



ACTIV GASTRO
HOTEL IMMOBILIER

> **Gstaad**
Activ Gastro GmbH
Mattenstrasse 1
CH - 3780 Gstaad
Tel. +41 33 341 25 25
gstaad@activgastro.ch

> **Neuchâtel**
Activ Gastro Sàrl
Rue du Jolimont 19
CH - 2525 Le Landeron
Tél. +41 32 754 31 00
ne@activgastro.ch

> **Solothurn**
Activ Gastro GmbH
Bielstrasse 3
CH - 4500 Solothurn
Tel. +41 32 622 60 80
so@activgastro.ch

Since 1996



CHE-108.446.989 VAT

www.activgastro.ch

Our previous work and activities from 1996 until today

Activ Gastro HOTEL Immobilier (since 1996) and its sister company TOP Suisse Immobilier (since 2001) have carried out around 800 mandates for banks, insurance companies, bankruptcy and debt enforcement offices, companies and private individuals.

Both companies Activ Gastro HOTEL Immobilier and TOP Suisse Immobilier cooperate closely and benefit enormously from countless synergies. To illustrate, we additionally offer hotel and restaurant properties with conversion potential on the real estate market as residential or commercial properties with other possible use, with the beneficial support of the sister company TOP Suisse Immobilier.

[ACTIV GASTRO HOTEL IMMOBILIER](#)

Property sale

Hotels, Restaurants, Clubs, Mixed use properties

Operational management by Activ Gastro HOTEL Immobilier

Hotels and Restaurants on own account, in management or for bankruptcy offices

Purchase by Activ Gastro HOTEL Immobilier

Hotel and restaurant properties

Property valuations

Hotels, Apparthotels, Motels, Restaurants, Bars, Cafés, Night-Clubs, Dancings, Projects for hotels and restaurants, Campings.

Activ Gastro HOTEL Immobilier is accredited for various banks as a property appraiser for "special properties in the tourism sector". We value hotel real estate all over Switzerland. For more details, see our manual: ISBN 978-3-906112-15-2

Various activities

Property conversion studies, Operational and market analysis, Development of sales increase and advertising ideas, Management coaching, Rent hotel real estate, Business plan assessment and plausibility check, Support in the financial funding search, Assistance in opening hotel businesses, Assessment of property conversion projects, Elaboration of business cooperation opportunities, Consulting and analysis of businesses and/or real estates that are already in economic difficulties or facing major problems that could threaten the existence of the business. Avoidance of official enforcement / liquidation. Searching for purchasers before the official sales and for bidding at the official bankruptcy auction. Advising creditors on how to proceed in case of an official liquidation/auction, e.g. preparation of various scenarios, etc. Cleaning and landscaping work Training USPI real estate appraisers, bank staff (loan officers, clerks, etc.), in the area of hotel and hospitality property valuation.

With our locations in Gstaad, Solothurn and Neuchâtel, we are represented in the German-speaking and in the French-speaking part of Switzerland.

We are also open to new tasks: We are very happy to take other tailored made mandates.

Activ Gastro HOTEL Immobilier and TOP Suisse Immobilier are the competent and serious partners for practical, specific and tangible solutions in Switzerland's tourism and real estate sector.



> **Gstaad**
TOP Suisse Immobilier GmbH
Mattenstrasse 1
CH - 3780 Gstaad
Tel. +41 33 657 15 15
gstaad@suisseimmobilier.ch
CHE-102.053.717 TVA

> **Neuchâtel**
TOP Suisse Immobilier Sàrl
Rue du Jolimont 19
CH - 2525 Le Landeron
Tél. +41 32 754 31 07
ne@suisseimmobilier.ch
www.suisseimmobilier.ch

> **Solothurn**
TOP Suisse Immobilier GmbH
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CH - 4500 Solothurn
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ne@activgastro.ch

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TOP SUISSE IMMOBILIER

Our sister company TOP Suisse Immobilier has carried out the following work since its foundation in 2001:

Sale

Building land, agricultural land, single-family, terraced, multi-family and mansions, flats, supermarkets, commercial locations, offices, industrial buildings, dentist's office, old farmhouses, demolition properties.

Property management

Apartment buildings, flats, business facilities, offices, factories, industrial buildings.

Purchase by TOP Suisse Immobilier

Residential and commercial properties, building land only partially developed.

Special financing / Recovery

Since the foundation, the two companies Activ Gastro Hotel Immobilier as well as its sister company TOP Suisse Immobilier have been working for the recovery departments of banks and insurance companies. In the process, we acquired a great degree of know-how in the area of reorganisations as well as in all areas before, during or after bankruptcy, attachments and official real estate auctions appropriated.

Searching for purchasers in private treaty sales prior to official real estate sales or for bidding at official auctions with the aim that the mortgagee creditors not have to take over the property into its own portfolio.

Advising creditors on the procedure to be followed in the event of an official liquidations/auctions, e.g. preparation of the various steps at the official auction and the elaboration of diverse scenarios, etc.

Handling all the work around the property from A to Z or just parts of it with the aim of placing the property on the real estate market in the best conditions.

Administration: we take care of the administration of the property (technical and/or administrative)

Improve the marketability: e.g. cleaning, disposing of furnishings, environmental work, carrying out minor repairs, etc.

Marketing and sales: Activ Gastro HOTEL Immobilier, your specialist for hotel and restaurant real estate sales, as well as Top Suisse Immobilier (for residential and commercial properties, conversions, etc.) have many years of extensive and profound market knowledge as well as broad-based contacts with private interested parties, investors, national and international hotel and restaurant operators, etc.

With the appropriate authorisation, we independently complete the sale of the property at the notary's office and hand over the property to the client.

Various

Development of building land, construction management for small renovations, completion of buildings after bankruptcy, building loan overruns, real estate conversion studies, disposal of furnishings, machinery, installations, from buildings of all kinds such as factories, flats, houses. Housekeeping work for apartment buildings, factories, houses, etc. Maintenance and repairs, clean-up work. Search for office and storage space, search for tenants for residential, commercial properties and offices.

We also have practical experience with

Contaminated sites, protection of buildings and historical monuments, etc.

We offer you a transparent approach coupled with the utmost discretion; we also look after you personally, competently, straightforwardly, honestly and openly at all times.

Neuchâtel, June 2021

Thomas Poschung, director



suisseimmobilier.ch

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