Art Investment Project

Discovering Hidden Masterpieces from Spanish Noble Estates

By Global Atlantic Ventures Ltd.

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Contents

Executive Summary: Transforming Undiscovered Art into High-Value Assets

Unique Business Model

Acquiring undervalued, undocumented artworks from Spanish noble families and historic palaces through established 80+ year relationships.

Rigorous Authentication Process

Comprehensive discovery process through internationally recognized experts including restoration, technical analysis, and certification.

Strategic Asset Leverage

Leverage authenticated masterpieces as collateral for financing or strategic sale at recognized market value.

Strong Risk Management

1:3 asset-to-funding ratio provides substantial collateral buffer with tangible high-value art assets backing all investments.

Initial Portfolio

10 paintings from Marquis palace with estimated market values significantly exceeding acquisition costs and export authorization.

Business Description: Exclusive Access to Spain's Hidden Art Heritage

Preserved Heritage

Spanish noble families preserved historic palaces with undocumented art collections since the 15th century. Spain avoided World War II confiscations, allowing many private collections to remain intact within family estates.

Hidden Value

Many palace owners lack awareness of the true market value and historical significance of their holdings. In many cases artworks were given as gifts across generations rather than treated as financial assets.

Value Creation

The business model identifies and acquires undervalued masterpieces, authenticates them through curated museum exhibitions, and strategically positions works for sale in the international art market to realize value.

Strategic Asset

Acquire a historic palace as a permanent exhibition venue, use the authenticated collection as collateral for structured investments, and implement selective sales to optimize long-term returns and cultural impact.

Reference image of the palace interior shown for contextual visualization of the described heritage setting.

Business Model: Six-Stage Value Creation Process

Stage 1: Artwork Selection

Expert identification of potential masterpieces from palace collections using trained eye and 80+ years of historical knowledge.

Stage 2: Restoration

Qualified specialists restore 16th-17th century paintings over 3-5 months using proper techniques to preserve value.

Stage 3: Technical Analysis

Pigment analysis and X-ray examination to determine dating, materials, and authenticity over 3-9 months.

Stage 4: Certification

Formal certification by specialized art experts including dating, provenance documentation, and authentication.

Stage 5: Registration

Official registration with Patrimonio Histórico Español, obtaining export permit and sale authorization.

Stage 6: Exhibition

Museum exhibition or specialized security facility storage with insurance coverage, creating foundation for funding execution.

Authentication Process: Rigorous Validation Ensures Market Credibility

Proof of Authenticity

Technical analysis through infrared reflectography, X-ray pigment analysis, structural examination, and formal authentication by authorized experts.

Proof of Provenance

Historical chain of ownership from Marquis of Vallgornera family (established 1796), artworks in palace for centuries, documented aristocratic lineage.

Proof of Value

Certified appraisal considering artist attribution, provenance, condition, technique, period, and comparable sales analysis.

Proof of Ownership

Notarized purchase agreement establishing clear legal title and ownership rights.

Government Registration

Official registration with Patrimonio Histórico Español with export and sale authorization.

Market Analysis: Elite High-End Art with Multiple Exit Strategies

Target Market & Customers

- Exclusive high-end masterpieces market dominated by Sotheby's and Christie's, controlling primary auction channels and valuations.
- Significant barriers to entry for non-established participants due to reputation, provenance requirements, and network access.
- Private collectors prefer reputable channels for authenticity and provenance assurance when acquiring major works.
- Specialized art investment funds and art-backed lenders provide financing solutions and secondary market liquidity.
- Museums and cultural institutions act as strategic buyers and long-term stewards for culturally significant works.
- Elite buyer base is concentrated and highly selective, relying on trusted intermediaries and curated opportunities.

Competitive Advantage

- Direct access to palace owners through 80+ years of relationships, enabling privileged sourcing opportunities and discreet deals.
- Expertise in identifying undervalued masterpieces through deep market knowledge and historical pricing analysis.
- Specialized restoration and authentication capabilities deliver proven improvements in condition and market confidence.
- Institutional relationships with galleries and museums facilitate placements, exhibitions, and guaranteed sales channels.
- Financial structuring expertise with investors and partners enables tailored exit strategies and optimized returns.

SWOT Analysis: Strategic Position

Strengths

Exclusive palace access, 80+ years expertise, proprietary acquisition network, high margin potential, asset-backed investment structure.

S W T O

Weaknesses

Limited niche market size, subjective valuation, dependence on specialist accreditation, specialized buyer access required.

Threats

High market confidentiality, strict authentication standards, potential attribution disputes for major artists like Goya.

Opportunities

Art as alternative asset class growing, art-backed financing expansion, access to funds and institutions, insurance market support.

Management Team - Art Expertise: 80+ Years of Knowledge

Diego Santiago Cortés - Antiquarian & Independent Researcher

Born: December 11, 1956, Llíria, Valencia, Spain

Specialization: 18th-Century Spanish Art and Francisco de Goya

Key Expertise

Experience

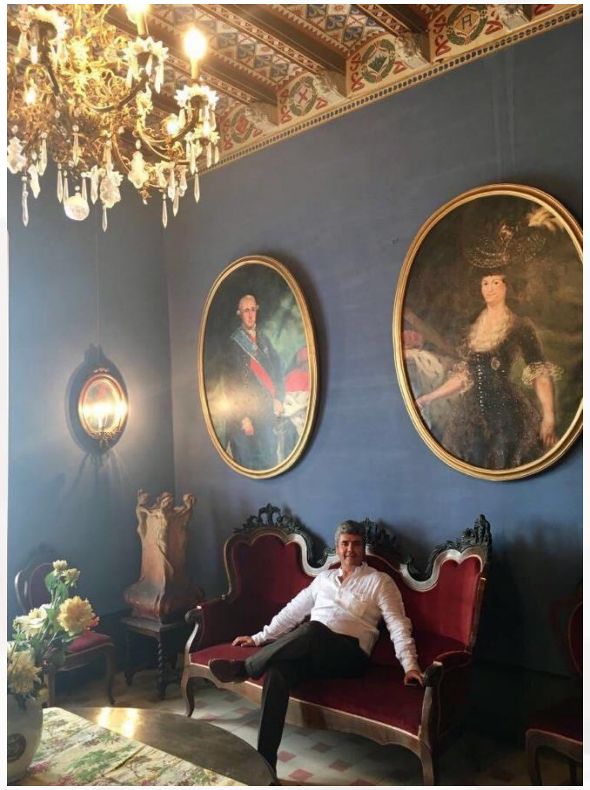
- 40+ years in aristocratic art acquisition
- International experience since 1970s Paris
- Gallery established 1980s Benicarló
- Direct relationships with Spanish aristocracy
- Bourbon lineage connections

Collaborations

- Dr. Rolf Madgessi (Goya specialist)
- Dr. Amparo Sacristán Carrasco
- Antonio Perales (Prado Museum)
- Dr. José Daniel Carrasco de Jaime
- Technical laboratories for scientific analysis

Achievements

- 50+ artworks from Palace of Rourell
- Palace of Marquis acquisitions
- Invited as Goya specialist Sardinia 2021
- Works exhibited in Italian museums
- Recognized in scholarly publications



Before

After

Management Team - Financial Structuring: 35+ Years in Capital Markets

Rodrigo Navarro Contreras - Project Finance & Multilateral Structuring Specialist

Education: Saint Edward's University, Austin, Texas | Masters in Econometrics & Financial Analysis

Experience: 30+ years in project finance and corporate finance

Key Expertise

Career Highlights

- Financial sector since 1991
- Head of Investment Department (Private Bank)
- Asset Manager (Brokerage House)
- Financial Advisor (Pain Webber, Mediolanum Bank)
- CFO (companies exceeding $50M revenue)

Core Competencies

- Debt/equity structuring
- Bankable financial models (IRR, NPV, DSCR)
- Risk identification & mitigation
- Corporate restructuring
- Financial hedging instruments
- ESG-driven frameworks

Authority

- Fully empowered Financial Advisor
- Asset Manager with funding authority
- Investment strategy execution rights
- Multilateral standards alignment
- Strong governance orientation

Funding Strategy: Four Monetization Pathways

Direct Sale to Investors

Database of specialized collectors for newly discovered artworks. Buyers may acquire at discount (up to 50%) in exchange for completing discovery process. Longer timeline but viable.

Public/Private Auctions

Through Christie's or Sotheby's once provenance established. Requires catalogue registration. Potential for substantial market attention and profitability with proper recognition.

Art-Backed Lending

Most efficient strategy. Artwork remains in portfolio while supporting financing. LTV 25-35% of appraised value. 2-3 year terms. Insurance required. Funds for operations and acquisitions.

Asset Securitization

Sophisticated SPV structure. Artworks transformed into asset-backed securities. Involves custodian, trustee, rating agency, and institutional investors. Tradable financial instruments.

Financial Projections: Conservative Assumptions with Strong Asset Coverage

€50M

Total Funding Requirement (Years 1-2)

€50M

1:3

Asset-to-Funding Ratio

1:3

70%

Conservative Valuation Scenario

70%

Investment Allocation

- Working capital for operations
- Short-term debt refinancing
- Assessment & authentication studies
- Palace acquisition for exhibitions
- Additional art acquisitions (20 paintings)
- Restoration, cataloguing, insurance

Revenue Projections

- First 3-5 painting sales repay initial funding
- Focus on value creation years 1-2
- Single artwork profit finances 3-5 new acquisitions
- Current projections: first 3 of 7 acquired paintings
- Pessimistic 70% of appraised value assumption
- Highly profitable with tangible asset security

Investment Highlights: Proven Model with Substantial Upside

Unique Value Proposition

Transform undervalued palace art into authenticated masterpieces through rigorous 6-stage process.

Strategic Asset Base

Initial 10 paintings from Marquis palace with documented provenance and export authorization.

Established Authentication

Works processed through restoration, technical analysis, and government registration (Patrimonio Histórico).

Risk Mitigation

Asset-backed structure with 1:3 collateral ratio. Tangible high-value art assets. Diversified monetization pathways.

Competitive Moat

80+ years exclusive relationships. Specialized 17th-18th century expertise. Direct off-market palace access.

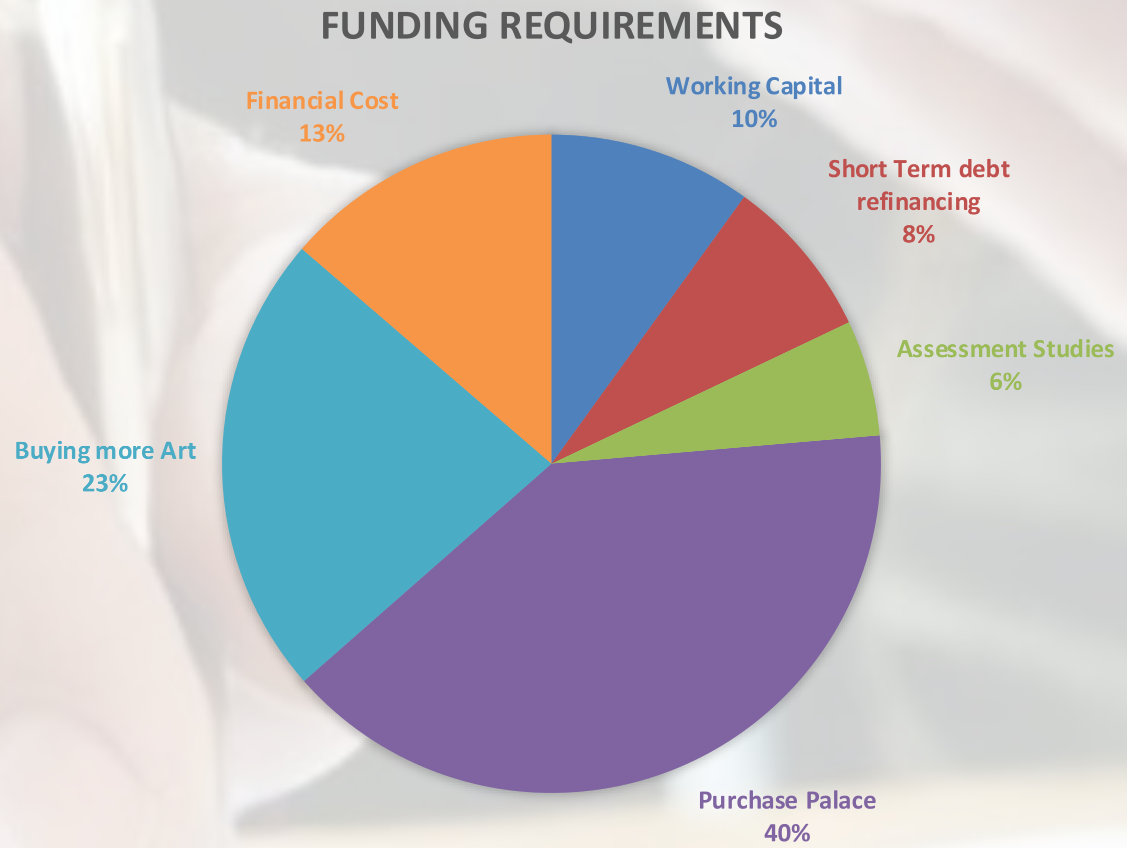
Scalability

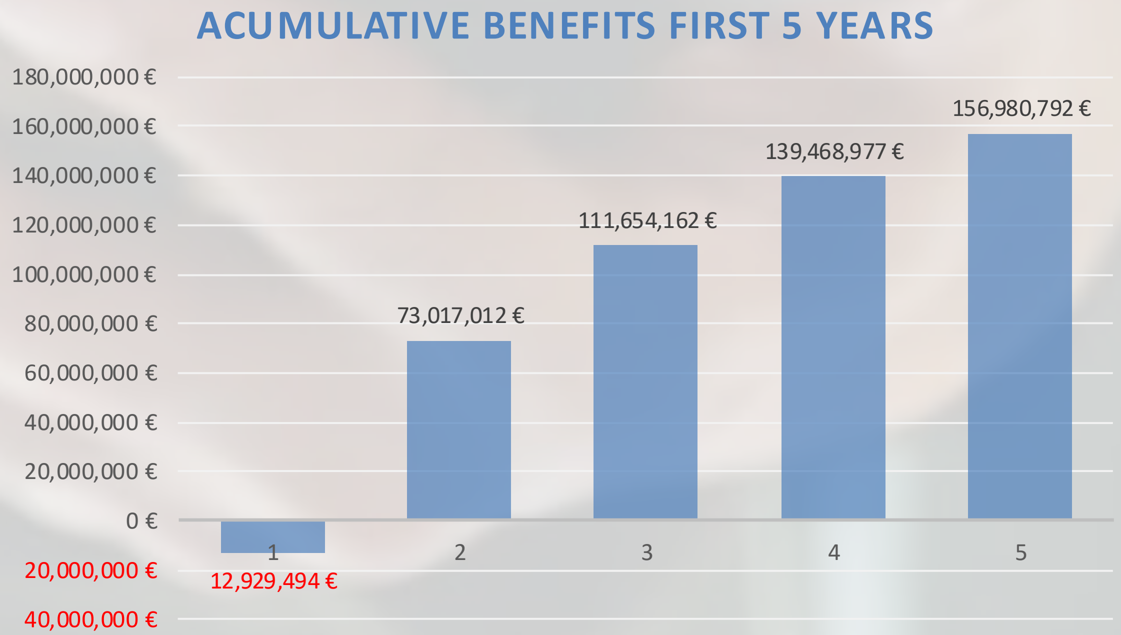
Proven model replicable across multiple estates. Single sale finances 3-5 new acquisitions.

Institutional Validation

Exhibition agreements with Museu de Bellas Arts de Castelló enhances market credibility and recognition.

Financials





EXPECTED RETURNS				
YEAR	EXPENSE	SALES	GROSS BENEFITS	ACUMULATIVE BENEFITS
1	43,864,000 €	30,934,506 €	12,929,494 €	12,929,494 €
2	4,364,000 €	90,310,506 €	85,946,506 €	73,017,012 €
3	4,364,000 €	43,001,150 €	38,637,150 €	111,654,162 €
4	4,364,000 €	32,178,815 €	27,814,815 €	139,468,977 €
5	4,364,000 €	21,875,815 €	17,511,815 €	156,980,792 €
Total	61,320,000 €	218,300,792 €	156,980,792 €	

Thank You

Partner with us to unlock Spain's hidden art heritage. Contact: rnavarro@globalatlanticventures.com