

# Investors brochure full version

1.10 - 17/02/22



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## A few words

It is important to understand the difference between the two companies: **IL NIDO** and **NIDO IMMO**.

- **Azienda IL NIDO di Jakub Michal Wrobel** (namely **IL NIDO**) is the driver of this large project, mixing regenerative agriculture, collective housing and ones well-being.

Its sources of income are varied:

- food production (fruits, vegetables, meat, mushrooms),
- various agriculture-related services (drone mapping, consultancy,...)
- rental of accommodations,
- catering for accommodations,
- activities (yoga courses, organized hikes, ...)

- **NIDO IMMO** is the owner of the building wherein IL NIDO operates for its collective housing part of the project. Its sources of income:

- yearly rental of 5 accommodations to IL NIDO.
- one-stop package offer for foreigners to settle down in Alvito by providing facilities in bureaucratic processes.

We made the choice of separating the two entities so that the shareholders invest in the property which serves as a guarantee in itself (for NIDO IMMO), in case anything went wrong with IL NIDO.

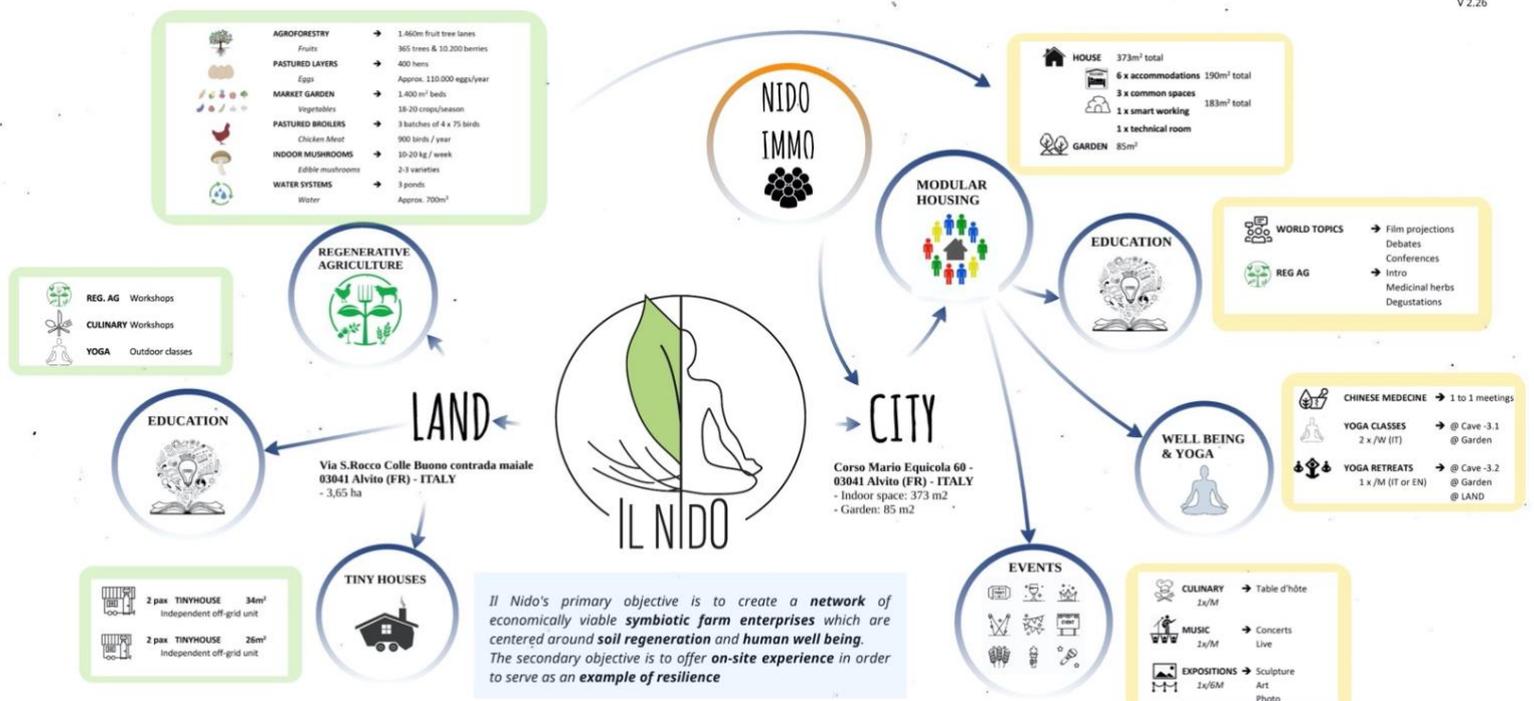
### NOTE – WHAT DO WE DO – AT THE ACCOMMODATION – SIMPLY SAID

**Provide:**

- a cozy accommodation for short and mid-term stays, with meals from locally grown products
- various outdoor and indoor experiences with an international fun community
- a possibility to work on owned land on rotation basis to keep the farm running smoothly throughout the year via standardized processes.

**For the purpose of:**

Repopulate Alvito with people bringing in innovative projects willing to collaborate, create resilience and promote the region.





## NIDO IMMO S.r.l

### Overall information

<b>Name</b>	NIDO IMMO Srl	
<b>Type</b>	Srl (capital company)	
<b>Activities</b>	Purchase, rental, intermediary and sales of real-estate goods.	
<b>Legal address</b>	Corso Mario Equicola 60, 03041 Alvito (FR), Italy	
<b>Creation date</b>	+ -20.01.2022	
<b>Founders</b>	2 - Madeleine de Bergeyck & Jakub Wrobel	
<b>Administrator</b>	Jakub Wrobel	
<b>Board of directors</b>	Arnaud de Bergeyck	(CEO of real estate company)
	Marc Jacobs	(Founder of Chateau de Jolimont)
	Jakub Wrobel	(Founder of Azienda Il Nido)
<b>Chairman of Board</b>	Jakub Wrobel	
<b>Company statutes</b>	Under creation	
<b>VAT N°</b>	Under creation	

### Crowdfunding campaign information

Campaign running for

- presales: until 31/03/2022
- shareholders: until 31/03/2022

Pre-sales	Formula	Price pack			Qty available	Qty available	Total
	Sympathizers	500 €			20	20	10.000 €
	Dreamers	1.000 €			30	20	30.000 €
<b>TOTAL</b>							<b>40.000 €</b>
Shareholders	Formula	Amount invested	Shares	% capital	Qty formulas at sale	Total shares	Amount planned
	Investors	2.500 €	25	1.56%	20	500	50.000 €
	Partners	5.000 € or +	50 or +	3.13%	22	1.100	110.000 €
	<b>TOTAL</b>					<b>1.600</b>	<b>160.000 €</b>



### Objectives for Nido Immo

<b>1</b> Balanced between finances and values	<b>2</b> Reinvest in long term sustainable assets	<b>3</b> Expand further the portfolio	<b>4</b> Attract foreign investors
<p>We offer a right balance between a correct ROI for investors and the possibility to reinvest locally for the benefit of all. We see this as a nowadays much needed sustainable strategy.</p>	<p>We plan to reinvest into the initial housing in order to be as resilient as possible (water, electricity &amp; heating). This will have long-term financial benefits as it pulls down operating costs.</p>	<p>As there are still many interesting investment possibilities, we do not want to stop at the acquisition of a single property but to acquire several of them in the city center and expand even further the project.</p>	<p>Our housing will serve as a comfortable landing point for foreign investors for them to start their own diverse projects. This will indirectly benefit all as it creates a momentum and stimulates the local real estate market</p>

## Acquisition: property n°1 – Equicola 60

<b>Location</b>	Via Corso Mario Equicola 60, 03041 Alvito (FR), Italy
<b>Composition</b>	5 independent units within a 6 units house & annexes.
<b>Date of construction</b>	Approx. year 1800
<b>Condition / state</b>	Overall correct. Ranging from “good” to “medium works to be performed”, depending on floor. No structural works to be performed.
<b>Advantages</b>	South facing; located in city center. Next door land belongs to city, and a project to take its management over is feasible. Incredible arrangement of the house.

### Size

Indoor surface	373m <sup>2</sup>
Living space	190 m <sup>2</sup>
Shared indoor space	183 m <sup>2</sup>
Garden	85 m <sup>2</sup>



### Pricing

Purchase	55.000 €
Works & materials	70.000 €
Amenities	35.000 €
<b>TOTAL</b>	<b>160.000 €</b>

### Rental agreement: NIDO IMMO to IL NIDO

	2022	2023	2024	2025	2026
Annual rent (€)	0	7.000	8.500	9.500	To be voted
Bonus		> 50.000 € = 3.5%	> 62.500 € = 3%	> 75.000 € = 2.5%	To be voted

**Example:** in 2023 IL NIDO has a turnover of 55.000€, it will pay 7.000€ in rent + 1.925 € bonus (3,5% of 55.000€) = 8.925€

### Annual costs for NIDO IMMO

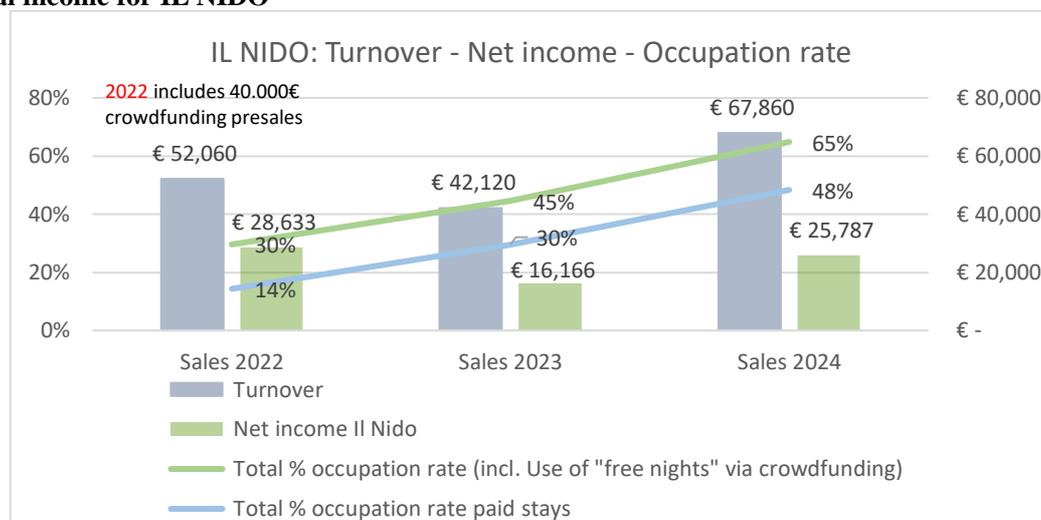
Accountant	-4,500 €
(Administrator)	(-2.400 €) optional

### Annual income for NIDO IMMO

	2022	2023	2024	2025	2026
Annual rent (€)	0	7.000	8.500	9.500	to be voted
Costs (€)	0	-4.500	-4.500	-4.500	-4.500
Net income NIDO IMMO (€)	0	2.500	4.000	5.000	
Net ROI %	0%	1,56%	2,50%	3,13%	

Scenario calculated as if the general assembly has voted no salary for the administrator.

### Annual income for IL NIDO





## Shareholder investing information

### 1. Nature of the product

The instrument offered is an action. By subscribing to it, the investor becomes the owner of part of the capital of the issuer. The shareholder is subject to the risk of the company and therefore risks losing the capital invested. In the event of liquidation, the shareholder comes after the creditor in the distribution of the proceeds from the sale of the assets, in other words most of the time, he cannot recover anything. The action has an unlimited lifespan. See the risks for repayment possibilities.

In return, the share gives the right to a share of the possible profit of the issuer and the shareholder receives, if applicable, an income called a dividend. The amount of the dividend depends on the profit made by the issuer and the way in which it decides to distribute it between the reserve and the remuneration of the shareholders. The share also gives the right to vote at the general meeting.

### 2. Main characteristics of the product

Issuer	NIDO IMMO S.rl
Price	100 € / Share
Types of actions	Shares
Dividend policy	The dividend granted to the partners on the shares of the share capital may not exceed 5% of the nominal value (= amount invested) of the shares after deduction of the withholding tax. The structure intends to distribute dividends as soon as the finances allow it, knowing that many cyclical and uncertain factors will impact the financial situation of NIDO IMMO. Note that any distribution of dividends is subject to the vote of the members of the General Assembly.
Rights attached to the shares:	Each partner is entitled to vote, in proportion to the amount invested
Methods of composition of the board of directors	The company is administered by a minimum of two directors, associated or not, appointed by the general meeting for a fixed or indefinite period and at any time revocable by it.
Other characteristics	min 25 shares per subscription
Unit value at 31/12/2021	NA, the company was created in January 2022 and the first financial year ends on 31/12/2023.

### 3. Description of the offer

Type of offer	Subscription sale
Amount of the offer	160.000 €
Number of shares offered	1.600
Maximum shares subscribed per investor	120 (i.e. 12.000 euros per investor)
Recipient of the offer	Private or public investor on European territory.
Allocation of proceeds from the offer by the issuer	The amounts collected will be used for: 1) 2022-2023 Begin operations: carry out the necessary work and bring the accommodation up to the current standards. 2) 2022-2023 Arrange the premises to begin room rentals
Offer period	Continuous offer until 15/02/2022
Allowance in the event of over-subscription	Refund of last incomers

### 4. Description of the key figure sender

<b>Brief description of the issuer and its activities (corporate purpose, history, activities, etc.)</b>
NIDO IMMO has the purpose of purchasing, renovating and furnishing real-estate properties in order to offer smart, low-impact, accommodations for short to mid-term stays. It is born after the COVID19 pandemic as the demand for “out of the city & authentic experiences” boomed.

Key figures of the issuer: (N / A. If start-up)		Year n-1 (in €)
Balance sheet	Equity	N / A
	Indebtedness	N / A
Income statement	Turnover	N / A
	Total charges	N / A
	Depreciation	N / A
	Profit (loss) for the year before tax	N / A

#### 5. Investment risks

<b>Credit risk:</b> The solvency ratio (amount of equity divided by the balance sheet total) makes it possible to estimate the proportion of equity in relation to foreign funds. As a general rule, a company is considered to be solvent as soon as the share of equity in the total balance sheet is equal to or greater than 20%.	For NIDO IMMO S.rl created in January 2022, this ratio cannot already be calculated
<b>Risk of losing all of the invested capital:</b>	Yes
<b>Risk of liquidity :</b> The ratio of liquidity General (active circulating divided by current liabilities) to estimate the ability of the structure to pay short-term debts. For a commercial enterprise, it is considered correct at 1.	For NIDO IMMO S.rl created in January 2022, this ratio cannot already be calculated
<b>Possibility of repayment</b>	The redemption of units will take place in a period of 6 months beginning on the date of resignation or to the exclusion of a partner. If the repayment were to reduce the capital to an amount lower than the fixed part of the capital, this repayment would be postponed until conditions allow it, without interest until then. The deadlines provided above may be reduced or extended by the Board of Directors in light of available cash in order not to put in jeopardy the cash of the company. On decision of the Board of Directors, the refund can be staggered
<b>Risks specific to the issuer</b> - operational and commercial :	<ul style="list-style-type: none"> <li>- Slowness of local administrations regarding permit requests</li> <li>- Presence of other B&amp;B's operating in the countryside of Alvito, and 2 in the city center.</li> <li>- Relies heavily on success of IL NIDO.</li> </ul>
<b>Risks specific to the issuer</b> - related to subsidies	- Possibility for the good to obtain subsidies through the managing company: IL NIDO. These procedures are time consuming and not systematically successful.
<b>Financial risks :</b>	The overall need of funding for NIDO IMMO is of 160.000 €. As of 11/01/22, 45% has been covered. If the campaign of capital increase was to prove unsuccessful until 30/03/22, the rental of the accommodations and the rental agreement, where to be delayed accordingly.
<b>Planned break-even date</b>	Early 2024

Please consult the business plan of the issuer for more information



6. Costs

Possible costs related to the actions

7. Summary of taxation

Withholding tax	A withholding tax of 30% is withheld at source in Italy on dividends. European countries are subject to the regime of non-double taxation
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**This profile information was established on 07.01.2022**  
**NIDO IMMO S.rl, Corso Mario Equicola 60, 03041 Alvito (FR), Italy. tel. : +39 366 74 21524**



## IL NIDO – Azienda il Nido di Jakub Michal Wrobel

<b>Name</b>	Azienda il Nido di Jakub Michal Wrobel
<b>Type</b>	Farm enterprise
<b>Activities</b>	Food production & sales (vegetables, fruits, mushrooms, meat), food transformation, workshops/education, consultancy, services to customers.
<b>Legal address</b>	Via del Colle 2, 03041 Alvito (FR), Italy
<b>Creation date</b>	04.01.2021
<b>Founders</b>	1 - Jakub Wrobel
<b>Administrator</b>	Jakub Wrobel
<b>Company statutes</b>	N/A
<b>VAT N°</b>	IT03144140609

### Mission

“To create a network of economically viable symbiotic farm enterprises, which are centered around soil regeneration, local development and human well-being”.

From which we will achieve through our:



### Objectives (revenue streams)

- Education and practice of Yoga, spiritual and homeopathic healing
- Communal housing development and care free – one stop shop – assistance for moving to Alvito
- Education and practice of Reg Ag, producing crops to sell with the benefit of alleviating the environment.
- The building of modular housing for holiday experiences/short breaks, and escape from the chaotic world we have found ourselves in.

IL NIDO purchased the land in 2021

Start of production 05.2022

Exploitation of land on rotating basis

### Property owned n°1- San Rocco Contrada Maiale 9999

- We intend to develop according to our investment capabilities and based on workforce available.
- Please check the [correspondent brochure](#). (Note that starting dates have been modified as below)
- Enterprises related to animals will only be started when long-term residents will join in the project.

### Indoor oyster mushrooms

Production uses waste coffee grounds which are abundantly available in Alvito and surroundings.

Main production: grow kits & dried mushrooms, increasing shelf-life.

	Y1 - 2022	Y2	Y3	Y4	Y5
Investment	- 10.000 €	- €	- 13.000 €	- €	- €
Running costs	- 6.500 €	- 6.500 €	- 6.500 €	- 6.500 €	- 6.500 €
Revenue	20.000 €	20.000 €	25.000 €	27.000 €	27.000 €
DELTA	3.500 €	13.500 €	5.500 €	20.500 €	20.500 €
CUMUMATED DELTA	3.500 €	17.000 €	22.500 €	43.000 €	63.500 €

Year 3: scale up of production via purchase of 2 sea containers.



### Silvopasture lanes/agroforestry

Extremely valuable long-term asset even though produces returns in year+5.

365 trees, 11.000 berries on 1.460m of fruit lanes on 2ha land parcel.

	Y1 - 2023	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9
Investment	-25.500 €	- €	- €	- €	- €	- €	- €	- €	- €
Running costs	- €	-1.000 €	-1.000 €	-1.000 €	-1.000 €	-8.000 €	- 8.500 €	-8.500 €	-8.500 €
Revenue	- €	- €	- €	- €	- €	15.000 €	18.000 €	23.000 €	30.000 €
DELTA	-25.500 €	-1.000 €	-1.000 €	- 1.000 €	- 1.000 €	7.000 €	9.500 €	14.500 €	21.500 €
CUMULATED DELTA	-25.500 €	-26.500 €	-27.500 €	- 28.500 €	- 29.500 €	- 22.500 €	- 13.000 €	1.500 €	23.000 €

### Pastured Layers

400-hens flock, laying at 70% rate 110.000 eggs/ year. Sales price 0,28 per egg.

	Y1 - 2023	Y2	Y3	Y4	Y5
Investment	- 6.650 €	- €	- 3.000 €	- €	- 3.000 €
Running costs	- 17.745 €	- 17.745 €	- 17.745 €	- 17.745 €	- 17.745 €
Revenue	30.660 €	30.660 €	30.660 €	30.660 €	30.660 €
DELTA	6.265 €	12.915 €	9.915 €	12.915 €	9.915 €
CUMUMATED DELTA	6.265 €	19.180 €	29.095 €	42.010 €	51.925 €

### Pastured broilers

1.200 birds, in 4 flocks of 4x75 birds. 10/kg sales prices with average chicken 2,23kg and a loss rate of 10% (avg. 2%).

	Y1 - 2023	Y2	Y3	Y4	Y5
Investment	- 22.170 €	- 1.000 €	- 1.000 €	- 1.500 €	- 1.500 €
Running costs	- 11.378 €	- 11.378 €	- 11.378 €	- 11.378 €	- 11.378 €
Revenue	26.760 €	26.760 €	26.760 €	26.760 €	26.760 €
DELTA	- 6.788 €	14.382 €	14.382 €	13.882 €	13.882 €
CUMUMATED DELTA	- 6.788 €	7.593 €	21.975 €	35.856 €	49.738 €

Production can be very easily increased with little increase in running costs. (Fixed costs: 15k€ slaughterhouse)

### Ponds – Water systems

Long-term asset enabling more resilience, especially during hot summer months. Reduces indirectly costs of other enterprises.

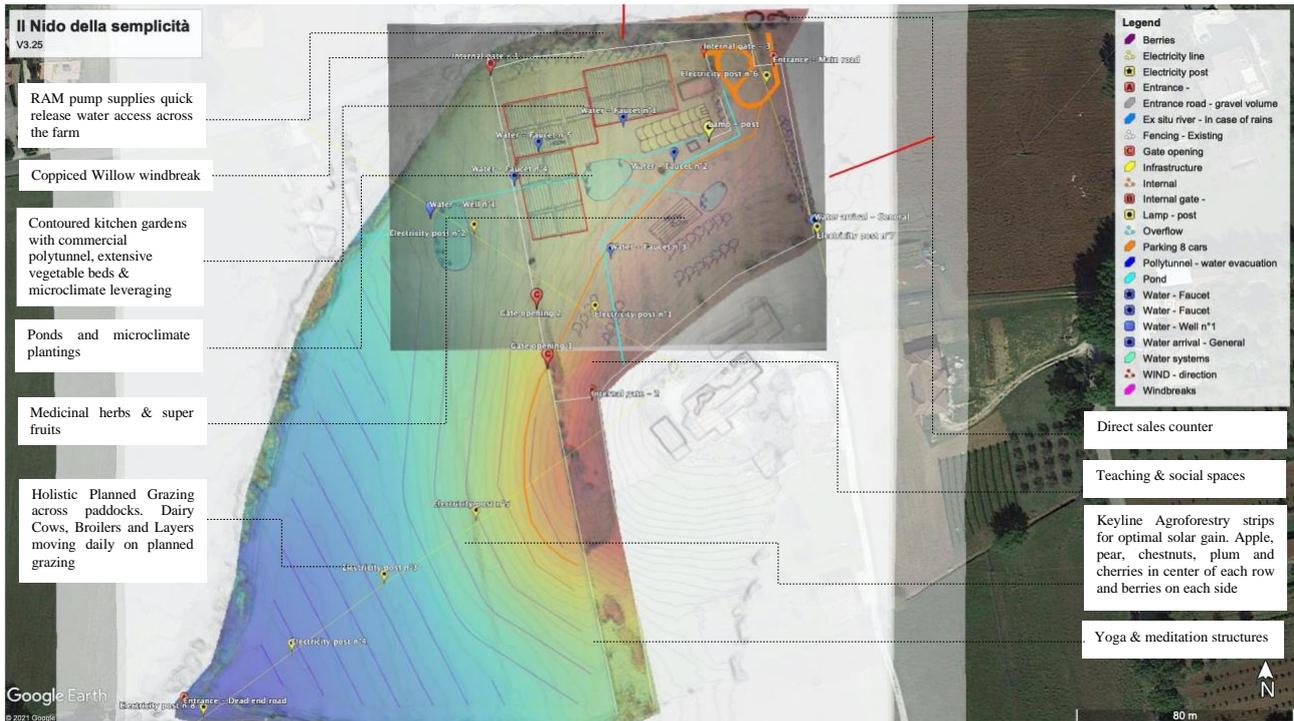
	Y1 - 2024	Y2	Y3	Y4	Y5
Investment	- 10.000 €	- €	- 1.000 €	- €	- €
Running costs	- 200 €	- 200 €	- 400 €	- 400 €	- 400 €
Revenue	- €	- €	- €	- €	- €
DELTA	- 10.200 €	- 200 €	- 1.400 €	- 400 €	- 400 €
CUMUMATED DELTA	- 10.200 €	- 10.400 €	- 11.800 €	- 12.200 €	- 12.600 €

### Market Garden

Will be developed only if 4 long-term residents join into the project as it is a labor-intensive and costly mini-enterprise.

For more information on the regenerative agriculture enterprises , please [check our corresponding brochure](#).

## BASE MAP



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## Who are we?

[www.aziendainido.org](http://www.aziendainido.org)



**Madeleine de Bergeyck – 28** - Yoga & meditation teacher specialized in neuroscience and Chinese Medicine Practionner.

“A world with better solutions to face tomorrows challenges is only possible if people feel at their best mentally, physically and socially.

I deeply believe the space we are creating will contribute to people exploring all their existing tools for their well-being. “



**Kuba Wrobel – 33** – Economist, regenerative agricultural entrepreneur and former real-estate agent.

“We crucially need a replicable, scalable and profitable way to capture large amounts of greenhouse gases and safely put them back into the soil, whilst providing great food for an increasing population and with less resources. Regenerative agriculture offers that.

This house acquisition is the first step towards building a resilient local community as it offers a concrete landing point for young reg-ag entrepreneurs but also other innovative actors”.