



✓ **Location:**

Ceara, Brazil.

✓ **Notary fees/Registration/ITBI (tax):**

67,200 Reais

✓ **Projects and License:**

300,000 Reais

✓ **Decoration + furnishing:**

500,000 Reais

✓ **Total investment amount:**

3,487,200 Reais

✓ **Net profit:**

75,600 Reais

✓ **Price of the 600m² villa:**

1,120,000 Reais

✓ **Number of apartments:**

7 Apartments

✓ **Amount of work:**

1,200,000 Reais

✓ **Management fees:**

300,000 Reais

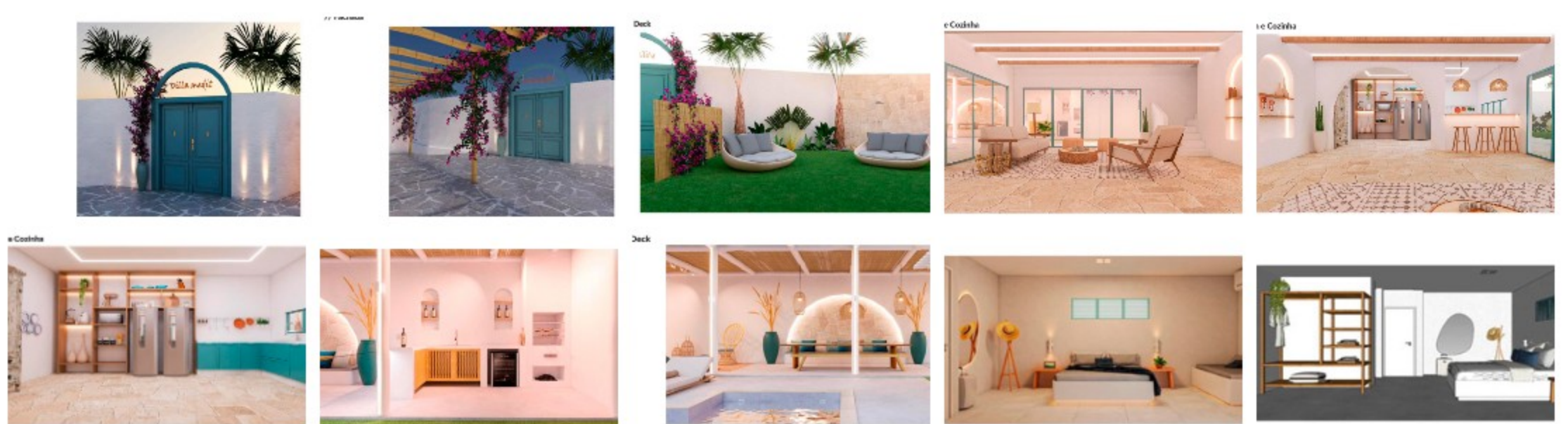
✓ **Cost price per apartment:**

(3,487,200 / 7) = 498,171 Reais

✓ **Annual profitability per apartment:**

75,600 / 498,171 Reais = 15%.

Let's talk now



Acquisition of a villa with panoramic views of the ocean and transformation into a charming hotel in one of the places with the most growth prospects on the Brazilian Northeast coast.

To raise the funds necessary to make the project viable, 60% of the share capital will be sold, i.e. 60 shares of 38,220 reais. A total of 2,292,000 reais.

Minimum participation per investor 3 shares or 114,600 reais or 22,932 Euros.



Investment plan

Acquisition of villa and transformation into a charming hotel with 7 apartments.

Price of the 600m² villa: 1,120,000 Réais

Notary fees / Registration / ITBI (tax): 67,200 Réais

Number of apartments: 7

Average size apartments: 30m²

Projects and License: 300,000 Reals

Amount of work: 1,200,000 Reals

Decoration + furnishings: 500,000 Reals

Management fees: 300,000 Reals

Total investment amount: 3,487,200 Reals.

Cost price per apartment: (3,487,200 / 7) = 498,171 Réais

Average price of an apartment per night: 700 Réais.

VGLA (General rental value over the year) taking into account a occupancy rate of 150 nights, i.e. an occupancy rate of 41%.

(150 * 700) = 105,000 Reais – 20% Management Fee = 84,000 Reais.

Tax: 10%

Net result: 75,600 Reais

Annual profitability per apartment: 75,600 / 498,171 Réais = 15%.

Financial structuring of the project

Price of the 600 m² villa: 1,120,000 reais

Notary fees / Registration / ITBI (tax): 67,200 reais

Projects and License: 300,000 reais

Amount of work: 1,200,000 reais

Decoration + furnishing: 500,000 reais

Management fees: 300,000 reais

Total investment amount: 3,487,200 reais.

The company's share capital will be composed of 100 shares of 34,872 reais.

The villa has already been purchased, the notary fees, tax, registration already paid and a first reserve of funds of 210,000 reais has already been constituted through a first fundraising.

To raise funds necessary for the continuation of the project, 60% of the share capital will be sold, i.e. 60 shares of 38,220 Reais.

A total of 2,292,000 Reais.

Minimum participation per investor 3 shares

Or 114,600 Reais or 22,932 Euros.

Villa to acquire



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Brazil Partner Group – 10/13/2023

Interested in contracting with us?

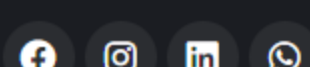
Want to know more about how to enter the world of investments in Brazil? We have selected the best investment opportunities for you to benefit from the Brazilian real estate market.

Let's talk now



Brazil Partner Private Investment

CNPJ: 087780340001-13



Contacts

Phone
+55 85 3088 4101

Contact via WhatsApp
+55 85 98160-3904

E-mail
contact@brazilpartner.com

Address

Scopa Platinum Corporate
1153, Rua Monsehor Bruno
Salas 713, 715, 717
CEP: 60115-191
Fortaleza, Ceará, Brasil