

Sale, Renting, Business succession, Administration, Evaluation and Consulting for Hotels & Restaurants



ACTIV GASTRO
HOTEL IMMOBILIER

Your specialist and competent partner for hotel real estate and company transactions in Switzerland since 1996

Sale / Renting

Brokerage of hospitality

establishments such as hotels of all kinds e.g. 1* to 5**** star hotels, hotel-garni, city hotel, country hotel, apartment hotel, holiday hotel, spa hotel, wellness hotel, design hotel, lifestyle hotel, sports hotel, golf hotel, seminar & conference hotel, motel, Inn, etc.

Restaurants such as excursion-, dining-, restaurants, cafés, tea rooms, bistros, brasseries, pizzerias, trattorias, pubs, wine bars, canteens, cafeterias, take-aways, self-service restaurants, snack bars, system restaurants, etc.

Nightclubs such as bar, disco, dancing, cabarets, concert halls, etc.

Mixed properties

Hotel and gastronomy real estate plus other commercial, industrial, leisure and residential use, etc.

Procurement of tenants

For hotel and gastro properties of all kinds.

Conversion:

In cooperation with our sister company TOP Suisse Immobilier, we offer hotel and restaurant properties with conversion potential in the residential or commercial property market.

Brokerage of all other objects

In cooperation with our sister company TOP Suisse Immobilier

Administration

Activ Gastro HOTEL Immobilier also manages hotel and restaurant properties in Switzerland on behalf of its clients.

Especially in the area of hotel property (condominiums).

In cooperation with our sister company TOP Suisse Immobilier GmbH, we also administer mixed commercial and residential properties as well as residential properties.

Management

Activ Gastro HOTEL Immobilier also manages all kinds of exceptional cases in hotel and hospitality businesses.

We usually step in quickly if something “goes wrong”. We distinguish between different types of operational management: Rent with special conditions, until a satisfactory solution is found for the owner. Purchase: dito

Business succession

Business succession is a complex process on various levels.

It affects companies and entrepreneurs and is accompanied by a wide range of personal, strategic, entrepreneurial, financial and tax issues. This complexity places high demands on entrepreneurs and successors, but above all on the accompanying consultants

Our methodology differentiates into two levels, both of which interact with each other:

Enterprise
Understanding of business model, value drivers, potentials, balance sheet structures, earnings, investment needs and finally transaction value.

Owner / Family
Evaluation of different succession models, financing options, asset planning, division of estates, tax aspects, family constitution, structuring of ownership structures
We will be happy to answer any questions you may have about company succession.

Real Estate Evaluation

We are specialized in property evaluations of hotels, restaurants and other properties in the tourism sector. Are you planning a new hotel project, to buy or sell a hotel business, a conversion or new financing for a hotel company, a major renovation, etc.?

Since Activ Gastro was founded, we have had the privilege of valuing over 450 properties and have therefore acquired exceptional know-how in the process.

Quick-Expertise

For an initial analysis (e.g. internal bank use or as a first rough purchase analysis, etc.) we recommend our “QUICK” evaluation.

Company valuation

Assessing the value of the company is certainly the most difficult step in the handover process – for both the transferring and the acquiring party.

Confidence in the choice and application of well-known and established company valuation methods is essential.

Activ Gastro HOTEL Immobilier goes one step further here.

Our service includes a company valuation, always according to various methods. Be it discounted free cash flow, net asset value or practitioner method.

Support / Various

Recovery departments

Since the foundation, the two companies Activ Gastro Hotel Immobilier as well as the sister company TOP Suisse Immobilier have been working for the recovery, workout and special financing departments of banks and insurance companies.

Various offer: 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.

Conversion of hospitality properties

If our analysis comes to the conclusion that a continued operation with a hospitality use is not goal-oriented, we recommend that alternative uses should be further examined.

Consulting the Board of Directors

We provide new impulses and ensure that current trends in the hospitality industry flow into the Board of Directors.

Financing solutions

We support our clients in cooperation with our credit specialists in the area of financing.

Tailored mandate

Activ Gastro HOTEL Immobilier is always open to new tasks and challenges.

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Member

