



3 BUSINESSES — FOR SALE —

Poco a Poco Hostel
Poco a Poco Junior
Mañana Mañana Café

42 beds
26 beds
40 seats



*Mañana
Mañana*
CAFÉ



The Story Behind 505 INC S.A.

What started as a dream has turned into one of the most well-regarded hospitality businesses in León, Nicaragua. Since opening our first hostel, we have expanded into a thriving network of accommodations and a café, each business growing organically to meet demand.

Now, with over 30 dedicated staff members running the show, 505 INC S.A. has established itself as a leader in the industry, winning multiple awards and consistently ranking among the top options for travelers.

2017: Poco a Poco Hostel

Poco a Poco Hostel was our first step into the world of hospitality. From the beginning, it was more than just a place to sleep—it became a community for travelers. Over the years, we have perfected the balance between comfort and social atmosphere, making it a favorite among backpackers.

Guests enjoy fully equipped rooms, a vibrant common area, and partnerships with top tour operators. Winning Best Hostel in North America in 2017 was just the beginning—our occupancy rates remain strong, and our reputation continues to grow.

2018: Mañana Mañana Café

With the success of Poco a Poco, we wanted to bring something new to León—a café that felt like home. Mañana Mañana started as a cozy coffee shop but has since evolved into a fully operating restaurant, offering breakfast, lunch, dinner, and food delivery.

The business has grown twentyfold since its humble beginnings, proving its resilience and profitability. Its prime location and loyal customer base make it one of the most successful eateries in León.

2023: Poco a Poco Junior

When demand exceeded capacity at Poco a Poco Hostel, we seized the opportunity to expand. Just across the street, Poco a Poco Junior was born—a modern, stylish alternative with 26 additional beds. Designed with comfort and aesthetics in mind, every piece of furniture was custom-made, creating a sleek and welcoming space.

Junior not only accommodates overflow from the main hostel but also contributes to increased revenue through shared facilities and guest spending.

What’s Included?

Each business is fully equipped with all furniture, kitchen equipment, and operational software. Inventory includes reception systems (laptops, security software), top-quality beds and linens, and intellectual property such as loyal customer relationships, online booking systems, and future reservations.

Most importantly, the businesses are run by local staff who have been with us for years, making them invaluable assets to the continued success of 505 INC S.A. This is more than just a sale—it’s an opportunity to step into a thriving, fully operational business with a track record of success.

Ready to make it yours?

Poco a Poco Hostel

FOR SALE



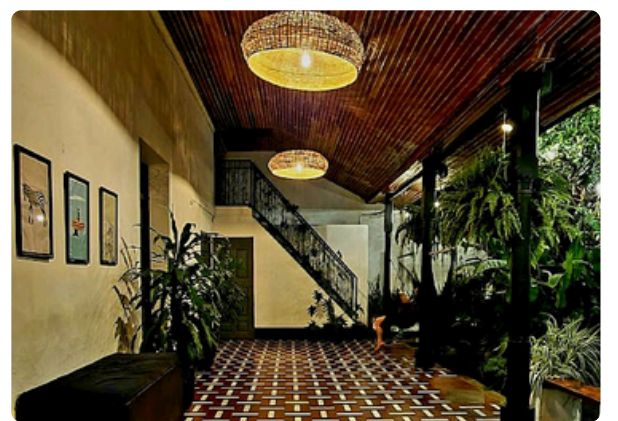
42 guests
2 private rooms
5 dorms
AC rooms

Pool + Bar
Storage
Staff kitchen
Rooftop area

Lush gardens
Fully staffed
Fully functional

Poco a Poco Junior

FOR SALE



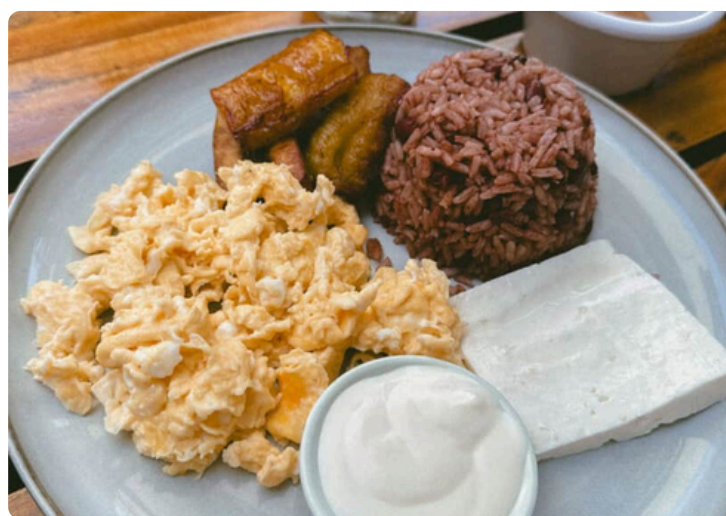
26 guests
2 private rooms
3 dorms

Storage | Office
Full inventory
Hammock area

Lush garden
Fully staffed
Fully functional

Mañana Mañana Café

FOR SALE



40 seats
breakfast
lunch
dinner

Own recipes
Great interior
Great ratings

Local guests
Local staff
Local products

Business Valuations

To determine our asking price for each business or for the entire 505 INC S.A., we have employed the standard formula of:

[Last Year's Turnover × 1.10]

This approach is a common practice in the valuation of hotel and restaurant businesses.

- Poco a Poco Hostel + Poco a Poco Junior:
Turnover realized in 2024 × 1.10 = ?
- Mañana Mañana Café:
Turnover realized in 2024 × 1,10 = ?
- All businesses combined:
Turnover realized in 2024 × 1.20 = ?

Since all businesses operate under a single S.A. (Sociedad Anónima), they share key resources such as an office in Poco a Poco Junior, a centralized storage facility (bodega), and a general manager overseeing all operations and administration. These shared assets increase the overall efficiency and profitability of the group, making the complete package more valuable.

Please note, this information is crucial for us and will only be shared with serious buyers interested in acquiring our businesses.

To proceed and receive more detailed information, please email us at 505INCSA@gmail.com or send a WhatsApp message to +31686182974.

Yours Sincerely,

Wouter van Straten & Sophie van Wees