

RESTAURANT MARGÓ

Santiago, Chile

CODE: TIR1002

Type: Retail

Location: Manquehue Oriente 2030

Built Year: 2013

State: Sold

Restaurant Area (M2): 190

Terrace Area (M2): 120

Parking (Units): 1

Warehouse (Units): 2



DESCRIPTION

TierralInfinita is proud to be the exclusive agent of this unique opportunity to acquire a property with a long-term lease contract on a Class A shopping center built in 2013 in the Lo Barnechea district.

The unit is leased to the unique and successful Margó Restaurant, located on Avenida Manquehue Oriente 2030, Lo Barnechea district.

This exclusive restaurant leases unit # 12, covering approximately 190 square meters with a 120 square meter terrace. The shopping center is known as Paseo El Tranque.

The lease expires in October 2020 and has a renewal option clause for 5 additional years.

Paseo El Tranque has 15 high quality tenants and enjoys an occupancy rate of 100%.

Investment Highlights

Long-Term Lease Contract with Rent Increases

- 7 year base contract (Nov. 2013 – Oct. 2020).
- Renewal option for additional 5 years with a 5% rent increase.

Excellent Tenant

- Restaurant Margo began operations in July 2013 and enjoys an excellent reputation and clientele.
- Great model in terms of design, environment and price/quality ratio.

Limited Owner Responsibility

- Owner shall only pay real estate taxes.
- Tenant pays common expenses.
- Tenant pays maintenance.

High Residual Value and Potential Appreciation

- Shopping center built just over two years ago and enjoys a 100% occupancy.
- Development of surrounding residential projects increases number of inhabitants in the area.
- Appetite for projects with revenue stream generates potential for appreciation over time.

