

Triple-Net (NNN)

Tenant is responsible for the 3 key expenses of the property:

- Property tax, insurance, repairs, and maintenance.
- Long-term lease.
- Increasing rent over the lease term.
- No management necessary.

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El inquilino es responsable por los 3 costos principales de la propiedad:

- *Impuesto a la propiedad (predial), seguro, reparaciones y mantenimiento.*
- *Contratos de arrendamiento a largo plazo.*
- *Incremento de la renta durante el término del contrato.*
- *No se requiere gestión.*

Triple Net (NNN) Leaseback Investment Hospitality Property South Beach, Florida



Price/Precio: US \$12,500,000

CAP/Retorno: 5.15%

NOI/Ingreso Neto: US \$644,613

Building Area/Área de Construcción: Approx. 18,301 Sq. ft = 1,700 m²

Lot/Terreno: 7,000 Sq.Ft = 650 m²

Year Built/Año de Construcción: 2019

Annual Expenses/Gastos Anuales: NNN Tenant is responsible for all expenses including property tax, insurance, and maintenance. | El inquilino es responsable por todos los gastos incluyendo impuesto predial y seguro.

Contract Terms/Términos del Contrato de Renta: 5 years of contract remaining. | 5 años de contrato restantes.

Increases/Incrementos de Renta: 3.5% annual increase. | 3.5% de incremento anual.

Extensions/Extensiones: N/A

Guarantor/Garantizado por: CVC Corp, one of the largest travel groups in Latin America. | CVC Corp es uno de los grupos de viajes más grandes de América Latina.

Observations/Observaciones: CVC Corp, one of the largest travel groups in Latin America, with brands that operate in Brazil, Argentina, and the United States, in the segments of vacation and leisure, corporate/business, education (cultural exchange abroad), management and rental of residences. | CVC Corp es uno de los grupos de viajes más grandes de América Latina, con marcas que operan en Brasil, Argentina y Estados Unidos, en los segmentos de vacaciones, corporativo/negocios.



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