

Invest in 10 Level Commercial Building in Central São Paulo (Vila Olímpia)

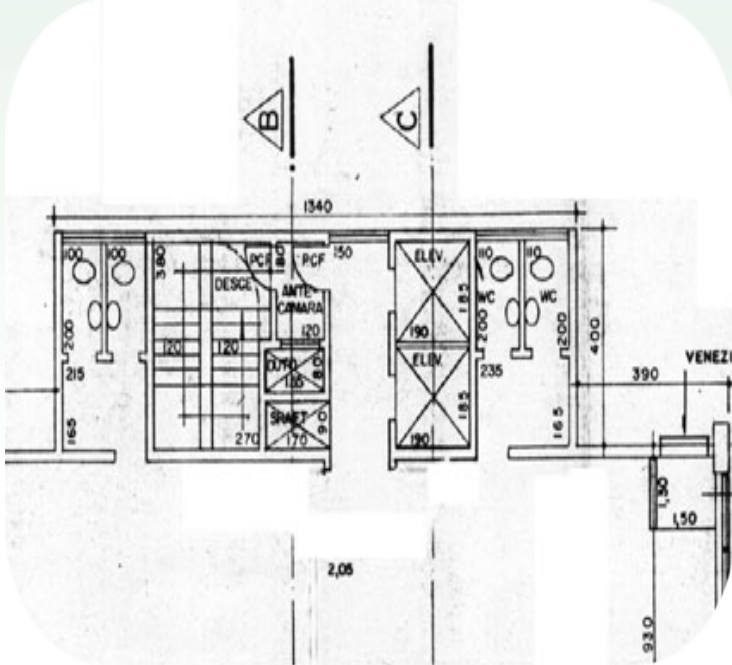
Overview

A rare opportunity to invest in a large building with sitting tenants in Vila Olímpia, central São Paulo - an area now well recognised as one of the main and modern commercial hubs of the city.



Key Facts About the Investment

- Modern facade with glazed windows combined with solar / sun reflection and acoustic protection;
- Total useable area of building is 2,560m²;
- Total area of building is 4,400m²;



- 10 levels with 218m² of space on each;
- Roof space with 190m² of useable space;
- 2 separate underground garages with a total of 61 car park spaces;
- Generator for the whole of the building;
- Raised floors on some levels;
- Central air conditioning;
- Sprinkler / smoke detection systems installed throughout;
- 2 Elevators;
- Light emitting tunnels throughout;
- Telephone installation points throughout;
- CCTV installed with central observation desk and 24 hour security system;
- Automatic entry / exit system;
- Security / fire doors throughout;
- Granite finishings;

- Centrally located within close proximity to the major commercial points of the city including the Faria Lima, Marginal Pinheiros, Juscelino Kubitschek, Santo Amaro and Avenida dos Bandeirantes;
- Within 4 miles of the building are the following facilities: bank agencies (476); petrol stations (168); hotels (112); pizzerias (98); chemical laboratories (89); car dealerships (77); hospitals (72); hardware stores (60); schools (48); fast food restaurants (46); higher education establishments (44); postal



agencies (44); theatres (24); galleries (10); museums (9); shopping centres (6) amongst other facilities.

Pricing / Lease / Valuation Figures

The asking price presented for the building is R\$ 18.5 million. The Brazil Real Estate Partners have viewed the 2010 accounts and the total monthly gross rent being received is R\$ 113,477.84 - this rent is evidentially lower than what is being charged on a market level (with comfortable estimates pointing to R\$ 145,000). We have also been informed that the IPTU (Imposto Predial e Territorial Urbano, local government tax) for 2010 is set at R\$ 92,570 (currently paid in 10 instalments) and the condominium charge is an annual R\$ 3,330 per floor.

Key Facts About Vila Olímpia Commercial District

- The growth of this part of the city began in the early 1990s, when access to the area was made easier from the Central Business District streets of Avenida Nova Faria Lima and Avenida Hélio Pellegrino. In 2004, Vila Olímpia became even more accessible with road enlargements and direct connections to the Chácara Itaim, Itaim Bibi, Brooklin Novo, Moema and Cidade Jardim regions (home of some of the highest valued real estate in Latin America). The modifications made to the Uberaba and Uberabinha rivers also minimised the flood risks of the area that were previously very apparent;
- Excellent transport links to other parts of the city (including a modern metro station) as well as to the Congonhas airport which connects to most parts of Brazil;
- Several multinational operations are well-established in the region including Santander, Google Brasil, Yahoo! Brasil, Microsoft, FOX, Discovery Communications, Unilever, Intel and Symantec (the region is often recognised as the country's 'silicon village');
- Buildings within Vila Olímpia are some of the most modern in the city due to the relative youth of the area – a prominent example is the 'E-Tower' often globally referred to as being part of the new generation of global commercial architectural design;
- The region is well known as having some of the best restaurants, bars, nightclubs and concert venues in the city;
- Several shopping centres are located in the area including the Daslu and the Vila Olímpia.

More Information

Full business plans, payment options, detailed illustrations, full plans, official documentation, financial models etc. can be viewed under NDA by emailing info@brazilinvestmentguide.com – please title the subject heading as 'Vila Olímpia São Paulo Commercial Building.'

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