OFFICE PASEO LIBERTAD

Valdivia, Chile

CODE: TIO1047

Type: Oficina
Location: Downtown Valdivia
Price: UF 33.000
Cap Rate: 6,2 %
Reception year: 2016
Building Surface: 3.328



DESCRIPTION

TierraInfinita is proud to be the exclusive agent of this unique opportunity to acquire three offices in the Paseo Libertad Building, the best of its kind in the city of Valdivia. The offices are currently under long-term lease contracts with renowned players, such as the Internal Revenue Service (SII), the Sura insurance company and the National Institute of Human Rights (INDH).

The property, whose surface is 417.14m² adding all the offices, corresponds to offices 203-4-5 (SII), 206 (Sura) and 402 (INDH). The package includes 4 parking spaces and 1 warehouse.

The Paseo Libertad Building is located in the heart of Valdivia, in the commercial and service center of the city, and a few steps from the river waterfront.

SII, Sura and the INDH have a current contract with renewals at different terms and automatic extensions in all cases. Together they pay a monthly rent of UF 184.02.

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INVERSIONES

Investment Highlights

Contrato de Arriendo de Largo Plazo

- Long-term contracts with 3 different tenants, whose terms vary from 3 to 5 base years
- All contracts with automatic and successive renewal

Excellent Tenants

- 3 different tenants: SII, Sura and INDH
- Pool of tenants allows to diversify vacancy risk

Excellent Building

- Paseo Libertad is the best office / commerce building in the city of Valdivia
- Class A office building with excellent connectivity and access
- Control and safety 24/7

Limited Liability Owner

- Owner shall only pay real estate taxes
- Tenant pays operating expenses
- Tenant pays any policy against accidents (fire and earthquake risk