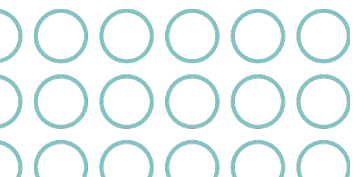




PERSONAL WAREHOUSES

# Dripping Springs

DICIEMBRE 2024



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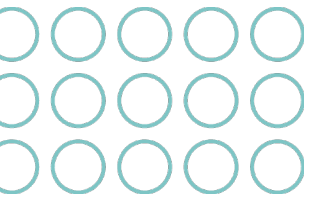
Finanz Butik Realty is a proud licensed real estate broker in the state of Florida, adhering to the high standards of the Florida Department of Business and Professional Regulation. Our broker license number is BK3488092.

#### 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.

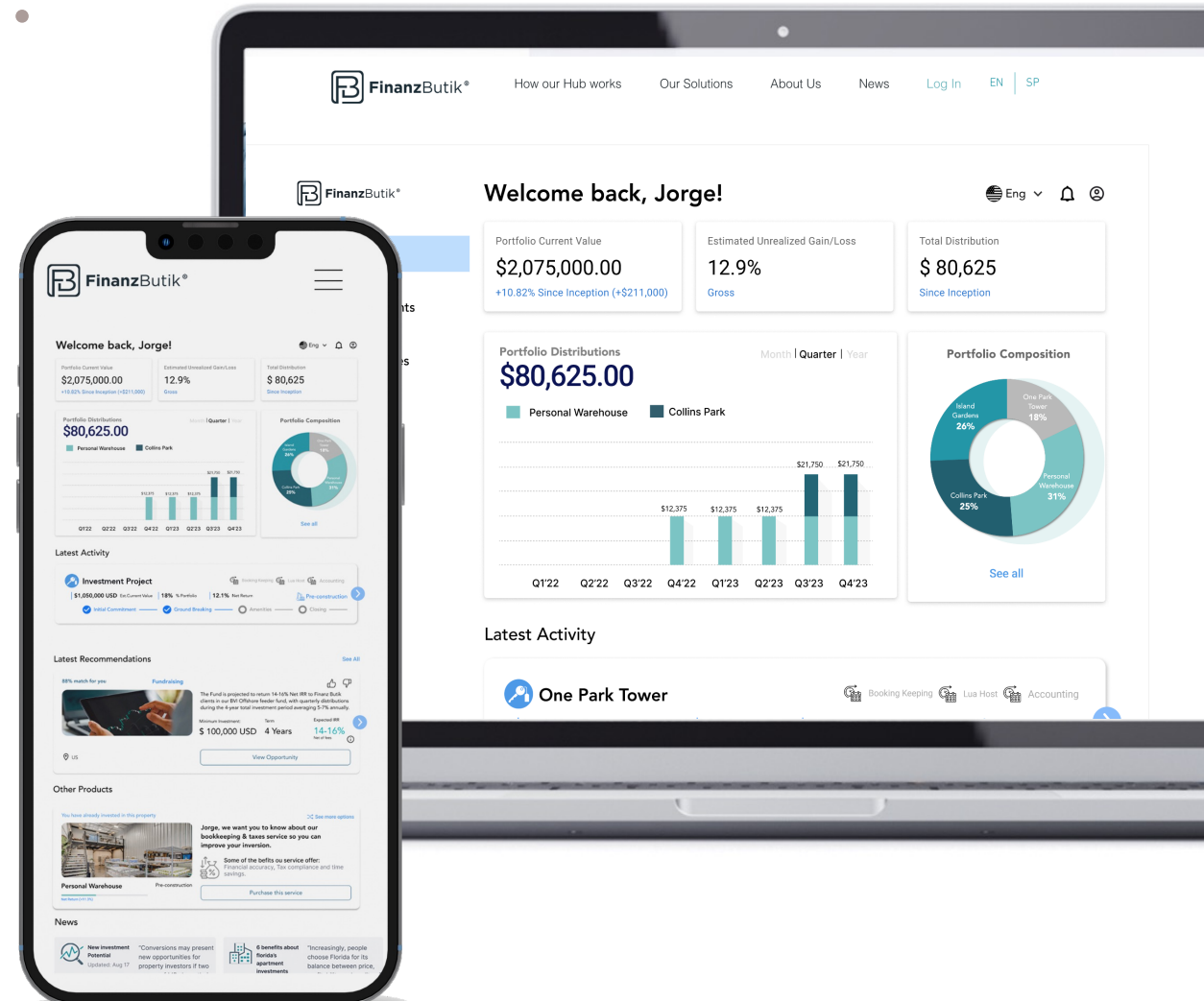


# Transformando el acceso a las Inversiones en Real Estate en EE.UU.



En Finanz Butik, no solo ofrecemos una simple plataforma, ofrecemos un ecosistema integral en Real Estate diseñado para impulsar a nuestros clientes hacia el éxito inmobiliario.

Invierta desde cualquier lugar, diversifique su portafolio de inversiones y complemente sus inversiones con nuestro conjunto completo de servicios.





# Personal Warehouse



➤ Oportunidad única de inversión en **bodegas industriales flexibles**, de alto nivel, diseñadas para **generar ingresos pasivos consistentes y maximizar el crecimiento a largo plazo**. Con un enfoque en ubicaciones estratégicas, esta inversión combina rendimientos atractivos con la simplicidad de operación.

**+20 años**

De Experiencia

**7.5% - 8.5%**

Tasas Estimadas de Rendimiento

**Espacios  
listos para  
ocuparse**

como oficinas, áreas de trabajo,  
espacio comercial y más.

**6%**

Rango Estimado de Apreciación Anual

**NNN**

Tipo de contrato de las unidades

Los contratos NNN garantizan ingresos estables al transferir gastos operativos a los inquilinos, reducen la gestión activa y mantienen el valor de la propiedad. También incluyen incrementos de renta ajustados a la inflación, protegiendo ingresos y poder adquisitivo.

## Dripping Springs

**Nueva Ubicación**

# Dripping Springs, Texas



Dripping Springs, Texas, ubicada a 25 millas al oeste de Austin, es conocida como la "Puerta de entrada al Hill Country" por sus vistas pintorescas, comunidad amigable y combinación de vida rural y suburbana. El proyecto está junto a Fitzhugh Brewery, un destino popular de alimentos y bebidas, rodeado de negocios, destilerías y ranchos, además de un propuesto recinto de conciertos de 32 acres a menos de una milla.

## Highlights del Proyecto

Rango de Inversión

U\$ 400K – U\$700K

Ubicación

Dripping Springs, Texas

Rango de Plazo de Arrendamiento

2-5 years

Superficie Total del Proyecto

47,000 SF | 4 Buildings | 41 Units

Tamaño de Unidades

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

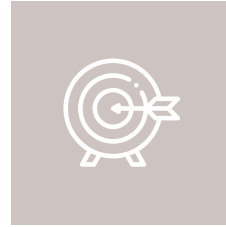
Rango Estimado de Tasa de Capitalización

7.5%– 8.5%



# Market Analysis

Dripping Springs, Tx



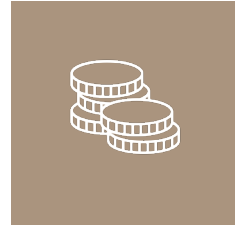
## Ubicación y Accesibilidad

Conexión estratégica con las principales vías hacia Austin y comunidades de alto ingreso como Bee Cave y Lakeway.



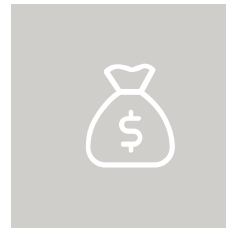
## Calidad de Vida

Comunidad familiar con excelentes escuelas, actividades al aire libre y opciones de vivienda diversas.



## Crecimiento Económico

Desarrollo residencial y comercial en auge, impulsado por el turismo y la proximidad a Austin.



## Demografía de Ingresos

Población con altos ingresos medianos y profesionales altamente capacitados.



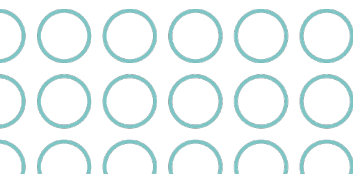
## Mercado de Real Estate

Alta demanda, precios en aumento

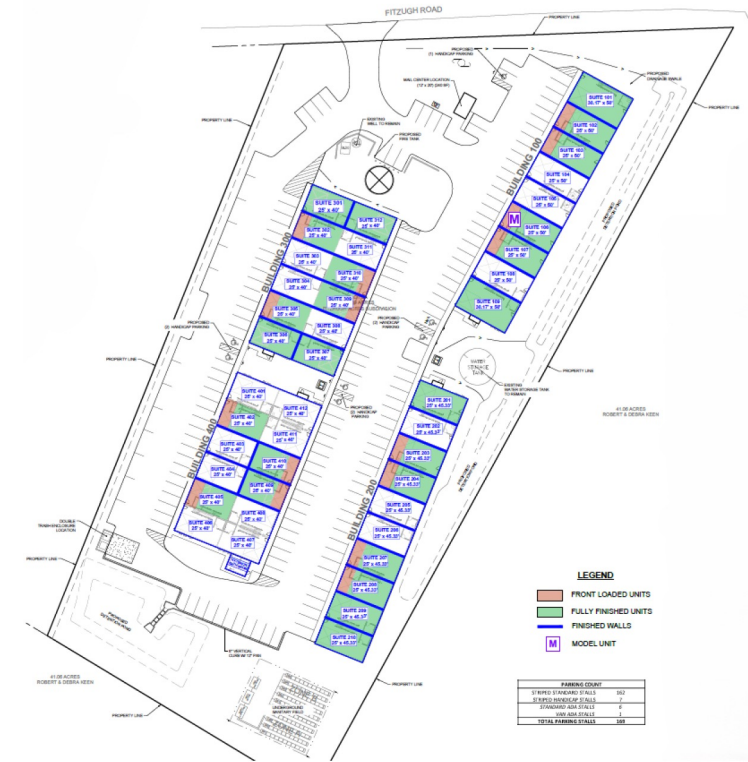


## Estilo de Vida y Cultura

Proximidad a atractivos naturales y festivales que combinan tradición musical y cultural.



# How to Start



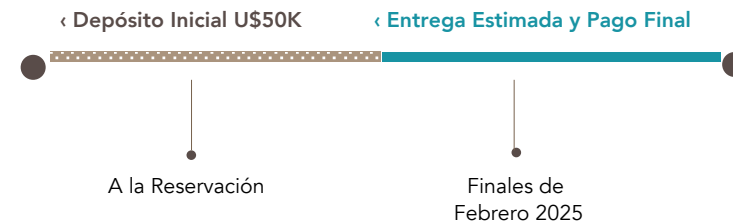
Pocas Unidades Disponibles

Desde: U\$405,000 – U\$700,000

Renta Base Mensual: U\$2,380 – U\$3,649

\*Las rentas base mensuales son estimadas.

## Cronograma de Inversión



## Condiciones de Unidades en Preventa\*\*

### ➤ Garantía de Arrendamiento (Lease Back)

- 6 meses de arrendamiento garantizados por el desarrollador.

(Pre-Paid CAM)

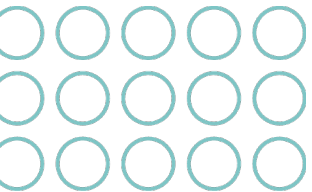
- 2 años de cuotas de mantenimiento prepagadas.

### ➤ Calendario de Pagos

- \$50,000 USD al momento de la reservación (no reembolsable).

- El monto restante a la entrega (Febrero de 2025).

\*\*Los términos y condiciones ofrecidos por el desarrollador no son responsabilidad de Finanz Butik y se detallarán en el contrato del desarrollador.



# Next Steps



1.

Agenda una reunión con nuestro equipo.



2.

Reserva tu Propiedad



3.

Comienza a Diversificar tu Portafolio de Inversiones.





# Gracias

| Contáctenos: [melissa@finanzbutik.com](mailto:melissa@finanzbutik.com)

