

# Income Properties

**Location:** East Cairo, Egypt

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**Presented to:** Compass Capital

**NOVEMBER 2022**

**Presented by:** Brick & Mortar Real Estate



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# About Brick & Mortar

## INTEGRATED REAL ESTATE SERVICES

Investment Advisory - Transaction Management - Rent & Property Management - General Supplies - Facility Management



*We are partners, working alongside our clients to deliver their long-term goals.*

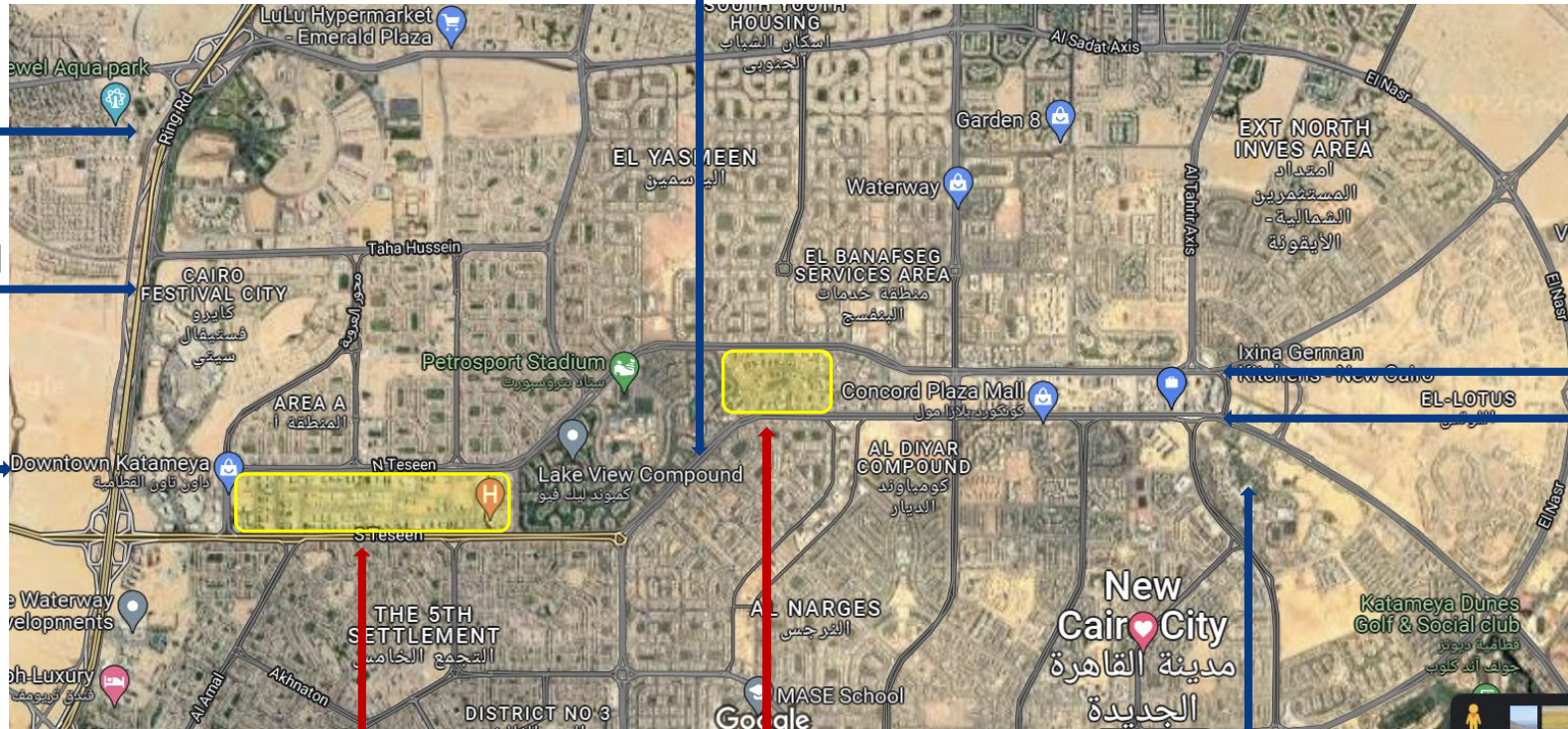
# Introduction

Enclosed in this preliminary proposal are 4 income properties in prime locations in New Cairo. Each property has a long term lease contract with solid tenants.

Should there be interest we will share further details.

# Location

Dusit Thani Hotel



Ring Rd

Cairo Festival City

Downtown Katameya

90<sup>th</sup> North St.

90<sup>th</sup> South St.

Income Property Locations

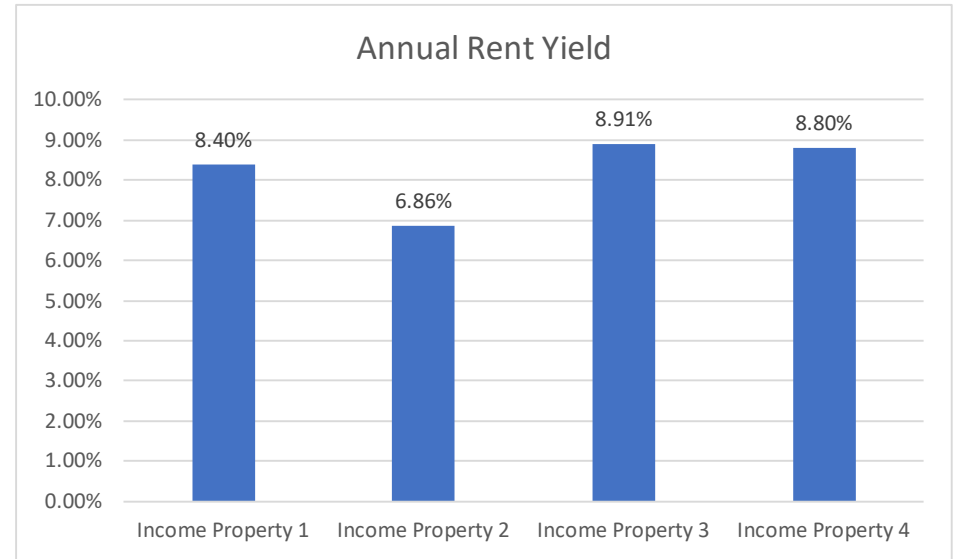
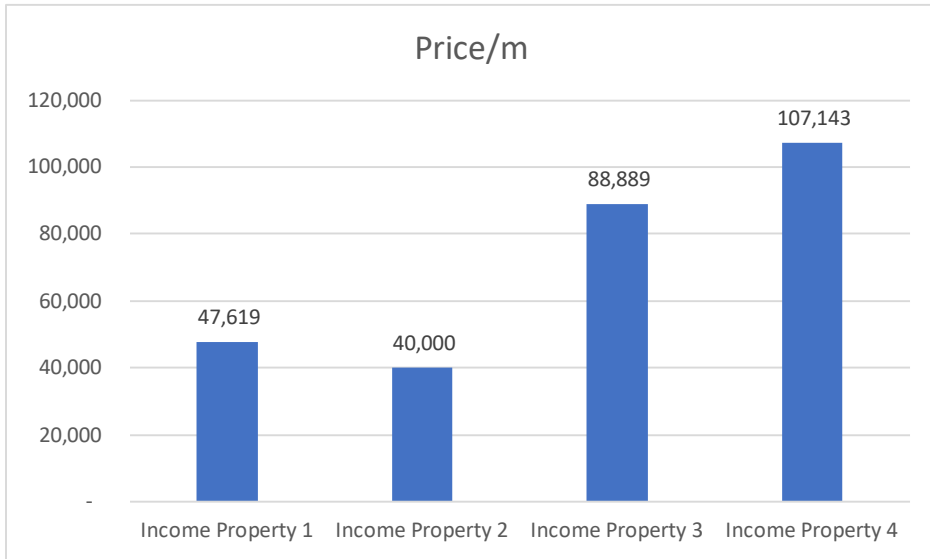
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# Offer & Details

All Values in EGP	Income Property 1	Income Property 2	Income Property 3	Income Property 4
Gross Sellable Area (SQM)	21,000	3,500	9,000	3,500
Price/m	47,619	40,000	88,889	107,143
Total Price	<b>1,000,000,000</b>	<b>140,000,000</b>	<b>800,000,000</b>	<b>375,000,000</b>
Gross Annual Rent Income	84,000,000	9,600,000	71,280,000	33,000,000
Annual Rent Yield	<b>8.40%</b>	<b>6.86%</b>	<b>8.91%</b>	<b>8.80%</b>

*\*Due to the recent currency devaluation, asking prices may vary.*

# Chart Analysis



# Income Property Financial Model (Property #4)

<b>Gross Leasable Area</b> is the area that will be calculated and paid for rent by the tenant		Year 1								<b>Projections Do NOT Factor in:</b> 1. INFLATION 2. EGP DEVALUATION 3. Property Tax 4. Capital Gain Tax 5. Building Maintenance			
ALL VALUES IN EGP BEFORE TAX	GLA SQM <small>(Gross Leasable Area)</small>	Average Rent p/m	Monthly Rent	Annual Rent	Sale Price	Rent Yield <small>(Year 1)</small>	Total Rent Income 10 Years	Annual Property Appreciation 10%	Sum of 10 Year Appreciation	Property Value after 10 Years	EXIT VALUE <small>(10 Year Investment Horizon)</small>	10 Year ROI	Annual ROI
Values	3,500	786	2,751,000	33,012,000	380,000,000	8.69%	456,108,580	38,000,000	380,000,000	760,000,000	1,216,108,580	320%	32%

*10 Year Annual Rent Income @ 7% Escalation*

Year	Rent Income	Rent Yield
Year 1	33,012,000	8.69%
Year 2	35,322,840	9.30%
Year 3	37,795,439	9.95%
Year 4	40,441,120	10.64%
Year 5	43,271,998	11.39%
Year 6	46,301,038	12.18%
Year 7	49,542,110	13.04%
Year 8	53,010,058	13.95%
Year 9	56,720,762	14.93%
Year 10	60,691,216	15.97%
<b>Total</b>	<b>456,108,580</b>	

*EXIT VALUE is the SUM of initial purchase price + 10 YR rent income + 10 YR property appreciation*



# Advisory & Consultancy Services

## **Our Services:**

1. Provide property options that match our client's requirements.
2. Provide information about the property/seller so our clients can make sound and informed decisions.
3. Assist in the due diligence.
4. Arrange meetings, visits and inspections.
5. Represent and support our clients in negotiations.
6. Support through-out the transaction and contract signing.

*We are partners, working alongside our clients to deliver their long-term goals.*

# Advisory & Consultancy Fee

## **Broker Agreement - Financial Terms & Conditions:**

1. Brick & Mortar standard commission fee is 1.5% of the final sale price.
2. Commission fee payment is not tied with any payment terms agreed between the buyer and seller.
3. In the event of a co-development agreement, the commission fee is 1.5% of the land sale valuation.
4. Commission fee does not include 14% VAT.
5. Commission fee payment is 100% due on the day of contract signature between the buyer and seller by bank cheque to Brick & Mortar.

*\*A broker agreement will be shared for signature.*

Thank You for your interest in doing business with Brick & Mortar.



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