketing strategy (sale in this case) either by himself or through third parties. In addition, he will monitor the entire life of the project and will be responsible for carrying out the necessary tasks for the day-to-day management of the property.

▪ **Description of the company and business plan :**

The purchase and sale of real estate for own account. (CNAE 6810).

▪ **Company name:**

HOMBLOCK PROPERTIES S.L. B12995114

▪ **Registered office:**

C/ Les Oliveres 43, 3A, 12560 Benicassim

▪ **Form of social organisation:**

Sole Administrator. Ana Peña Mateos

▪ **Number of employees :**

0 Employees

▪ **Structure of share capital:**

100% AEQUO FORUM, S.L. B87799896

▪ **Financial overview :**

The company was incorporated on 02 October 2017, its financial situation before the granting of the loan from Housers investors: Three thousand Euros in Share Capital. This is the total amount committed by the developer and its liability is limited to this amount. Due to these limited own resources the commission paid to Housers is included in the project to be funded.

▪ **Indebtedness :**

None.

▪ **Projects funded on the platform with the same developer :**

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COVER LETTER :

ANA PEÑA MATEOS

46117, Valencia

Dear **Housers**:

My name is Ana Peña Mateos and I present you an operation in the capital, an opportunity that makes special excitement because of the difficulty in finding this type of assets.

My professional career is closely linked to the world of real estate and hotel management, with more than 9 years of experience in the sector. Throughout this I have acquired a deep knowledge in the analysis, control and monitoring of the development of the real estate activity, as well as the control and management of human teams, as well as the control and management of human teams.

Currently, after several years in the private sector, I have decided to start my own activity, focused on the acquisition of properties in the main cities of Spain for real estate investors. My main functions in this field are focused on the search of properties to be refurbishment and the management of all the refurbishment activity in order to add value to the property.

Before finishing, I invite you to take a look at all the information provided so that you can learn more about the investment opportunity presented through Housers. Investment opportunity presented through Housers.

Finally, I am enclosing my CV.

A strong embrace,

Ana Peña Mateos.

CURRÍCULUM VITAE:

Ana Peña Mateos

Personal data :

Birthplace: Valencia

Professional experience:

November 2015 – Present

Property acquisition for private real estate investors

June 2014 – October 2015

Valencia Office System SA (CANON Spain)

Administrative

October 2002 – October 2011

Marina Dór Loger SA

Deputy Director of the Incentives and Internal Audit department.

september 2000 – June 2001

CARMELITANO SAU

Administrative Assistant

CURRÍCULUM VITAE:

Complementary Experience:

- (Valencian Community 2000- Present)

Search and selection of real estate for purchase as an investment for a small group of family and close friends throughout the entire country. Valencian Community.

Design and management of the different reforms to be carried out.

Search and selection of tenants or subsequent buyers.

Management of collections and distribution among the various acquaintances.

- FBS - Faculty of Business Studies (Valencia, 2003)

Profesor Seminario MBA de Sistemas Integrados de Gestión (ERP) y Gestión de las Relaciones Comerciales (CRM).

- Entrepreneur Events Organization (Valencia, 1990 – 1992)

Organization of events with more than 4,000 attendees.

- “Vector” University Academy (Valencia, 1998 – 1999)

Professor of Business Mathematics, Financial Operations Mathematics, Cash Flow Management.

Languages

Intermediate English