

Business Report

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INMOBILIARIA MIRADOR SAN JOSE S.A. INMIRSAN

EMISid: 3947585
RUC: 1391763565001

Headquarters

Street Av 2 Entre s 12 y 13 Ofc 9, Building Delbank Planta Baja Ofc 9, Frente a Plaza Civica Manta; Manabi; Ecuador;

[Map](#)

Tel: +593-5-262-9000

Main Activities: Real Estate

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▼ Company Tear Sheet - Contact Information

Full name: Inmobiliaria Mirador San Jose S.A. Inmirsan

Status: Non-Listed

Legal Form: Public Limited Company

Operational Status: Operational

EMISid: 3947585

RUC: 1391763565001

Incorporation Date: 20-Apr-09

Headquarters

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▼ Company Tear Sheet - NAICS Industry Classification

Main Activities: [Real Estate \(531\)](#) ⓘ

▼ Company Tear Sheet - Business description

Company Description

The company Inmobiliaria Mirador San Jose S.A. Inmirsan is primarily engaged in real estate related activities.

▼ Company Tear Sheet - Basic Information

Total Employees: 59 (2015)

▼ Company Tear Sheet - Key Executives

Delgado Alvia Ronald Pastor	President
Cloutier Marcel	Manager

▼ Company Tear Sheet - Ownership Details

Charles Claire Danielle (Canada)	32%
Charles Vesterled Erik (Canada)	20.88%
Cormier Yves (Canada)	16%
Marino Eric (Canada)	11%
Lemay Alain (Canada)	5%
Dupuis Robert (Canada)	3.75%
Beauchamps Jean Max (Canada)	2%
Thibault Francois Osias (Canada)	2%
Gilles Pepin (Canada)	1.25%
Lemay Jean Philippe (Canada)	1%
Patrice Henley (Canada)	1%
Lavigne Brenda (Canada)	1%
Giroux Sylvain (Canada)	1%
Maxime Lemay (Canada)	1%

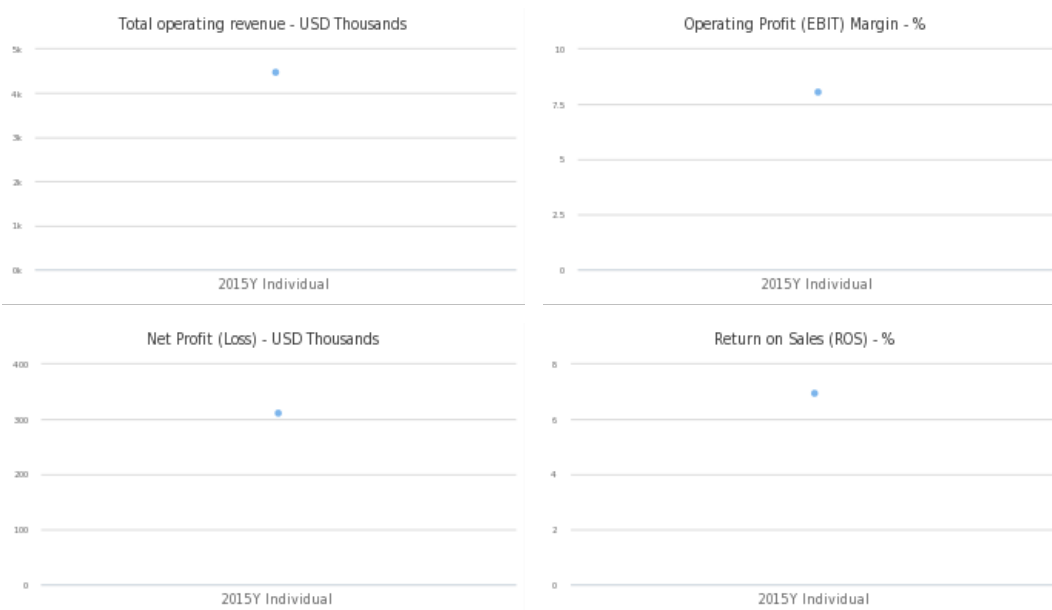
Delgado Alvia Ronald Pastor	0.5%
Eric Laugier (Canada)	0.5%
Cloutier Marcel (Canada)	0.12%

▼ Company Tear Sheet - Key Financial Highlights

FISCAL PERIOD	Y-2015 INDIV.
Net sales revenue	4,474
Total operating revenue	4,474
Operating profit (EBIT)	360
EBITDA	403
Net Profit (Loss)	311
Total assets	2,941
Total equity	1,145
Operating Profit (EBIT) Margin	8.05%
Return on Sales (ROS)	6.94%
Return on Equity (ROE)	27.14%
Debt to Equity	25.48%
Quick Ratio	6.35
Cash Ratio	0.55
Provider	Superintendencia de Companias, Valores y Seguros de Ecuador

Note: data in USD Thousands.

▼ Company Tear Sheet - Financial Performance Charts



▼ Company Tear Sheet - Top Competitors

Real Estate

COMPANY	TOTAL OPERATING REVENUE	OPERATING PROFIT (EBIT)	NET PROFIT (LOSS)	RETURN ON ASSETS (ROA) (%)	RETURN ON EQUITY (ROE) (%)	PRICE PER EARNING (%)	EARNING PER SHARE	PRICE REFERENCE DATE	FISCAL YEAR
Administradora Del Pacifico S.A. (adepasa)	74,488	544	540	1.62	101.66	N/A			2015
Dk Management Services Sociedad Anonima	60,845	8,764	5,780	45.41	91.08	N/A			2015
Dismedsa Cia.Ltda	56,462	19,835	11,361	13.67	56.64	N/A			2015
Inmobiliaria Guangala S.A.	48,793	353	287	3.82	18.10	N/A			2015
Inmobiliaria Motke S.A.	41,668	4,994	2,556	0.51	3.87	N/A			2015
Acciona Infraestructuras, S.A.	37,709	2,189	2,055	11.56	98.88	N/A			2014
Aromali S.A.	33,298	-958	181	4.98	172.86	N/A			2015
Arcgold Del Ecuador S.A.	33,268	-3,636	-3,822	-16.74	-38.54	N/A			2015
Corporacion Samborondon S.A. Corsam	32,624	6,270	3,562	12.34	36.94	N/A			2015
Meisterblue S.A.	31,035	3,665	1,806	2.30	6.18	N/A			2015

Note: data in USD Thousands.

▼ Financial Statements - Annual Statements - EMIS Global Template

REPORTING DETAILS

NAME	Y-2015 - INDIVIDUAL
Begin date of reporting period	2015-01-01
End date of reporting period	2015-12-31
Original units as reported	1 USD
Displaying units	USD Thousands
Audited	Audited
Provider	Superintendencia de Companias, Valores y Seguros de Ecuador

Balance Sheet

NAME	Y-2015 - INDIVIDUAL
Exchange rate used for currency conversion (IFRS)	1.00
Total assets	2,941
Non-current assets	305.29
Property, plant and equipment	305.29
Land and buildings	91.00
Vehicles and machinery	269.70
Fixtures and fittings	34.53
Other property, plant and equipment	-89.94
Current assets	2,636
Inventories	653.74
Finished goods	653.74
Trade and other receivables	1,812
Other current receivables	1,797
Tax receivables	14.02
Cash and Cash Equivalents	170.88
Total equity and liabilities	2,941
Total equity	1,145
Equity attributable to owners of the parent	1,145
Issued capital	0.80
Other components of equity	450.00
Retained earnings	470.22
Balance-sheet profit or loss figure	223.30
Other reserves	0.40
Total liabilities	1,797
Non-current liabilities	1,484
Non-current loans and borrowings	160.12
Other non-current payables	303.92
Deferred revenue, accrued expenses and other deferred non-current liabilities	1,020
Current liabilities	312.34

Current loans and borrowings	131.55
Trade and other payables	115.32
Current trade payables	47.62
Other current payables	67.70
Provisions for other liabilities and charges	65.47

Income Statement

NAME	Y-2015 - INDIVIDUAL
Exchange rate used for currency conversion (IFRS)	1.00
Total operating revenue	4,474
Net sales revenue	4,474
Domestic sales revenue	4,474
Cost of goods sold	-2,274
Gross profit	2,201
Administrative expenses	-1,750
Depreciation, amortization and impairment charges	42.77
Net other operating result	-91.16
Other operating expenses	-91.16
Operating profit (EBIT)	359.96
EBITDA	402.73
Financial result	-49.67
Finance costs	-49.67
Interest expense	-45.20
Other financial costs	-4.47
Net - other non-operating result	0.42
Other income	0.42
Profit before income tax	310.71
Net Profit (Loss)	310.71

Cash Flow Statement

NAME	Y-2015 - INDIVIDUAL
Exchange rate used for currency conversion (IFRS)	1.00
Net cash flow from (used in) operating activities	-83.74
Net cash flow from (used in) investing activities	-22.55
Net cash flow from (used in) financing activities	258.67
Net increase (decrease) in cash and cash equivalents	152.38
Cash at the beginning of the period	18.50
Cash at the end of the period	170.88

OTHER INFORMATION

NAME	Y-2015 - INDIVIDUAL
Audited	Audited
Financial statement type	Individual

▼ Financial Statements - Ratios

REPORTING DETAILS

NAME	Y-2015 - INDIVIDUAL
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End date of reporting period	2015-12-31
Original units as reported	1 USD
Displaying units	USD Thousands
Audited	Audited
Provider	Superintendencia de Companias, Valores y Seguros de Ecuador

Ratios

NAME	Y-2015 - INDIVIDUAL
Exchange rate used for currency conversion (IFRS)	1.00

Profitability Ratios

Return on Assets (ROA)	10.56%
Annualised Return on Assets (ROA)	10.56%
Return on Equity (ROE)	27.14%
Annualised Return on Equity (ROE)	27.14%
Return on Capital Employed	21.63%
Return on Sales (ROS)	6.94%
Gross Profit Margin	49.19%
Operating Profit (EBIT) Margin	8.05%
EBITDA Margin	9.00%
Operating ROA	117.91%

Efficiency Ratios

Inventory Turnover	3.48x
Trade Receivable Turnover	2.49x
Current Asset Turnover	1.70x
Non-current Asset Turnover	14.66x
Asset Turnover	1.52x
Export Proportion	0.00%
Working Capital Turnover	1.52x

Valuation Figures

Bookvalue	-1,491
Net Debt	120.79
Working Capital	2,324
EBIT	359.96
EBITDA	402.73

Liquidity Ratios

Current Ratio	8.44
Quick Ratio	6.35
Doom's Day Ratio	0.55
Cash Ratio	0.55x
Operating Cash Flow Ratio	-0.27x

Leverage Ratios

Debt to Total Assets	9.92%
Debt to Equity	25.48%
Long Term Debt to Capital Employed	12.27%
Net Debt / EBITDA	0.30
Cash Flow to Debt	52.25%
Leverage Ratio	2.57x

Growth Trend Ratios

Bookvalue Trend	0.00%
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Coverage Ratios

Interest Coverage Ratio	7.96x
Operating Cash Flow to Debt	-0.29x

Performance Ratios

Operating Cash Flow to Revenue	-1.87%
Operating Cash Flow to Assets	-2.85%
Operating Cash Flow to Equity	-7.32%
Operating Cash Flow to EBIT	-23.26%

Common-size Balance Sheet Ratios

Cash / Total Assets	5.81%
Receivables / Total assets	0.00%
Inventories / Total Assets	22.23%
Fixed Assets / Total Assets	10.38%
Current Liabilities / Total Liabilities	17.38%

Common-size Income Statement Ratios

Administrative Expenses / Net Sales	39.10%
Interest paid / Net sales	1.01%

Common-size Cash Flow Statement Ratios

Operating Cash Flow to Total Cash Flow	-54.95%
Investing Cash Flow to Total Cash Flow	-14.80%
Financing Cash Flow to Total Cash Flow	169.75%

OTHER INFORMATION

NAME

Y-2015 - INDIVIDUAL

Audited

Audited

Financial statement type

Individual

EMIS Credit Analytics - EMIS Benchmark Score

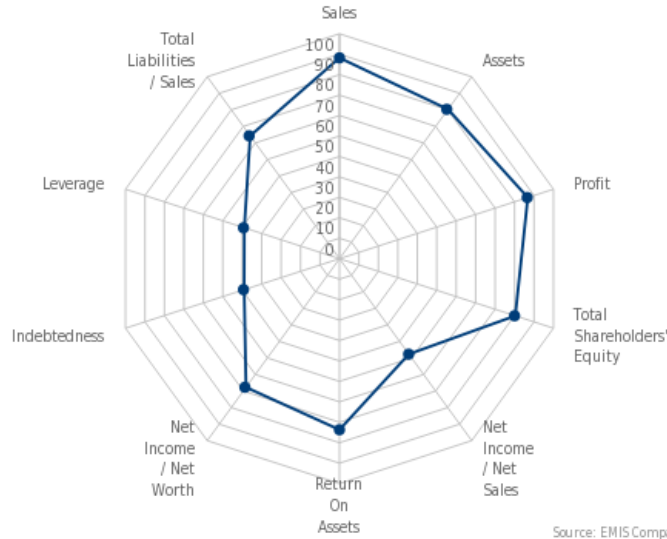
Fiscal year: 2015

Companies in Industries: 2764

Industry:
Real Estate

EMIS Benchmark Score
(Against Industry)
76.7

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SIZE	RANKING	SCORE
Sales	50	98.23
Assets	269	90.30
Profit	89	96.82
Total Shareholders' Equity	267	90.38
Average Size	169	93.93

PROFITABILITY	RANKING	SCORE
Net Income / Net Sales	1170	57.71
Return On Assets	453	83.65
Net Income / Net Worth	616	77.75
Average Profitability	746	73.04

INDEBTEDNESS	RANKING	SCORE
Indebtedness	1411	48.99
Leverage	1413	48.91
Total Liabilities / Sales	712	74.28
Average Indebtedness	1179	57.39

Average Ranking **645**

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