

#### ✓ Location

Taiba, Ceará, Brazil.

#### ✓ Number of apartments

16 Apartments

#### ✓ 30% purchase price

3,200,000 Reais

#### ✓ Administration fees

20% of turnover

#### ✓ Annual profit

**Annual income – Annual cost = Annual profit:**  
3,144,240 Reais – 1,344,784.60 Reais = 1,799,455.40 Reais/year

#### ✓ Total project cost

R\$ 10,000,000 Reais

#### ✓ Occupancy rate

60%

#### ✓ Availability for investors

5 quotas of 640,000 Reais

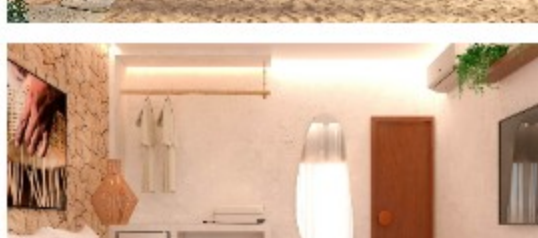
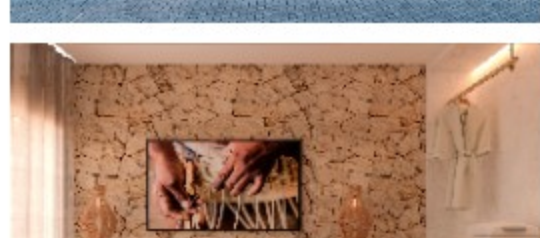
#### ✓ Maintenance cost

10% of turnover

#### ✓ Annual profitability

**Annual profit / Investment x 100% = Annual profitability:**  
1,799,455.40 Reais / 10,000,000 Reais x 100% = 17.9%

Let's talk now



Welcome to the tourist real estate investment project in the charming town of Taiba, located in the state of Ceará.

This text aims to present a unique opportunity to investors interested in participating in a promising and profitable business in the tourism sector. The town of Taiba, with its natural beauty and welcoming atmosphere, has become an increasingly sought-after tourist destination, offering incredible potential for the development of tourism-oriented real estate projects.

The state of Ceará, known for its heavenly beaches and pleasant climate throughout the year, attracts tourists from all over the world. The town of Taiba, located about 70 km from Fortaleza, the state capital, stands out as a real treasure to explore.

A meeting point for kitesurfers all year round – especially between July and December – the village of Taiba also attracts surfing, windsurfing and sandboarding groups. District of the municipality of São Gonçalo do Amarante, the fishing village brings together beaches with natural pools, rock formations, cliffs, dunes and lagoons.

Brazil is a country with great investment potential in several areas, particularly in the Northeast region, which has established itself as a constantly growing tourism hub.

The State of Ceará is one of the most promising regions for investing in infrastructure and the tourist real estate market.

The North East region enjoys a pleasant climate all year round, beautiful beaches, stunning landscapes and a rich and diverse culture. The State of Ceará is one of the main tourist destinations in the region, attracting thousands of visitors each year. Tourism has boosted the local economy and created new investment opportunities.

In the infrastructure sector, the State of Ceará has stood out for the modernization of its ports, airports and highways, becoming an important logistics center in the Northeast. Additionally, the government has encouraged the construction of new projects, providing tax benefits and easing the environmental clearance process.

## The location

### Ceara

In the tourist real estate market, the State of Ceará offers investment opportunities in resorts, hotels, luxury condominiums, among other options. With growing demand from tourists, there is a strong demand for quality, well-located properties in the area.

Investing in Ceará means taking advantage of an expanding market, with a favorable business environment and a constantly modernizing infrastructure. With a pleasant climate, beautiful beaches and rich culture, the state of Ceará is an ever-growing tourist destination and one of the best places to invest in Brazil.

### Taiba

Taiba is a city in the state of Ceará, located 75 km from the capital Fortaleza. It is famous for its beautiful beaches and pleasant climate, with an average temperature of 27 degrees Celsius throughout the year. Surrounded by dunes, coconut palms and lagoons, it is a popular tourist destination for those looking to relax in a natural and peaceful environment. Local culture is marked by festivals and celebrations, such as the Fish Festival, which celebrates the region's artisanal fishing.

Taiba's economy is constantly growing, driven by tourism and local commerce. The city offers a variety of restaurants, shops and services to meet the needs of visitors. Additionally, there is great investment potential in areas such as accommodation, construction and real estate development.

With its stunning beaches, pleasant climate, rich culture and booming economy, Taiba is an excellent option for domestic and international investors looking for opportunities in a growing tourist town.

## Opportunity

The kitesurfing phenomenon in Ceará is an example of how a sporting activity can transform tourism in a region. Just as happened in Europe with the mountain tourism industry thanks to ski resorts, kite surfing has attracted large numbers of tourists to the state of Ceará.

Unlike skiing, which can only be enjoyed during the winter months, kitesurfing can be enjoyed all year round in Ceará, ensuring a constant demand for tourist properties. This search for tourist properties has stimulated the local economy, generating jobs and encouraging the development of new tourist infrastructure.

## GROUND FLOOR PLAN

### Project details.

- 1 – RECEPTION
- 2 – RESTAURANT
- 3 – KITCHEN (LOWER PAVING) – ROOMS TYPE 03 (UPPER PAVING)
- 4 – ROOMS TYPE 02
- 5 – ROOMS TYPE 01
- 6 – SWIMMING POOL
- 7 – REST/CONTEMPLATION AREA

Land: 896m<sup>2</sup>

#### Chalet Type 1

Description: rooms full sea view with bathtub

Surface area: 19.80m<sup>2</sup>

Units: 4

#### Chalet Type 2

Description: rooms with pool and partial sea view

Area: 19.80m<sup>2</sup>

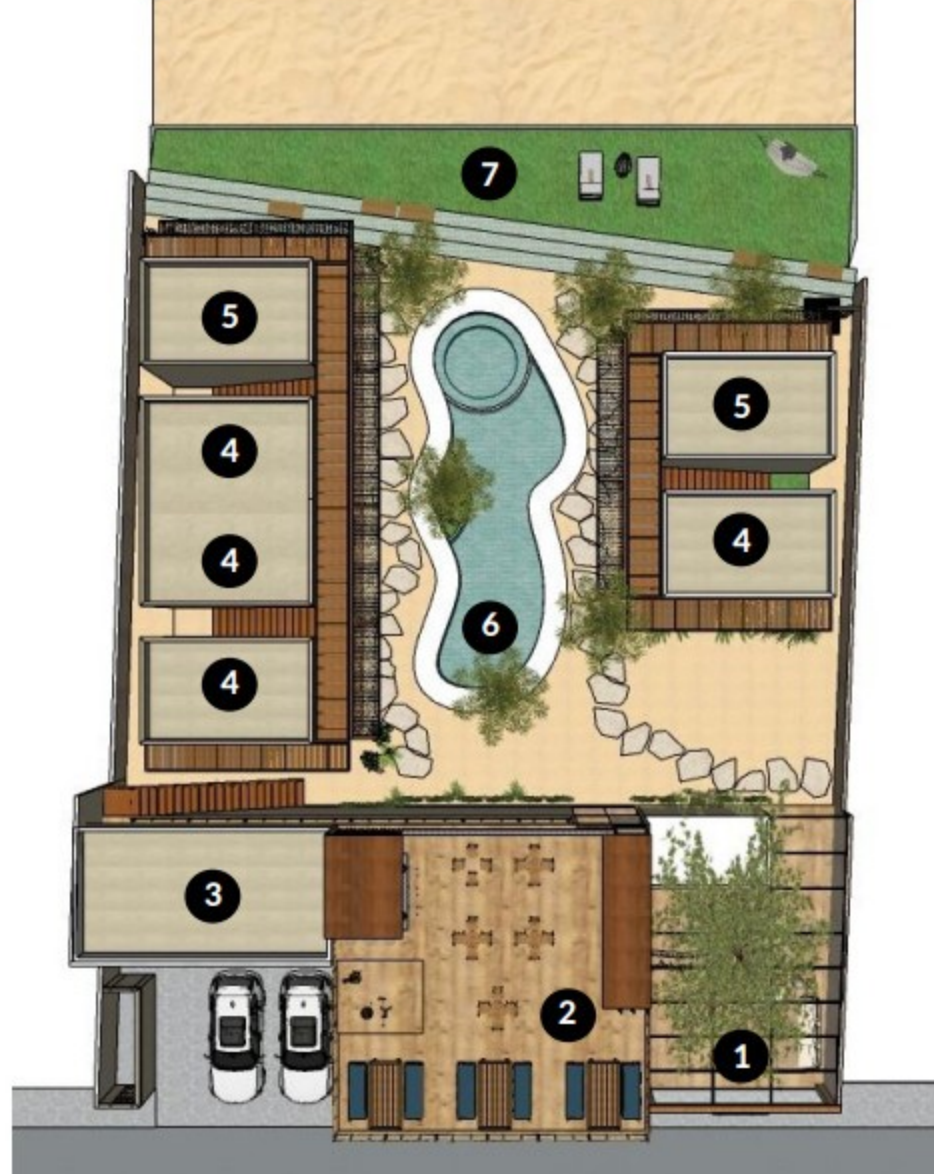
Units: 8

#### Chalet Type 3

Description: standard rooms

Size: 13.26m<sup>2</sup>

Units: 4



## Project details

We present the new Pousada Blue Point, a revolutionary project located on the beautiful Praia da Taiba. Seamlessly combining the tranquility of nature and rustic sophistication, the beachfront guesthouse offers a unique experience to its guests.

Situated on a plot of 896 square meters, the project embraces the beauty of the beach, providing a welcoming and charming environment.

With a total of 16 carefully designed rooms, we guarantee comfort and privacy to all our guests, making their stay memorable. The project would not be complete without the incredible swimming pool, inviting guests to cool off while enjoying the panoramic ocean views.

In addition, the project has an exclusive restaurant, with a refined gastronomic proposal that promises to satisfy even the most demanding palates. In addition to being a perfect retreat to relax and recharge, Pousada Blue Point represents an important milestone for this growing region.

With continued growth and increasing interest from tourists, our project contributes to local economic development, generating jobs and stimulating sustainable tourism. Whether you are a traveler looking for moments of relaxation or a nature enthusiast looking for exciting adventures, Pousada Blue Point is the ideal destination for an unforgettable experience.



## Investments

Total cost of the project: 10,000,000 Reais

Number of apartments: 16

Average turnover:

4 apartments: 1500 Reais per day

8 apartments: 1000 Reais per day

2 apartments: 900 Reais per day

2 apartments: 700 Reais per day

Total: 17,200 Reais per day

Occupancy rate: 60%

Taxes: 5.9% of revenue

Administration costs: 20% of turnover

Maintenance cost: 10% of turnover.

### Economic and financial feasibility study:

To calculate the annual profitability and payback time, you must first calculate the annual revenue and annual costs of the hotel.

#### Annual revenue:

4 apartments at 1500 Reais/day = 6,000 Reais/day

8 apartments at 1000 Reais/day = 8,000 Reais/day

2 apartments at 900 Reais/day = 1,800 Reais/day

2 apartments at 700 Reais/day = 1,400 Reais/day

Thus, the total daily income is 17,200 Reais and the annual income taking into account an occupancy rate of 60% is:

17,200 Reais/day x 365 days/year x 60% = 3,144,240 Reais/year

#### Annual costs:

Taxes: 5.9% x 3,144,240 Reais = 185,511.60 Reais

Administration fee: 20% x 3,144,240 Reais = 628,848 Reais

Maintenance cost: 10% x 3,144,240 Reais = 314,424 Reais

Depreciation cost: 5,400,000 Reais / 25 years = 216,000 Reais

Thus, the total annual cost is: 185,511.60 Reais + 628,848 Reais + 314,424 Reais + 216,000 Reais = 1,344,784.60 Reais/year

#### Annual profit:

Annual income – Annual cost = Annual profit: 3,144,240 Reais – 1,344,784.60 Reais = 1,799,455.40 Reais/year

#### Annual profitability:

Annual profit / Investment x 100% = Annual profitability: 1,799,455.40 Reais / 10,000,000 Reais x 100% = 17.9%

#### Return on investment time:

Investment / Annual profit = Time to return on investment: 10,000,000 Reais / 1,799,455.40 Reais/year ≈ 5 and a half years

### Economic and financial viability in purchasing the 30%:

Purchase price of 30%: 3,200,000 Reais

Availability for investors: 5 shares of 640,000 Reais

Each share represents 6% of the capital

Maximum number of investors: 5

Annual net profit at 30%: 1,799,455.40 \* 30% = 539,836.62 Reais

Return on investment: 5.9 years

Perspective of annual appreciation of real estate: 10%

Annual profitability: 539,836.62 / 3,200,000 = 16.6%

## Join us!

The Pousada Blue Point project is a promising development with a strategic location and ecological concept. Taiba beach represents a new emerging center of tourism in Ceará, especially due to its mild climate and its beaches with good winds, ideal for practicing water sports.

Furthermore, the refined architecture as well as the good use of space make the project a magical space with the potential for satisfactory financial return in a few years.

Contact Brazil Partner to invest in the Blue Point project! Join us!

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Brazil Partner Group – 10/13/2023

## Interested in contracting with us?

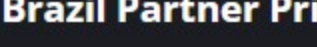
Want to know more about how to enter the world of investments in Brazil? We have selected the best investment opportunities for you to benefit from the Brazilian real estate market.

Let's talk now



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