

# Nile Boat For Sale

(Potential Hotel)

**Location:** Giza, Egypt

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

**OCTOBER 2022**

# Brick & Mortar Milestones

## 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.*

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# Introduction

A one of a kind real estate investment in the River Nile.

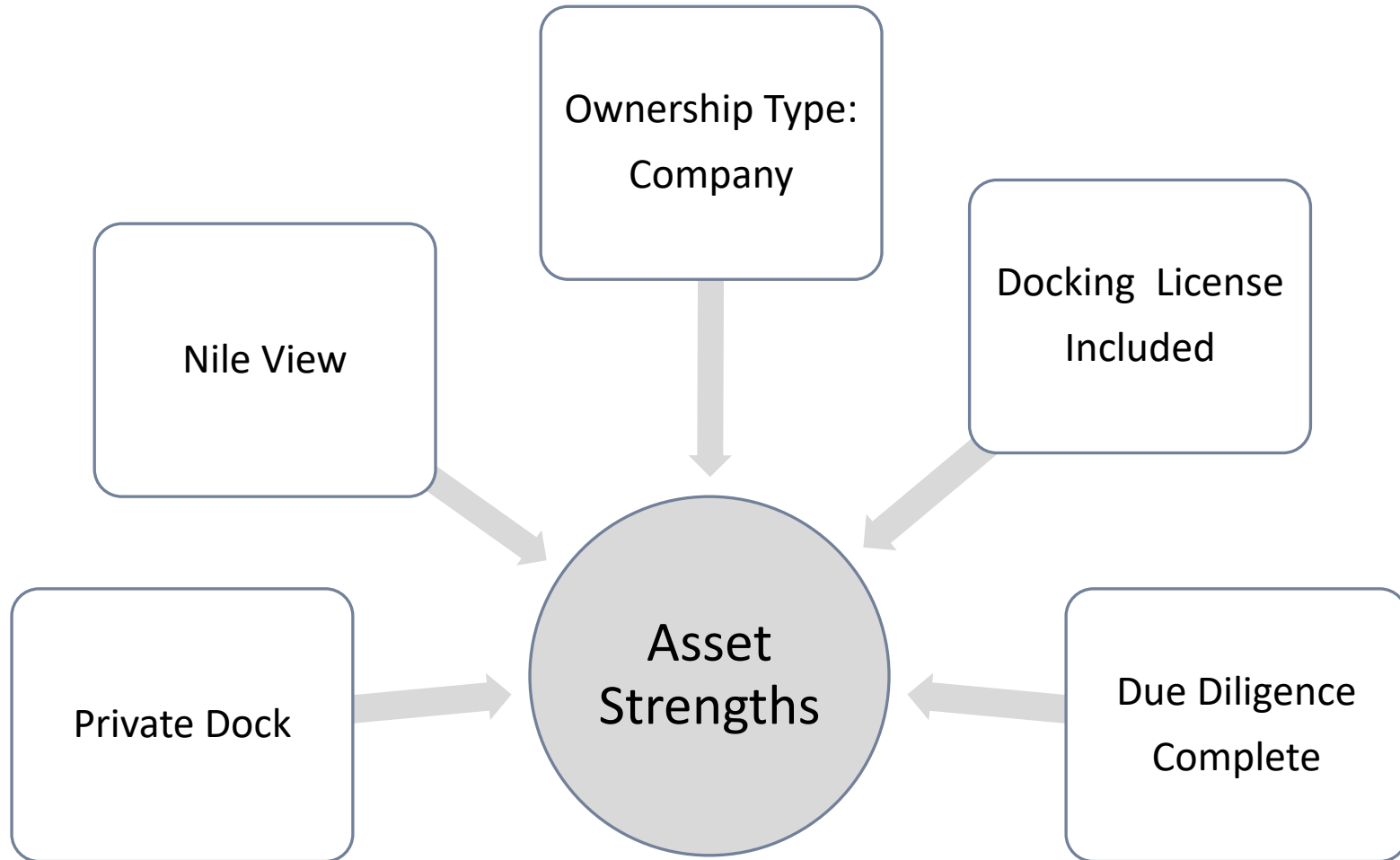
This Boat has great potential to be converted to a boutique hotel with spectacular views of the Nile River.

## **Asset Components**

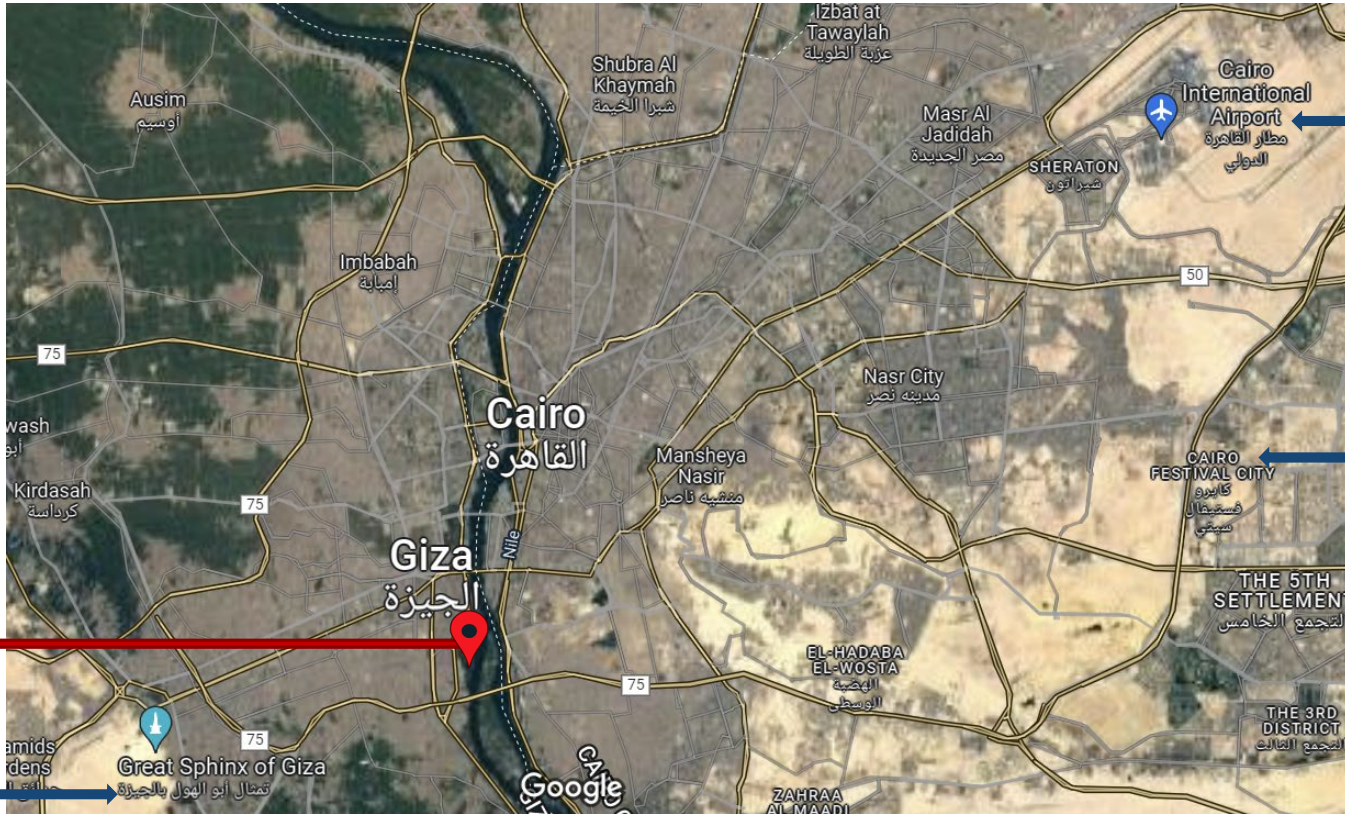
Prime Location on the Nile

Commercial boat with a docking license

# About the Asset



# Location



Cairo Airport

Cairo Festival City

New Cairo

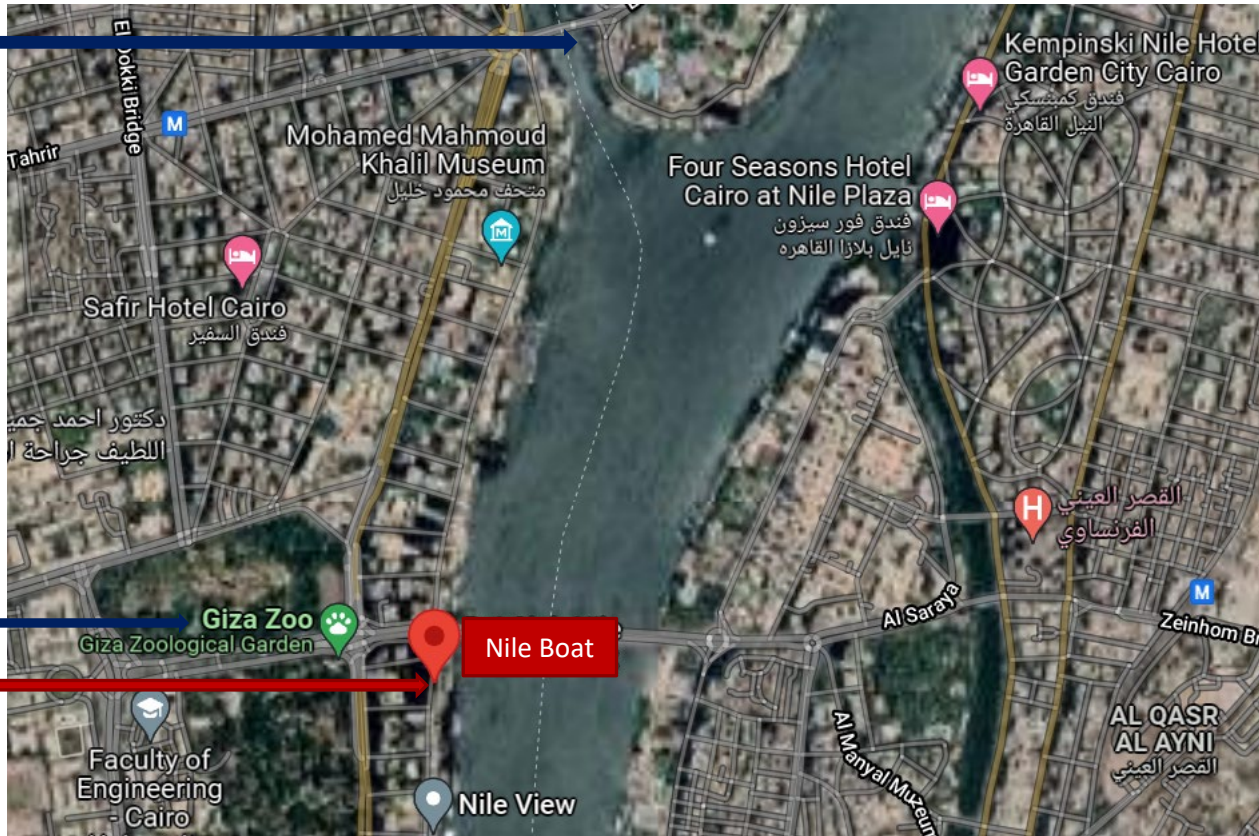
Asset Location

Great Pyramids



# Location – Giza

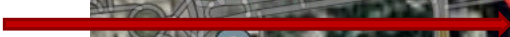
Zamalek



Giza Zoo



Asset Location



# Boat Details

Gross Floor Area SQM	1,280
Marsa Dock Area SQM	616
<b>Total Area SQM</b>	<b>1,896</b>

Floor Areas					
	Basement	Ground	1st Floor	2nd Floor	Total
<b>Square Meter</b>	320	320	320	320	<b>1,280</b>



# Financial Details

Financials	
Current Monthly Rent	EGP 1,500,000
Annual Rent Income	EGP 18,000,000
Asking Price	<b>USD 13,000,000</b>

- *The boat is currently occupied by a tenant with the above rent value.*
- *The owner is interested in selling and ready to terminate the lease contract.*

# 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.

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# Advisory & Consultancy Fee



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

1. Brick & Mortar standard commission fee is 2% 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 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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