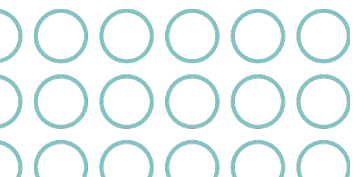




PERSONAL WAREHOUSES

Dripping Springs

DICIEMBRE 2024



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Finanz Butik Realty is a proud licensed real estate broker in the state of Florida, adhering to the high standards of the Florida Department of Business and Professional Regulation. Our broker license number is BK3488092.

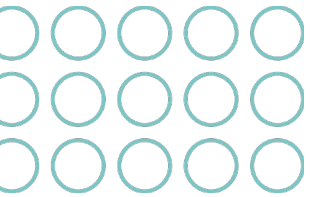
Equal Housing Opportunity:

At Finanz Butik Realty, we firmly believe in fair and equal housing opportunities for all. We are committed to providing professional real estate services without discrimination based on race, color, religion, sex, disability, familial status, or national origin.



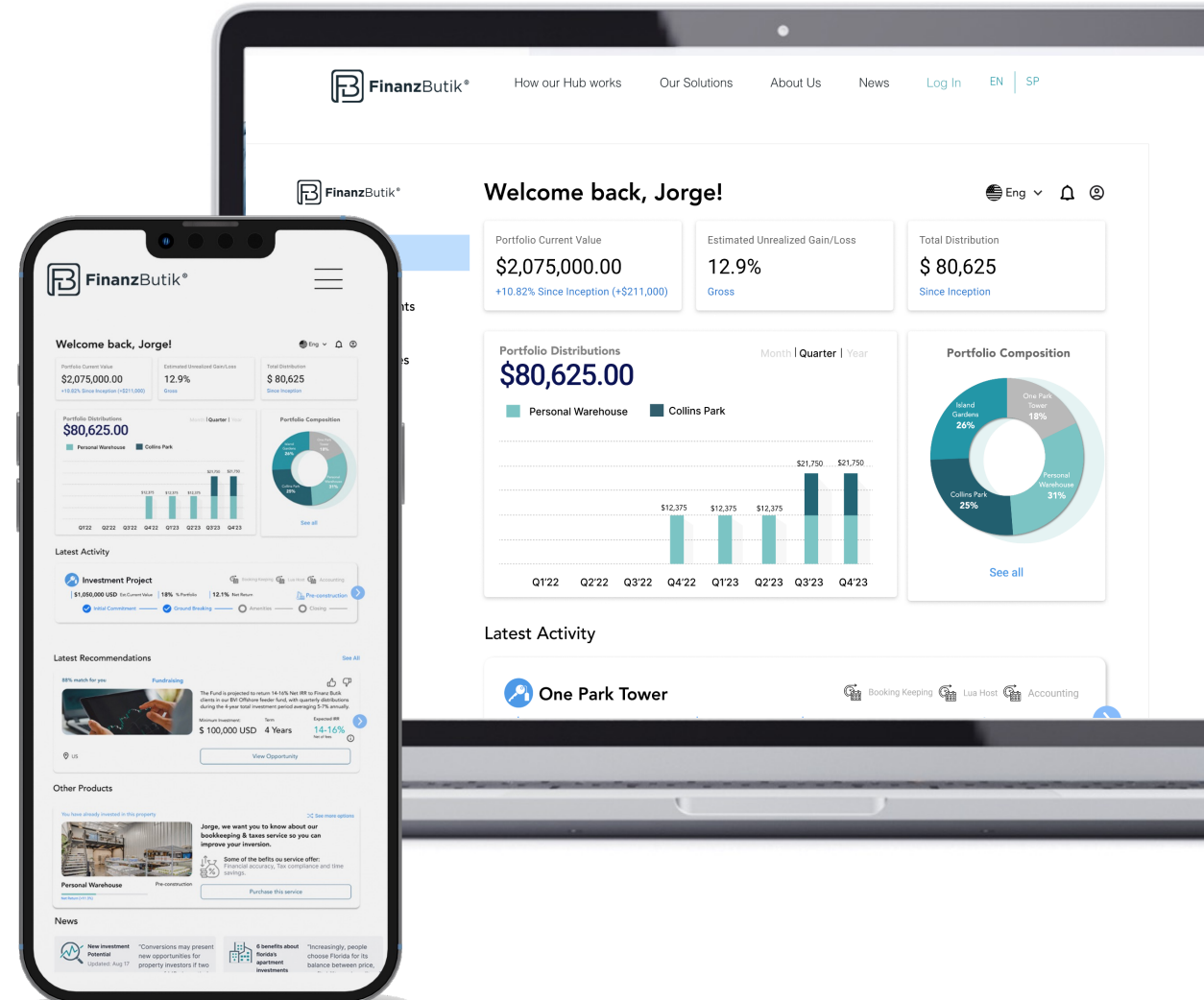


Transformando o acesso a Investimentos em Real Estate nos EUA



Na Finanz Butik, não oferecemos apenas uma simples plataforma, oferecemos um ecossistema completo em Real Estate projetado para impulsionar nossos clientes rumo ao sucesso imobiliário.

Invista de qualquer lugar, diversifique seu portfólio e complemente seus investimentos com nosso conjunto completo de serviços.





Personal Warehouse

➤ Oportunidade única de investimento em galpões industriais flexíveis, de alto nível, projetados para gerar renda passiva consistente e maximizar o crescimento a longo prazo. Com foco em localizações estratégicas, esse investimento combina retornos atrativos com a simplicidade de operação.

+20 años

De Experiência

7.5% - 8.5%

Cap Rate Estimado

**Espaços
prontos para
ocupação**

como escritórios, áreas de trabalho, espaço comercial e mais.

6%

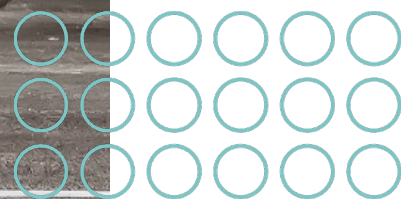
Taxa estimada de apreciação anual

NNN

Dripping Springs

Nova Localização

Os contratos NNN garantem rendimentos estáveis ao transferir despesas operacionais para os inquilinos, reduzem a gestão ativa e mantêm o valor da propriedade. Também incluem aumentos de aluguel ajustados à inflação, protegendo a renda e o poder de compra.



Dripping Springs, Texas



Dripping Springs, Texas, localizada a 25 milhas a oeste de Austin, é conhecida como o "Portal do Hill Country" por suas vistas pitorescas, comunidade amigável e combinação de vida rural e suburbana. O projeto está ao lado da Fitzhugh Brewery, um destino popular de alimentos e bebidas, cercado por negócios, destilarias e fazendas, além de um futuro espaço para shows de 32 acres a menos de uma milha.

Highlights do Projeto

Faixa de Investimento

U\$ 400K – U\$700K

Localização

Dripping Springs, Texas

Prazo de Locação

2-5 years

Área total do projeto

47,000 SF | 4 Buildings | 41 Units

Tamanho das Unidades

from 1,000 – 3,760 SF with ability to combine units

Faixa Estimada da Taxa de Capitalização

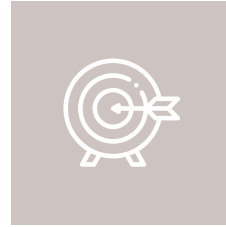
7.5%– 8.5%



DRIPPING SPRINGS PROJECT SIT

Market Analysis

Dripping Springs, Tx



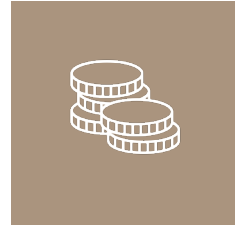
Localização

Conexão estratégica com as principais vias para Austin e comunidades de alta renda como Bee Cave e Lakeway.



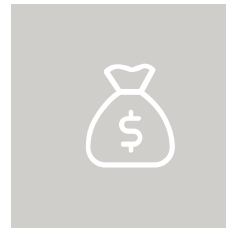
Qualidade de Vida

Comunidade familiar com excelentes escolas, atividades ao ar livre e opções diversificadas de moradia.



Crescimento Econômico

Desenvolvimento residencial e comercial em crescimento, impulsionado pelo turismo e pela proximidade com Austin.



Demografia de Renda

População com alta renda média e profissionais altamente qualificados.



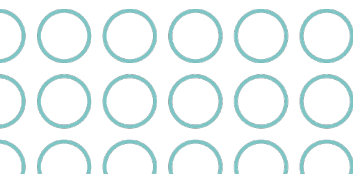
Mercado de Real Estate

Alta demanda e preços em ascensão

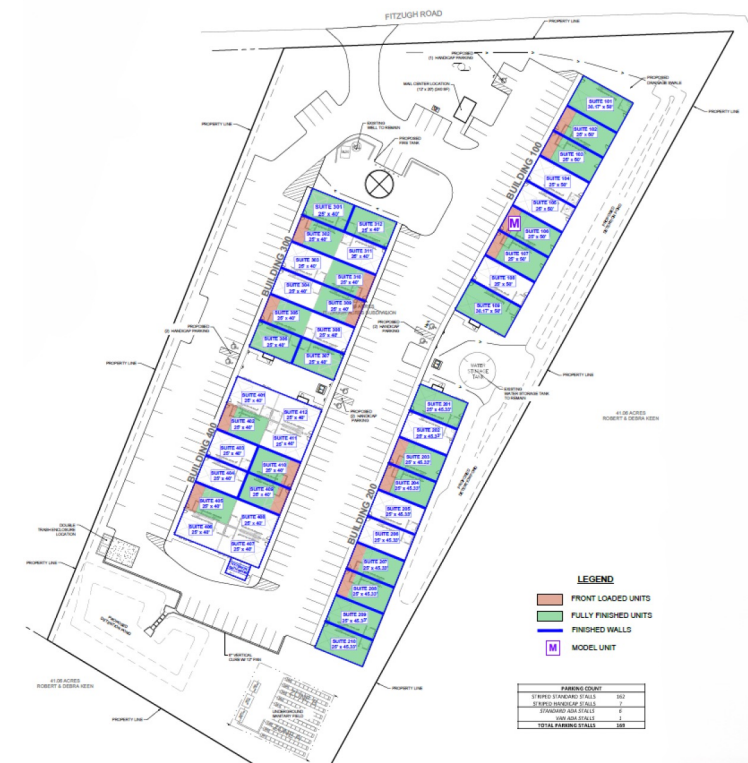


Estilo de Vida & Cultura

Proximidade a atrações naturais e festivais que combinam tradição musical e cultural.



How to Start



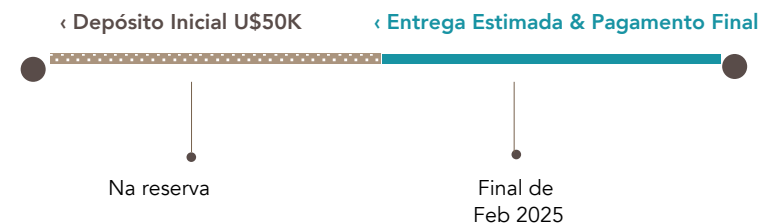
Poucas Unidades Disponíveis

U\$405,000 – U\$700,000

Aluguel Base Mensal: U\$2,380 – U\$3,649

*Aluguel mensal é estimado

Cronograma de Investimento



Termos & Condições **

➤ Garantia de Leaseback

- 6 meses de leaseback garantidos pelo developer

➤ Pre-Paid CAM

- 2 anos de Pre-Paid CAM

➤ Calendario de Pagamentos

- \$50,000 USD na reserva

O total restante pago na entrega (Febrero de 2025).

**Os termos e condições oferecidos pelo desenvolvedor não são responsabilidade da Finanz Butik e serão detalhados no contrato do desenvolvedor.

Next Steps



1.

Agendar uma reunião
com nossa equipe



2.

Reservar sua
Propiedade



3.

Começar a Diversificar
seu Portfólio de
Investimentos



Obrigada

Contatos:

| melissa@finanzbutik.com

