



## How would you like to invest like it was 2009 again?

Western World is Peak Market.  
What happens after a peak?

Brazil is the only Top 10 global economy just ending a recession:

- Real Estate at a 7-year low
- Rents rapidly increasing
- Brazilian currency 22-year low

### **BOTTOM LINE:**

We are an experienced contrarian management team buying real estate at 50 cents on the dollar in a World Class city.



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## **DEAL SUMMARY**

### **Walkerville Capital GP1 Ltd Partnership**

- Aymoré Hotel acquired, Rio De Janeiro
- Converting to 24 condos, long-term ownership (apartment building style)
- Rio De Janeiro's #1 Cancer Centre next door
- Incentive: No City taxes for 10 years
- Multiple exit strategies available

<b>AYMORÉ HOTEL, CENTRO RIO</b>	<b>24 Units \$ USD</b>
Purchase Price	\$357,143
Renovation Cost	\$728,750
Total Cost	\$1,085,893
Resultant Value	\$2,290,357
LP Investor ROI (%)	130%
LP Investor profit (USD)	\$129,524
Renovated Annual Net Profit per \$100K unit (2023)	\$11,980 12% cap rate

### **Key Investment Terms**

- US \$4,000,000 LP Offering
- 40 Units @\$100,000/Unit
- 2 Year term with options to extend
- Limited Partners = 100% of distributions until full capital payback; 50/50 with GP after payback
- 8% Acquisition fee
- 2% Syndication fee