



# Stadium Equity Investment in Córdoba, Argentina

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## 1. Introduction

The Argentine development company presents an equity investment opportunity for private investors interested in participating as project partners through the acquisition of common shares.

This proposal combines recurring annual income, capital appreciation, and a well-structured financial model, with a strong focus on long-term value creation.

## 2. Investment Structure

The investment is structured through the purchase of shares under the following terms:

- **Total project valuation:** USD 99.7 million
- **Total shares issued:** 10,000
- **Price per share:** USD 9,970

At this stage, **30% of the equity (3,000 shares)** is being offered, representing a total of **USD 29.91 million**. This allows investors to participate flexibly and scale their investment, starting from as little as **one share**.

## 3. Expected Investor Returns

The financial model projects the following results per share:

- **Minimum investment:** USD 9,970 (1 share = 0.01%)
- **Expected average annual return:** USD 1,645 (approximately **16.5% annually**, based on positive free cash flow starting in 2028)
- **Projected capital value:** USD 13,858 (approximately **+39% growth by 2036**)

Returns are generated through a combination of **annual income and equity value appreciation**.

## 4. Investment Profile and Logic

- Investors participate as **equity partners** in the project
- They receive a share of **annual operating results**
- They benefit from **long-term asset appreciation**
- Investment can be scaled based on the number of shares acquired (e.g., 1, 10, or 100 shares)

The model includes an estimated **residual business value of USD 136,076,730**, reinforcing the potential for future appreciation and multiple exit strategies.

## 5. Conclusion

This investment offers the opportunity to become a shareholder in a structured project with:

- Accessible initial investment
- Estimated annual income
- A clear projection of capital growth through 2036

**In simple terms:** invest today, earn annually, and benefit from increasing value over time.

Best Regards,

Immi Legal Team

info@immi.legal

Whatsapp: +5493814459254

<https://immi.legal/>