

First American Realty - The Apartment Medellin



Brisas del Peñon

Four Trendy and Fully Remodeled Full or Part-time Residences



TURNKEY INVESTMENT
PROPERTIES

Investment starting at: **\$ 297,100,000 COP / \$96,775 USD***

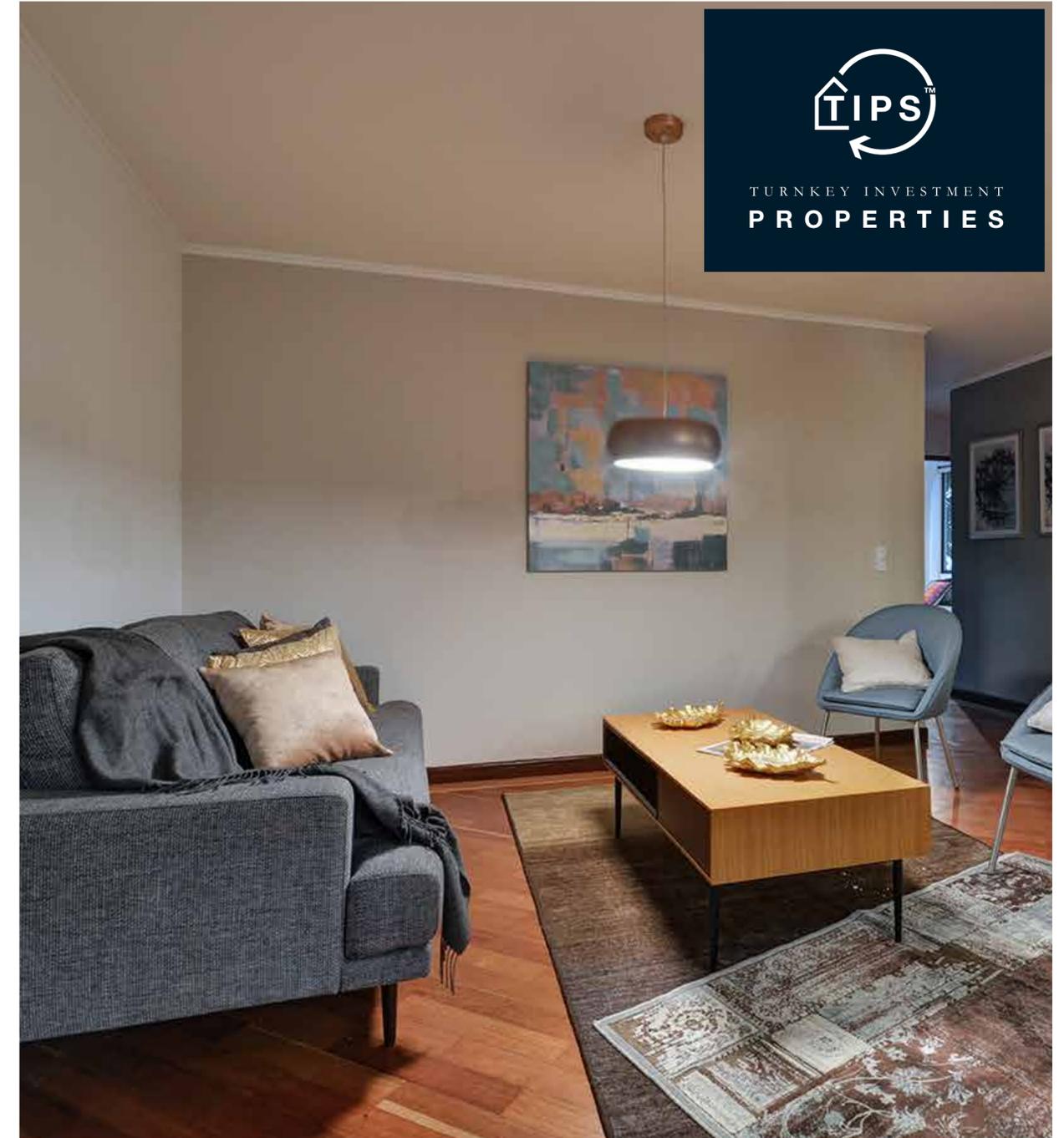
*Price fixed in COP. Exchange rate from November 3rd - 2016: \$1 USD = 3,070 COP

* This Investment is visa eligible

Estimated Annual
NET ROI: 10.2%

KEY INVESTMENT POINTS

- 10.2% projected current ROI annual returns
- Realize above average rental returns for the Cali short-term rental market
- Turnkey price starting at only \$96,775 USD
- Price includes everything – closing costs, legal fees, new furniture and appliances, A/C, remodeling, interior decorating and pre-marketing
- Live here full time or leave it in our Property Management portfolio
- Profit from the Cali real estate boom with 7-8% average appreciation per year
- El Peñon is the heart of Cali's gastronomic and premium hotel district and is also among the safest and cleanest areas in the entire city
- Our buyers own the entire building, thus allowing short-term rental to achieve a higher ROI
- Take advantage of near historical highs of the USD vs. COP
- May qualify for a Colombian Investor's visa



BUILDING INFO

The building, which was built in 1959, consists of a 4-story, solid, concrete and brick structure. Half the building receives shade all day due to a magnificent tree on the back. The other side receives the sun and has amazing views of the city. We will renovate not only the inside but also the facade and common areas of the building making sure that future maintenance will be at minimum.

The layout is such that there is one apartment per floor. Access to each of the units is through the common stairway. Also, because of the terrain having a slight incline, the first unit is reached by walking down a few steps and the second level by walking up a few steps. The positive being that the 4th story penthouse can be reached through only 3 flights of stairs. The common area also includes a room for laundry and garbage facilities.



APARTMENT 101 INFORMATION

- 1st floor - 106.6 m2 (1147.43 sqft) - offered at \$96,775
- This is the largest unit in the building
- Currently consist of four bedrooms and one bathroom, kitchen and large living room. We propose turning this into a two or three bedroom condo with two large bathrooms
- It has a big patio allowing for lots of natural light although it is located in the “basement” and does not offer any views
- Optional Jacuzzi package. For an additional \$10.000 dollars (estimate) we can move the kitchen into the living room and create a cozy Jacuzzi zone in the corner next to the patio where the kitchen currently is



APARTMENT 201 INFORMATION

- 2nd floor - 96.17 m2 (1035,16 sqft) - offered at \$117,270
- Second largest unit in the building
- Currently consist of three bedrooms and two bathrooms, a large living room, kitchen and a patio
- We propose turning this into a two bedroom unit with two large bathrooms and potentially move the kitchen into the living room and build a bar around it. For an additional \$10.000 dollars (estimate) the patio can be upgraded into a exclusive Jacuzzi zone, if the structure permits
- In bedrooms one and three, windows may be installed to give great views of El Peñon and the Sagrada Familia hotel



APARTMENT 301 INFORMATION

- 3rd floor - 85.97 m2 (925,37 sqft) - offered at \$117,270
- This unit has the gorgeous views of the three Crosses and the potential to have views of the Sagrada Familia hotel project either through the opening of windows or the making of a balcony
- Although this is a third floor unit, there are only two flights of stairs to reach the apartment
- In the current layout, there are three small bedrooms and two bathrooms, kitchen and living room. We propose the creation of two large bedrooms, two large bathrooms and the opening of the kitchen and integrating it with the living room with a bar as the division
- As an upgrade we propose adding windows or a balcony to the 2nd and 3rd bedroom



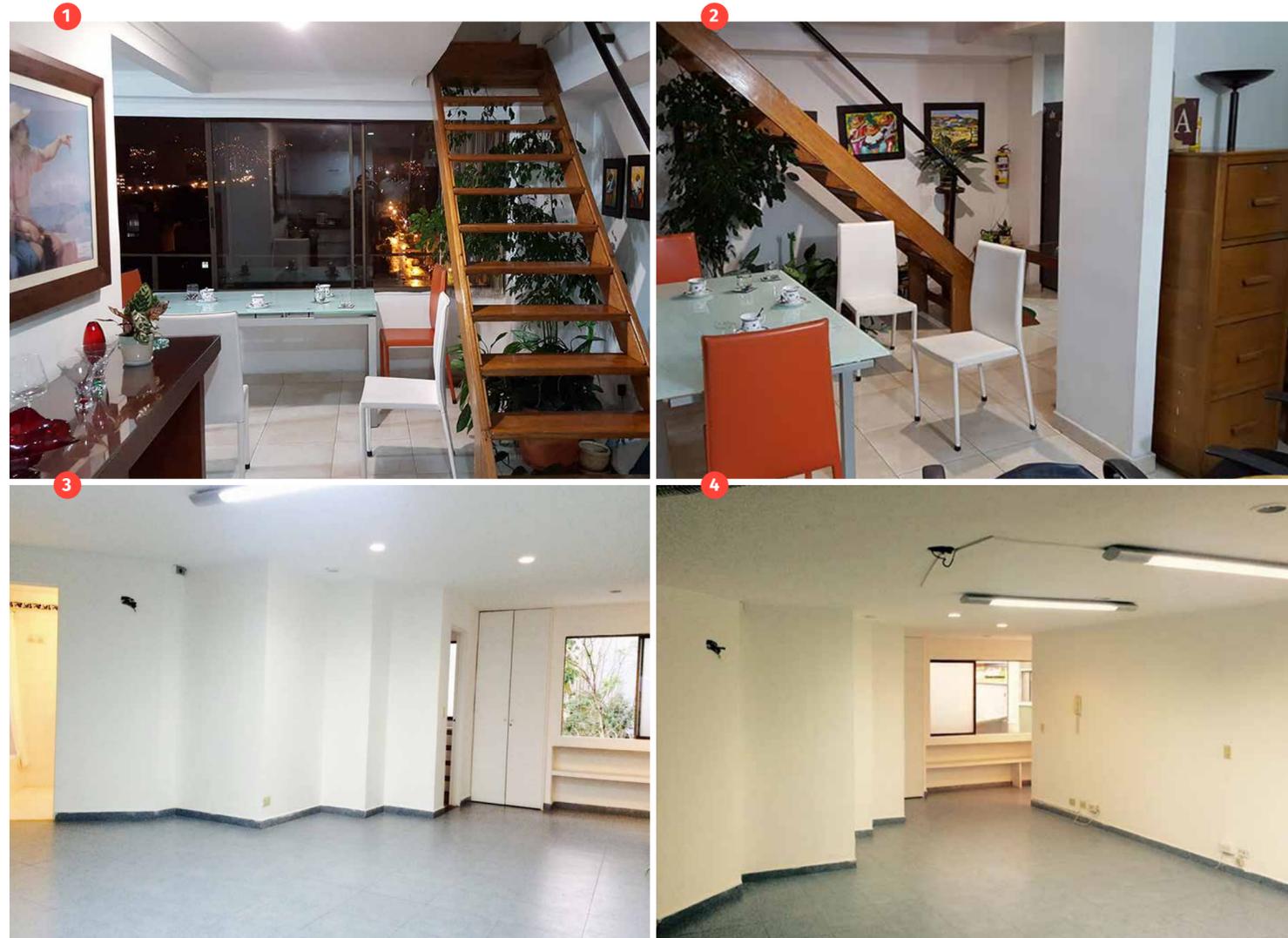
APARTMENT 401 INFORMATION

- 4rd floor - 85.96 m2 (925,27 sqft) - offered at \$146,600
- This is a penthouse unit
- The unique design of this unit allows you reach the penthouse by only three flights of stairs
- The indoor living area is slightly smaller than the other units, but the open terrace more than makes up for this
- The current layout includes three small bedrooms, two bathrooms, an open kitchen with a bar that integrates into the living room and a big terrace with awesome views of Sagrada Familia, Cali's three Crosses and the entire El Peñon. This is rooftop living living at it's best and the premium unit in the building
- We propose a remodeling of the kitchen, but leaving it open, but modifying to layout to include only two bedrooms and two larger bathroom
- If the structure permits, a Jacuzzi upgrade package may be installed on the terrace for an additional \$10.000 dollars

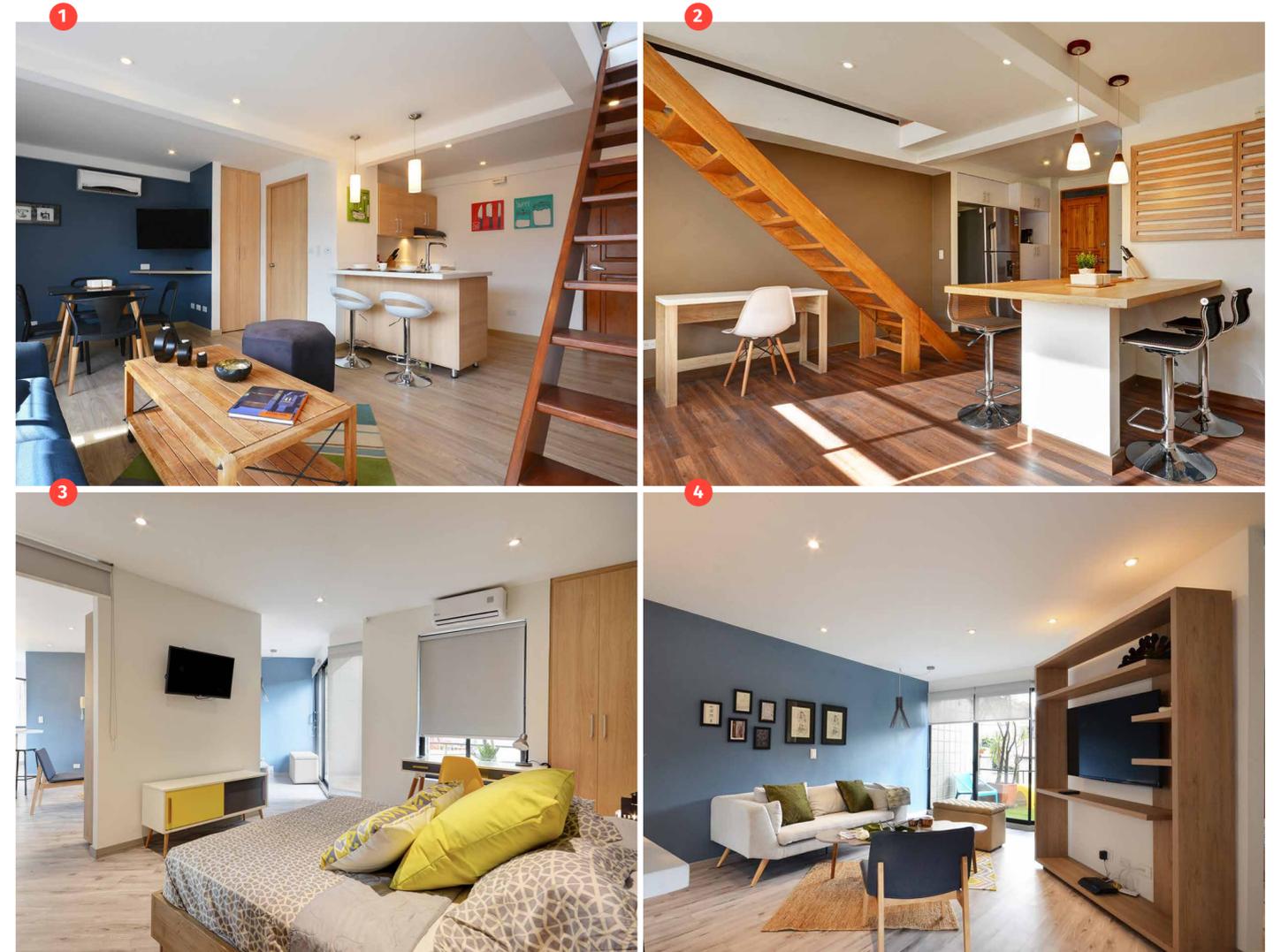


PREVIOUS PROJECTS

BEFORE



AFTER



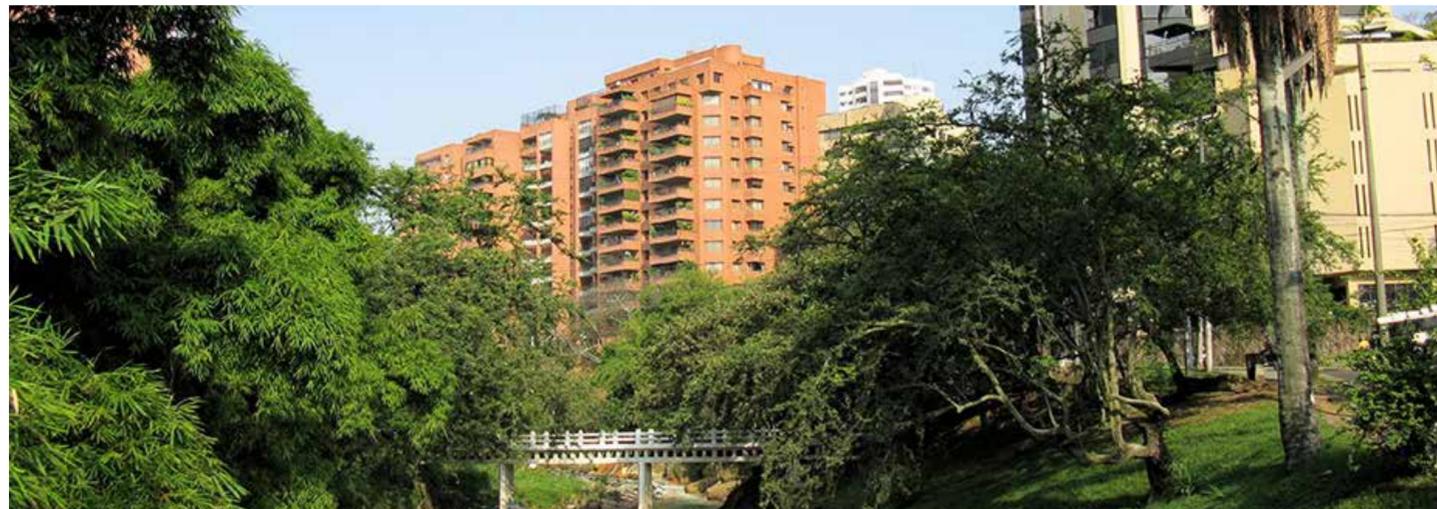
The Before and After images are only for design reference



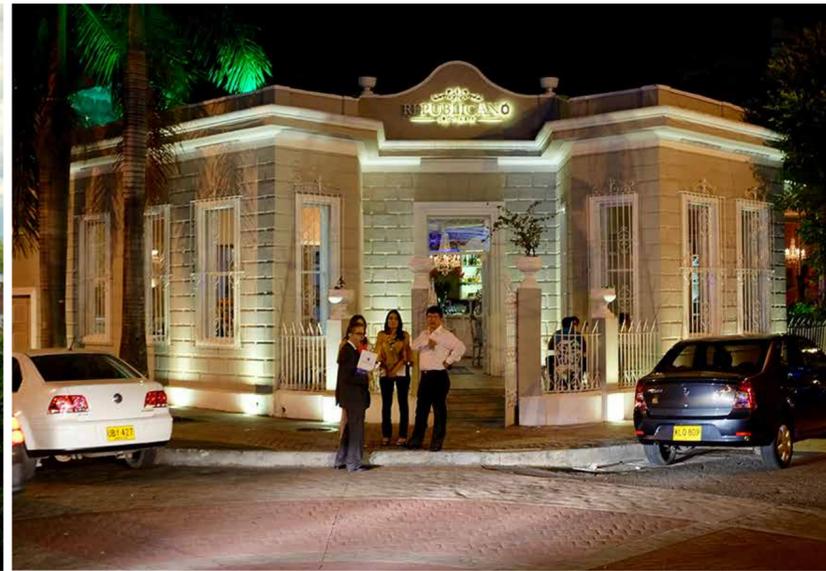
EL PEÑÓN NEIGHBORHOOD

This area has the best combination of urban and suburban living, entertaining options, and not far away from where all the main business and tourist action takes place but still far enough to enjoy a more quiet and peaceful style of living.

Today, many investors are looking for neighborhoods that offer a more local living experience – yet with all the comforts of Cali’s upscale neighborhoods.



EL PEÑON NEIGHBORHOOD

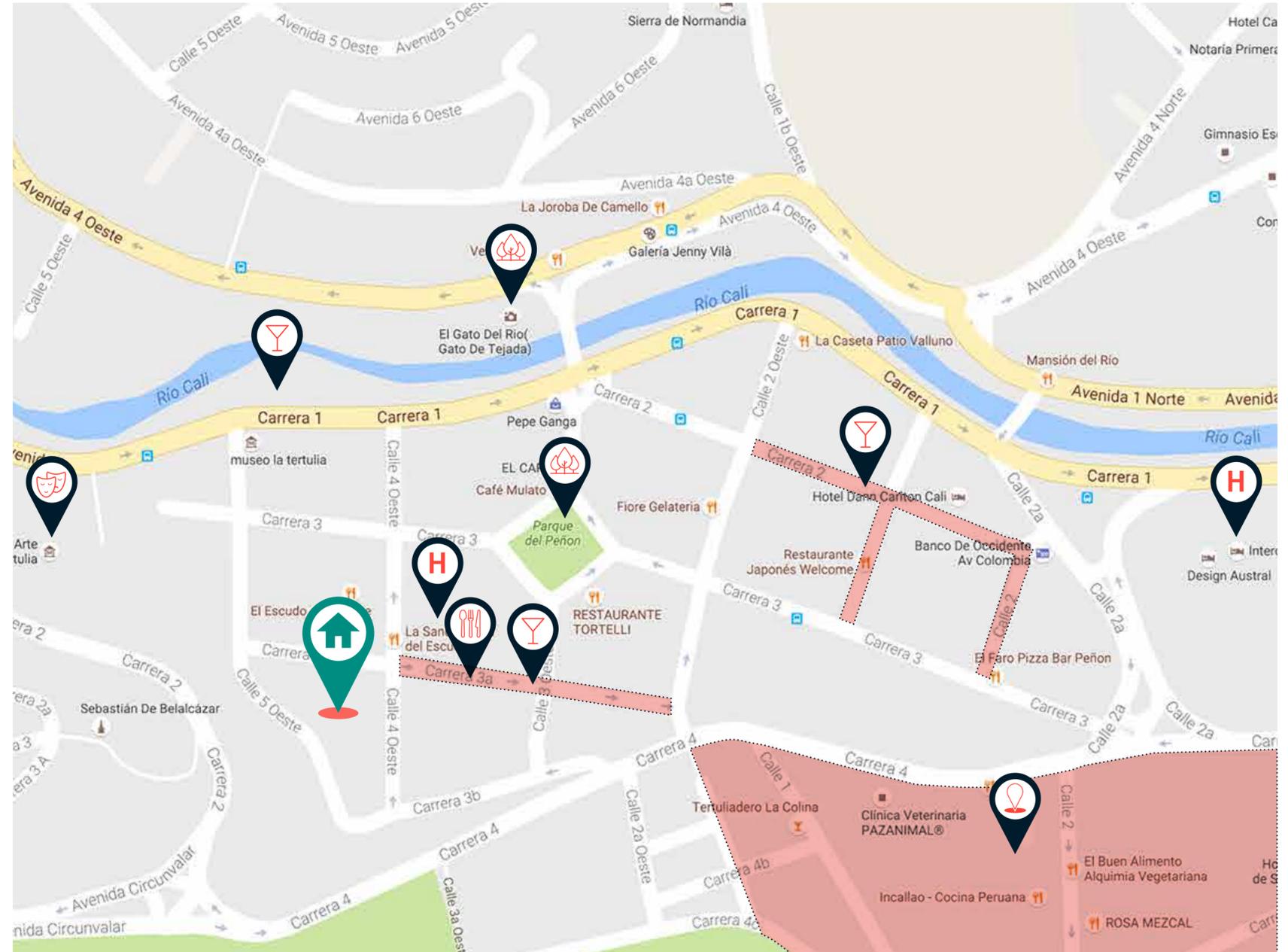


LOCAL ATTRACTIONS

Excellent access to the best life style, shopping, restaurants, bars and clubs of Cali.

Main local attractions

-  **Brisas del Peñon TIP**
-  Tertulia Museum
-  Obelisco, Cocktails and empanadas at night
-  The famous Cat Park
-  La Sagrada Familia Hotel project full city block
-  Peñon Park with live music every day and art on Sundays
-  Street with fancy cocktail bars and restaurants
-  Hotel Intercontinental
-  The red line is a stretch with 10 restaurants, bars and ice cream shops
-  BBC - Bogota Beer Company Restaurant
-  San Antonio historic barrio



ALL INCLUSIVE PRICE

Your Turn-Key Investment at Brisas del Peñon starting at:

\$96,775 USD

First American Realty **TIPS™** (Turnkey Investment Properties) presents this real estate package including:

- Full purchase price
- Selected renovation
- Professional interior design
- Furnishing
- Closing costs
- Legal fees
- Professional photo shoot

Designed to make the perfect rental or home to live in.

Property Costs

- The purchase of the unit
- The renovation costs to the unit
- The furniture, appliances and decoration for the unit
- The payment of assessed valorization tax for the property
- The payment of the Predial tax

Funding Process

- Cost of the F4/F5 Forms: These forms are required for the government to register your funds properly, these costs apply for each transaction (every time you wire funds).

Closing Costs

- All realtor fees and commissions
- All closing costs and commissions
- All legal fees related to the purchase process (Promesa, Title Study)



PROJECTED RENTAL RETURNS

* We use data from our own inventory of 130+ managed properties to calculate conservative rental rates and expenses.

Rental Income & ROI Projections:	Apartment 101	Apartment 201	Apartment 301	Apartment 401
Furnished Daily Rental Rate	\$ 65	\$ 80	\$ 80	\$ 100
Furnished Montly Rental Rate	\$ 1,950	\$ 2,400	\$ 2,400	\$ 3,000
Apartment Investment Amount	\$ 96,775	\$ 117,270	\$ 117,270	\$ 146,600
Furnishing and Appliances (already included in package)				
Total Investment (As Furnished Rental):	\$ 96,775	\$ 117,270	\$ 117,270	\$ 146,600
Annual Rental Income	\$ 23,400	\$ 28,800	\$ 28,800	\$ 36,000
Annual Rental Income (with 65% occupancy)	\$ 15,210	\$ 18,720	\$ 18,720	\$ 23,400
Expenses (Manage Fee, Utilities, Prop Tax, Cleaning, Maintenance):	35%	35%	35%	35%
Net Annual Income	\$ 9,887	\$ 12,168	\$ 12,168	\$ 15,210
Estimated Annual Rental Returns:	10.2%	10.4%	10.4%	10.4%

Financial Summary				
Turnkey Price in USD	\$ 96,775	\$ 117,270	\$ 117,270	\$ 146,600
Turnkey Price in COP	\$ 297,100,000	\$ 360,000,000	\$ 360,000,000	\$ 450,000,000
Reference Exchange rate from Nov 3rd - 2016	3,070	3,070	3,070	3,070



VALUE ADDED



FAR will fund and coordinate the purchase and installation of all furnishings, appliances, art and decorations



FAR will select all finishing materials on your behalf



FAR will fund the renovation and furnishing upgrades to make the unit 100% rental ready



Space re-design and enhancement based on architect recommendations



All work will be managed by professional architects and designers



FAR will coordinate the set up of all utilities at the unit on your behalf

Unit design will offer local flavor with modern and clean upgrades



PREVIOUS TIPS

Recently Added



Laureles Lofts 1005

ROI 8% +



Jardines 202

Recently Added



Laureles Lofts 1006

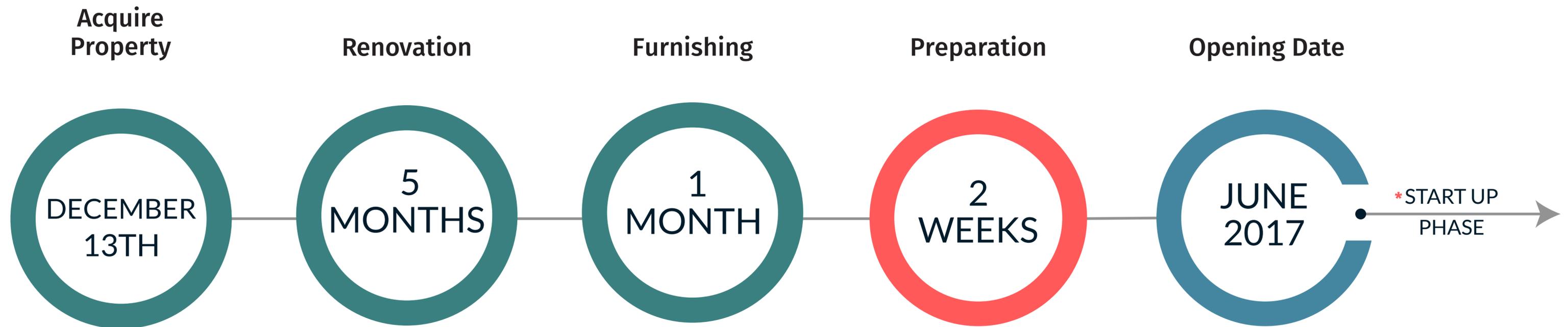
ROI 8% +



Jardines 302



TIMELINE



*** START UP PHASE**

Startup specials and rental discounts will be offered during the first few months to encourage bookings and increase client feedback which help for maximizing positioning on third party websites.



VISA OPTIONS

Interested in receiving a Colombian VISA?

Your TIP investment is the perfect opportunity to receive one of the following VISA options.

- 1 Year VISA, renewable TP7 Visa
Minimum Investment 350 SMV (Salarios Minimos Vigentes in Colombia)
- 5 Year VISA, renewable resident investor visa
Minimum Investment 650 SMV (Salarios Minimos Vigentes in Colombia)
- 1 Year VISA, renewable TP7 Visa through purchase of the TIP via a Colombian SAS
Minimum Investment 100 SMV (Salarios Minimos Vigentes in Colombia)

Please let us know if you would like more info on VISA options and how to leverage your TIP investment to apply.



TIPS PROCESS



The acronym **TIP** stands for **Turn-key Investment Property**, which is a signature investment vehicle designed by First American Realty.

This investment structure allows a single investor the ability to participate in a **hand-picked**, fully **turn-key** real estate investment that produces cash flow and equity.

A **TIP** is fully managed by our local, on-the-ground team from selection and rental assessment, right through to the renovation, interior design, furnishing and presentation on our rental listing websites.



CLOSING DETAILS

During the investment process there will be other costs NOT included to consider, the investor will be responsible for:

Funding Process Fees:

- Any positive or negative change in the exchange rate
- International Wire Fees
- Currency Conversion Fees
- Additional F4/F5 forms needed for multiple transfers
- Government 4x1000 Tax on local transfers

Not Currently in Colombia?

If you will not be in Colombia at the closing date, please let us know in advance and a Power of Attorney can be arranged between you and our Attorney for the purchase process. This will be an additional cost if required.

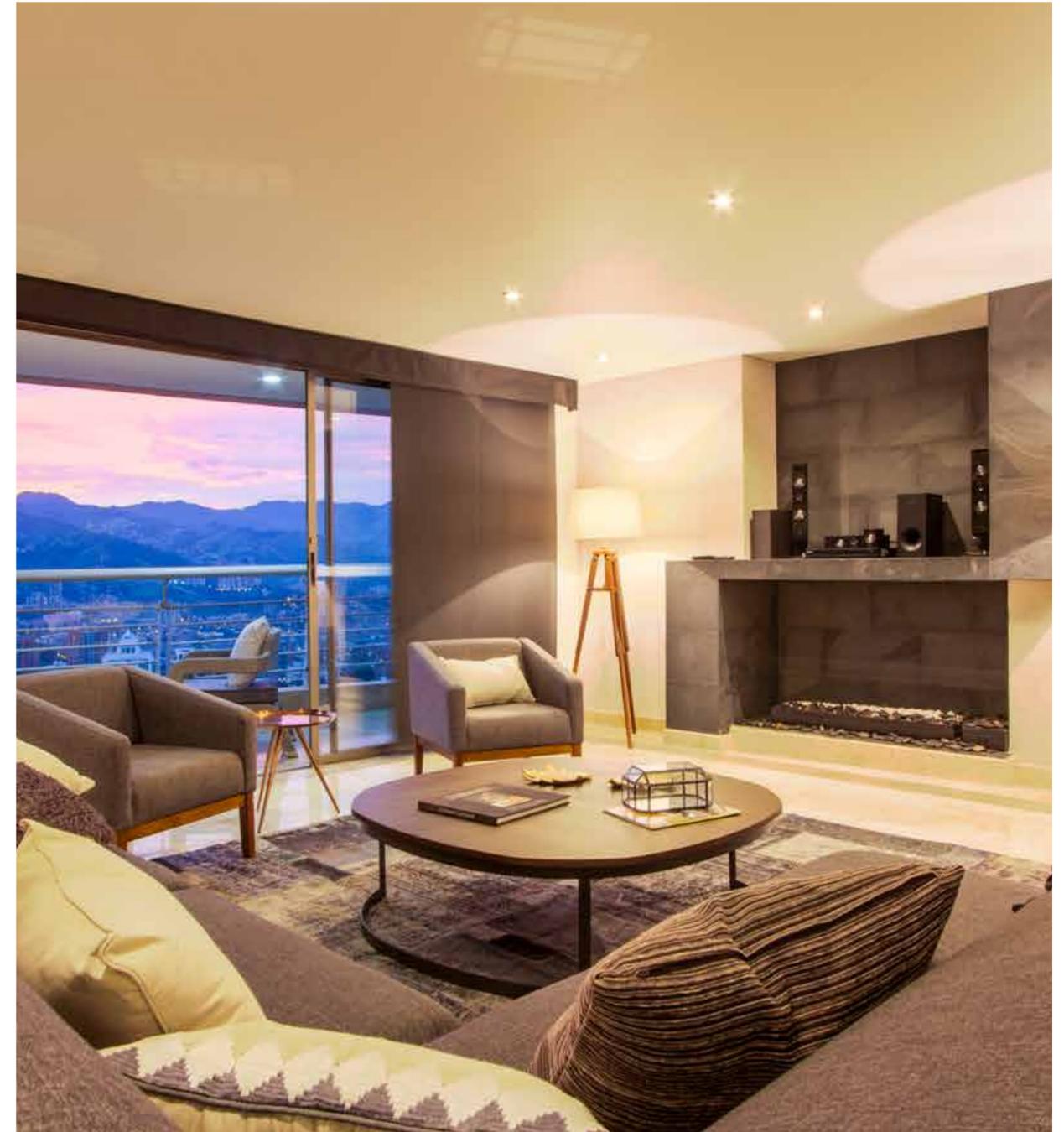


- Closing is scheduled on December 13th, 2016
Holding costs are responsibility of the investor from the closing date onwards

INVEST TODAY

How to reserve your TIP investment

- **Send a \$10,000 USD refundable reservation deposit** via the **FAR** PayPal account (payments@farmedellin.com) or by credit card (in the **FAR** offices) or with cash/transfer from a Colombian bank or brokerage account.
- Investors are highly encouraged to set up a **Brokerage Account** in Colombia and transfer their funds so they are available as needed (we will assist with this).
- This investment opportunity will be reserved for the first investor with a \$10,000 USD deposit in place.
- Investors will have three days once the deposit has been received to review the TIP Investor Agreement after which time the deposit will become non-refundable.



FOR FURTHER INFORMATION

Please Contact:

- **RICH HOLMAN** •
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Cali Investment Team

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Head of Operations Cali Division



CONTACT US ABOUT Brisas del Peñon TIP TODAY!

Rich Holman - rich@farmedellin.com

Brisas del Peñon TIP | Investment Opportunity

