

# HIGHLIGHTED PROPERTIES

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23 Octubre 2015

## INTRODUCTION

Dear Customer:

Tierrainfinita is a new brokerage firm for investment in real estate assets. It is a young and innovative company and as such seeks to contribute to the development of the real estate brokerage market.

The real estate market is characterized by being illiquid and shallow. The information is limited. Our main objective is to present opportunities along with comprehensive information that is necessary when making investment decisions.

At Tierrainfinita we work alongside the owner of the property to get marketing materials that reflect the asset value in the best possible way. We put the necessary emphasis on those elements that highlight the attractiveness of a potential investment.

As we know that you are a sophisticated investor, we want to be innovative in the way we provide our services.

The Digital Magazine is just one more step toward quality service. In this magazine you will find the different properties listed at [www.tierrainfinita.com](http://www.tierrainfinita.com) that we believe might be interest to you.

The information contained in the Digital Magazine is also presented in the Executive Summary of each property. To access full information on each project you must visit the web site and download the Memorandum.

We expect to continue growing to better serve you. You inspire us.

Sincerely,

Tierra Infinita

## CURAUMA LOT CM-C 12HAS

Curauma, Chile

**CODE: TIML1010**

Type: Macro Lotes

Surface lot (M2): 124.439

Location: Curauma, north area

Price: UF125.000

Price (UF/M2): 1

Land Use: Residential zone

State: Available



### DESCRIPTION

TierralInfinita is proud to be an exclusive agent of this unique opportunity to acquire a 12.44 hectare lot located on the north side of Curauma, close to the Invica and Enaco developments. The lot contains a significant part of the remaining supply of high-density land in Curauma.

The Curauma project involves the creation of a new city in a large territory of 4,300 hectares of land located in the locality of Placilla de Peñuelas, 15 kms from Valparaíso and Viña del Mar.

The project includes residential, industrial, commercial and service areas to be developed in a 25-year horizon. The plan is projected to accommodate population of 150,000 to 200,000, ie 54,000 homes.

The place is extraordinarily beautiful, with large forests and two lakes. Its location is prime, with its accessibility and proximity to Viña del Mar, Valparaíso and Santiago.

Curauma's central idea is to generate a modern city in a natural environment for a better quality of life. The concept involves harmony between different projects.

Curauma has completed sales in excess of 1,000 hectares to important real estate developers such as Constructora Aconcagua, Invica, Fernandez Wood, Enaco, Beltec, Constructora Francisco Lorca and Constructora Galilea.

With regards to educational projects, currently in operation are Universidad Católica de Valparaíso, Colegio Pumahue, Colegio Siglo XXI and Colegio Alborada.

The project aims to meet the demand for housing of different socio-economic levels, generating a city with diverse neighborhoods, mostly oriented towards middle income families.

Curauma also plans to have areas for university campuses, schools, hospitals and supermarkets. There are

areas for recreation and tourism, leveraged by the beautiful surroundings.

To date, around 8,000 houses are built in Curauma, representing an estimated population of 32,000. Considering that Placilla's population is around 20,000 inhabitants, the Curauma – Placilla area accounts for more than 50,000 inhabitants. It is important to note that according to the annual pace sales rate, some new 3,500 to 4,000 people will be incorporating annually to Curauma's population.

## Investment Highlights

### High Density Land Use

- Lot offers significant portion of available land for high density developments in Curauma.
- High density allows the development of projects more resistant to economic cycles.

### Consolidated Area

- Curauma's North Sector is consolidated.
- Area has a lot of educational and retail providers.
- Shuttle service to and from Viña del Mar and Valparaíso.

### Appropriate Topography

- Lot has very smooth slopes compared to surrounding land.
- 62.7 % of terrain slopes below 15%.
- Utilization rate is very high due to the topography.

### Infrastructure

- Land adjacent to actual sanitary infrastructure.
- Sanitary feasibility can be facilitated if future housing development project contains low income houses.





## FUNDO TRAPIAL AIKE

Aysén, Chile

**CODE: TIA1009**

Type: Agrícola Turístico

Property Surface (has): 1.128

Location: Lago General Carrera

Property Price: US\$4.512.000

Property Price (US\$/hectarea): 4.000

Property Potential: Cattle, Ovejero

State: Available



### DESCRIPTION

TierralInfinita presents this unique opportunity to acquire a spectacular estate of approximately 1,128 hectares located on the shores of Lake General Carrera, in the El León area of Aysén Region.

The property is located on the west shore of Lake General Carrera and has approximately 7.5 km of lake shore. Carretera Austral (Route 7) crosses the property for 5 kilometers going East/West.

Considering the size of the property, the differences in altitude (210 m.s.n.m and 1.200 m.s.n.m), the presence of streams, springs, ponds and the microclimate effect of Lago General Carrera, a diversity of ecosystems can be found within the property. There are coironales-bearing zones and bushy calafate shrubs (belonging to the area along the steppe zone). The presence of Ciruelillo (Notro) and bamboo sticks, which are usually associated with warm/wet areas and finally in the higher zones there are Coigües and beech forests.

In the past, Trapial Aike was part of the estate with approximately 6,000 hectares and whose production emphasis was marked by sheep farming to produce meat and wool, but gradually shifting to bovine livestock.

The livestock potential of Trapial Aike goes hand-in-hand with the incorporation of grassland, for instance, hay. Near the management area 15 hectares can be incorporated with k-line irrigation tech type. That has to be done by removing the scrub bush.

Inside the property, horseback riding and hiking trails can be found, going through native forests, rivers and lagoons, providing spectacular sightseeing.

The more than 7 kilometers of coastline have 10 beaches. The most impressive is located in front of the management offices with a length of over 450 meters with rivers at both ends (North/South) streaming to

General Carrera Lake. This beach permits the use of large boats that regularly operate around the lake. Its orientation and protection from the wind provide a quiet and safe harbor to anchor. The beach is only 8.6 km or 15 minutes from the Cathedral and the Marble Chapels.

The estate is located at a distance of 15 kilometers from Puerto Tranquilo, where most of the General Carrera Lake tourism activity is concentrated. In Puerto Tranquilo, tourists can find hotels, cabins, lodges, a health center facility, police station, supermarket, restaurants, tourist services, a gas station, landline and mobile phone service, Internet, etc.

The property's location is prime. The following tourist attractions can be accessed from the property: 15 kilometers to the north is Puerto Tranquilo, with its Marble Chapels and Glaciar Exploradores (Campos de Hielo Norte). 15 kilometers to the south is the gateway of the General Carrera Lake, the route to Glacier Leones and access to Cerro San Valentin (the highest mountain in Patagonia). Lago Negro, Puerto Guadal and Lago Bertrand are 25 kilometers away.

The premier location, the beauty of environment, the size and the fact that there are 7 kilometers of shoreline along Lake General Carrera, make this property an exclusive and unique one in the area.

## Investment Highlights

### Spectacular Setting

- The Trapial has rolling hills with multiple views of mountain ranges and the spectacular Lake General Carrera.
- Beautiful pebble beach.

### Unique Enviroment

The property is located in a prime area, close to many tourist attractions:

- Distance to Puerto Tranquilo: 15 km
- Marble Chapels
- Glacier Explorers (Campos de Hielo Norte)
- Distance to Lake General Carrera Gateway: 15 km
- Distance to Cerro Valentine Access: 15 km
- Distance to Lago Negro, Puerto Guadal, Lago Bertran: 25 km

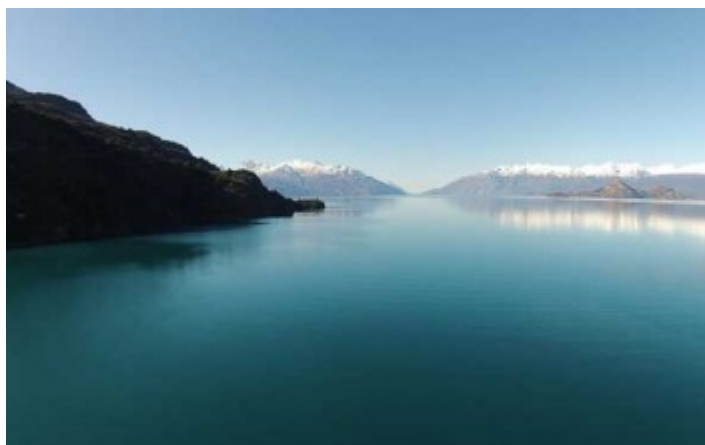
### Outstanding Infrastructure

- The property has two houses, barn, corral and livestock pen.
- Exterior fences in good condition.
- Interior fences in good to medium condition.

### Potential Value Appreciation

- The surrounding tourism sector has a high potential to generate future value.
- Existing plans to pave Carretera Austral ease access and add value to property.





## PREDIO LONCOTORO

Loncotoro Sector, Chile

**CODE: TIAP1008**

Type: Agriculture Production

Surface Property (has): 173

Location: Loncotoro

Property Price: \$ 1.211.000.000

Precio Predio (\$/ha): 7.000.000

Property Potential: Cattle

State: Available



### DESCRIPTION

TierralInfinita presents this unique opportunity to acquire a spectacular estate of approximately 173 hectares located in the Loncotoro area, Los Lagos region.

The property is located on the road to Loncotoro, 15 km from Llanquihue, 15 km from Puerto Braunau and 20 km from Puerto Varas.

Among existing buildings stand a barn, a house and a milking facility that is only 3 years old with the capacity to milk up to 16 cows.

From a production point of view, the main function of this property is sheep or cattle ranching. The farm capacity is about 150 to 180 animals per year.

The topography of the property is gently sloping, with beautiful views of the volcanoes. Most of the land is prairie with natural clover. There are currently 9 hectares of potato fields. The total area of native forest within the property is 36 hectares, where live species such as maitén, coigue, myrtle, tepa and elm. The premises have a couple of crossing creeks.

Access and proximity to urban centers facilitates management, operations and logistics. The property provides easy access to agricultural machinery, to professionals and services in general.

The prime location, the beauty of environment and the gentle topography make this an exclusive and unique property in the area.

## Investment Highlights

### Spectacular Setting

- Loncotoro has rolling hills with multiple views of mountain ranges.
- Precious meadows of orchard grass and natural clover.

### Prime Location

The property is located in the area of Puerto Varas:

- Travel time from Santiago to Puerto Montt: 1 hour 45 minutes
- Distance from Puerto Montt Airport to Farm: 34 km of paved road
- Distance from Farm to Plaza de Armas Puerto Varas: 20 km of paved road
- Distance from Farm to Plaza de Armas Puerto Montt: 34 km of paved road
- Distance from Farm to Frutillar: 40 km of paved road

Proximity to urban centers facilitates operation, management and logistics.

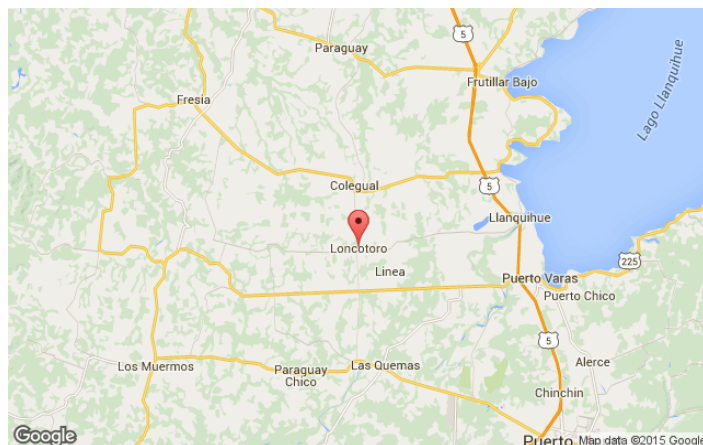
### Outstanding Infrastructure

- The premises have a house, barn and a dairy facility.
- Exterior fences in good condition.
- Interior fences in good to medium condition.

### Potential Value Appreciation

- The surrounding tourism sector has a high potential to generate future value.
- Use of electric fence can maximize the productivity of the farm.





# OFFICE 504-505 PARQUE ARAUCANO

Santiago, Chile

**CODE: TIO1005**

Type: Office

Location: Las Condes

Price: 51.750 UF

Cap Rate: 6.25%

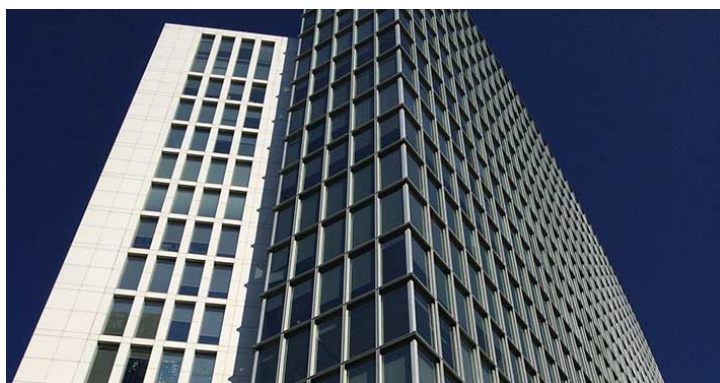
Built Year: 2007

State: Available

Office Area 504 (M2): 205.62

Office Area 505 (M2): 224.35

Tenant: Nova Nordisk



## DESCRIPTION

TierralInfinita is proud to be the exclusive agent of this unique opportunity to acquire two adjoining offices in the exclusive building Parque Araucano, in the Nueva Las Condes area. Offices are leased to the multinational pharmaceutical company Novo Nordisk.

The properties, with a total joint area of 430 square meters, are units 504 and 505. The sale package also includes 7 parking spaces and 1 storage unit.

The Parque Araucano building is located in the consolidated Nueva Las Condes business district. The property, a 22-story Class A+ building with 6 underground floors, was built in 2007. The building currently enjoys an occupancy rate of 100 %, well above the average occupancy of Class A+ buildings in Santiago and the district.

The tenant, Novo Nordisk is a Danish pharmaceutical company with a multinational brand. The world headquarters are located in the city of Bagsvaerd, Denmark . Novo Nordisk's market cap is about US\$ 146 billion.

Novo Nordisk's current lease expires in November 2019. The company has two 1-year extension options to be exercised upon the original lease expiration date.

## Investment Highlights

### Long Term Lease Contract

- 5 year base lease (Nov. 2014 – Nov. 2019).



- Two 1-year renewal options.

### Potential Rent Appreciation

- Current lease rate is at 20% discount.
- Potential cash flow appreciation on future leases.

### Excellent Tenant

- Nova Nordisk is a respected multinational company.
- Market capitalization is around US\$ 150 billion.

### Spectacular Building

- Class A+ building with fine finishes and spacious common areas.
- Secure access 24/7.
- Newly designed elevators.
- Building vacancy is 0 %.

### Premier Location

- Exclusive Nueva Las Condes office district.
- Just minutes to Manquehue subway station.
- Only 2 minutes to Parque Araucano.
- Easy and quick access to the eastern residential areas.
- Multiple restaurants and cafes in the area.
- Class A+ building vacancy in the area is significantly lower than the rest of the market.

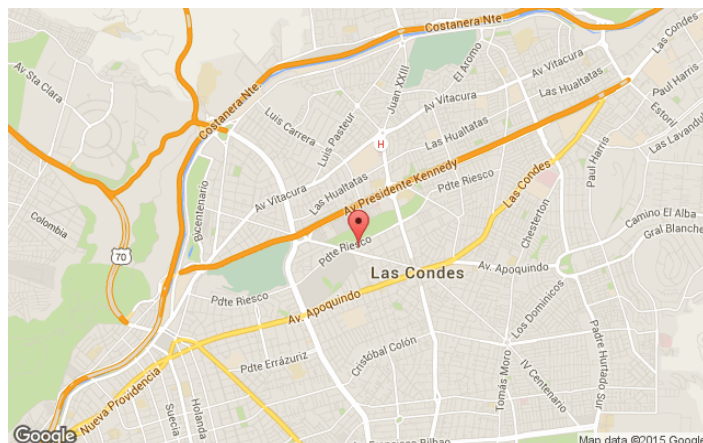
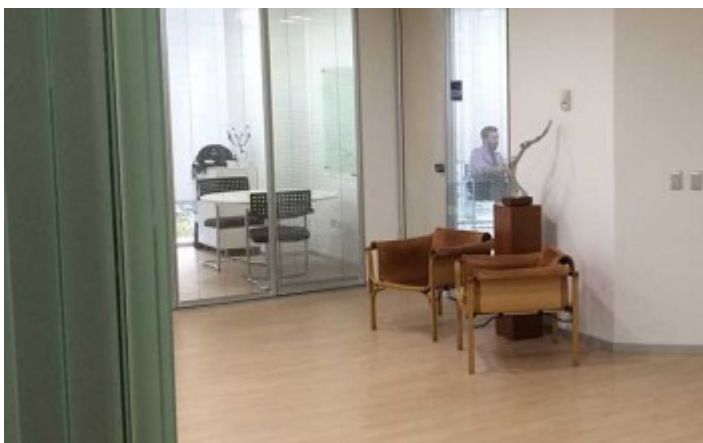
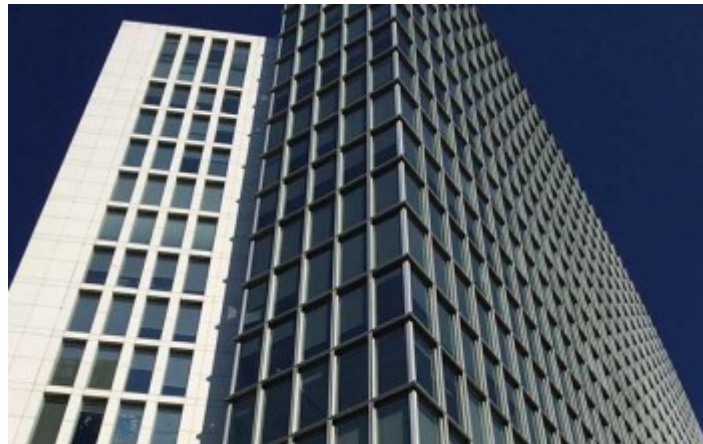
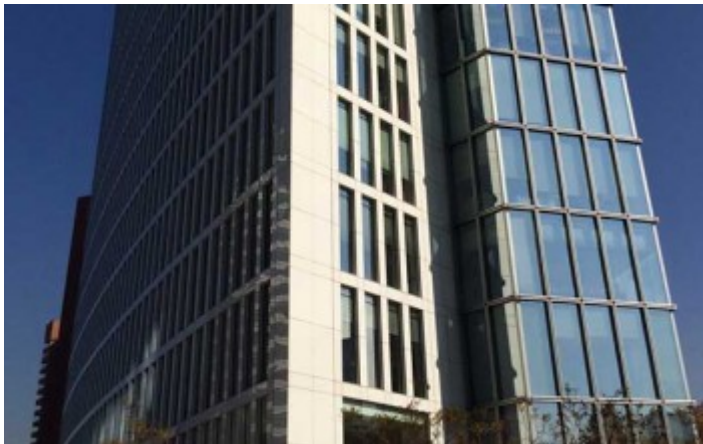
### Exceptional Offices

- Superior quality offices with great finishes.
- Spectacular views of Parque Araucano, a 32 hectares green area.
- Future buildings will not obstruct views.

### Limited Owner Responsibility

- Owner shall only pay real estate taxes.

- Tenant pays operating expenses.
- Tenant pays maintenance.



# LOT 1B 9.86 HAS

Comuna de Valparaíso, Chile

CODE: TII1004

Type: Industrial

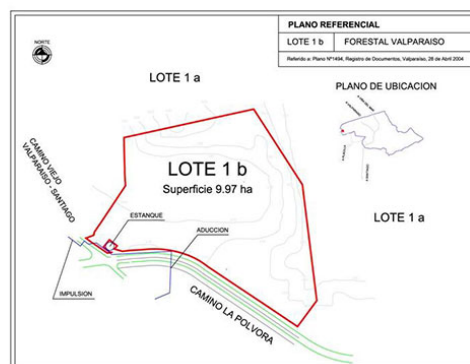
Lot Size (M2): 99.749,84

Price : 150.000 UF

Price (UF/M2): 1,52

Land Use: Zona de Industria Molesta - Zona Productiva Portuaria ZEU

State: Available



## DESCRIPTION

TierralInfinita presents this unique opportunity to purchase a 9.86 hectares lot just off the Camino La Pólvora highway in the Municipality of Valparaíso, V Región.

The lot is strategically located on the Camino La Pólvora, right by the intersection of Cruce Las Torres, recently built by the MOP.

The location allows optimal connectivity to the highway, since it is possible to perform all turns toward Ruta 68 and the new southern access to Valparaíso.

The lot is strategically located 5 minutes from Ruta 68, 15 minutes from the port of Valparaíso, 20 minutes from downtown Viña del Mar and 1 hour 15 minutes from downtown Santiago.

The lot has very attractive zoning, among others the E3, which allows the operation of heavy industry.

## Investment Highlights

### Location

- The lot is located in the main industrial corridor of Greater Valparaíso and the zoning allows the operation of activities associated with loading and distribution, without requiring new zoning.

### Connectivity

- Excellent connectivity through existing road system comprised of the Camino La Pólvora highway, Ruta 68 and the junction, allowing proper cargo transportation which is essential to the activity.
- The land has operating access in all directions.

### Infrastructure

- Lot has electricity access, provided by Chilquinta.
- Lot has drinkable water access through direct agreement with Esval.
- Particular solution to system sewage.

### Cableway Potential

- The location and connectivity with downtown Valparaíso and its coastline makes the area suitable for a cable car line from Muelle Barón to Camino La Pólvora.

### Public Transportation

- There is public transportation available that will allow easy commute of a workforce coming from Placilla and other urban centers.





## LOT # 1 FUNDO QUEHUEÑO

Lago Ranco, Chile

**CODE: TIAT1001**

Type: Agricultural Tourism

Lot # 1 Area (has): 3,2

Price: \$850.000.000

Lake Front Lote # 1 (Meters) : 113

Rights Common Lot of 79,1 has: 14%

State: Available

Sub Category: Turistic



### DESCRIPTION

TierraInfinita is proud to present this unique opportunity to acquire a spectacular lake front lot of 3.2 hectares, with 113 meters of water front and sandy beaches. The property is located in Futrono, Lago Ranco. The lot is part of a subdivision of the farm known as Fundo Quehueño and has rights over a common property of 79.1 hectares.

Fundo Quehueño has a total area of 101.8 hectares. The farm was subdivided into 8 lots, 7 of them lake front lots with an approximate area of 3.2 hectares and approximately 110 meters of lake front. There is a common lot of 79.1 hectares.

Current ownership has agreed to preserve the common lot as a recreational area for the owners of each lake front lot.

There is also an existing building that serves as storage for boats and other water equipment. Currently there are three structures already built on the lots.

It is in the interest of the current owners, and stipulated in the agreement that governs the community, that only the owner of the lot and his/her inner familiar circle can build properties on the lot.

The spectacular location, the beauty of the surroundings, the peaceful atmosphere and the favorable topography make this property a very unique one.

## Investment Highlights

### Spectacular Setting

Favorable topography provides spectacular views of the lake and the mountains.

Lot # 1 has a friendly and smooth slope towards the lake.

Lot # 1 has 110 linear meters of lake front with sandy beach.

### Fantastic Location

Lot is located in the exclusive Futrono area, Lago Ranco:

- Distance from Santiago: 900 KM
- Distance from Valdivia Airport: 100 KM
- Distance from Osorno Airport: 106 KM

### Ideal Accesibility

Exterior roads are paved.

Interior roads are graveled and in excellent condition.

Only 3 minute drive to Futrono.

### Infrastructure

The lot is equipped with total infrastructure:

- Water access
- Electricity access
- Interior roads in great condition
- Old barn serves as boat and nautical equipment storage



