



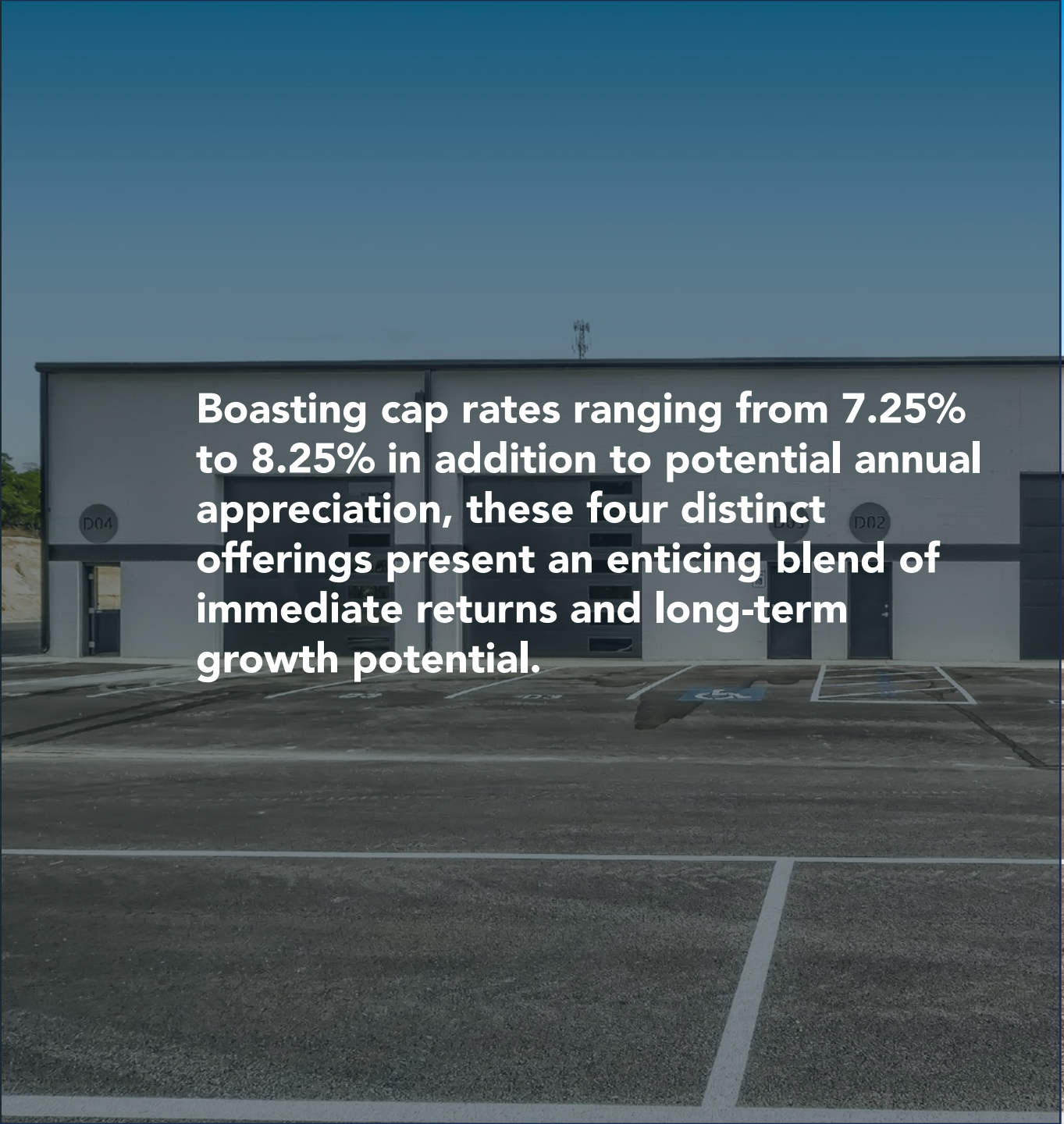
Finanz Butik Personal Warehouses

Real Estate
Investment Opportunity

2024

Personal Warehouses

USA



Boasting cap rates ranging from 7.25% to 8.25% in addition to potential annual appreciation, these four distinct offerings present an enticing blend of immediate returns and long-term growth potential.

Personal Warehouse - Opportunities

Purchase price Range
US\$ 400k – US\$700k

Property Size Range
1,250sf– 2,100sf

Cap Rate Range
7.25%– 8.25%

Lease Term Range (Income-generating ready)
2-5 years

Personal Warehouse — A place to Work, Store, Play



Personal Warehouse — A place to Work, Store, Play



Why we like this opportunity

1 Experience and Data driven Location selection

Personal Warehouse has been pioneering this product since 1999 with over 2,000 completed units. Drawing on 20+ years of experience and data analytics, the developer identifies prime locations, ensuring steady demand for these properties.

2 A unique product with a broad client set

Personal Warehouse has carved a unique niche in the industrial flex market. These high-end, smaller warehouse units suit various businesses, offering move-in ready spaces for offices, workspaces, and more.

3 Effortless Income Generation

Investing in personal warehouse units is a hands-off opportunity. Besides units sold to end-users, some units are leased on NNN terms. These NNN leased units offer day 1 consistent cash flow, yielding 7.5% to 8.5% over 2 to 5 years.

4 Simplicity of operation and Diverse lease Demand

These newly built units require minimal upkeep and suit a wide range of small businesses. High demand has in the past led to waiting lists, with the broad range of uses and appeal reducing vacancy risk. Both investors and end users buy these units, broadening the buyer market for potential resale of the unit, should an investor wish to exit.

Personal Warehouse — Triple Net Advantages

Stable Income Stream

In a triple net lease, the tenant is responsible for paying all operating expenses, including property taxes, insurance, and maintenance costs. This arrangement provides the investor with a predictable and consistent income stream, as they receive the net rent after deducting these expenses. This stability is particularly appealing to investors seeking reliable cash flow.

Limited Management Responsibility

Triple net leases shift the burden of property management and maintenance to the tenant. This minimizes the investor's involvement in day-to-day operations, repairs, and upkeep. Investors can enjoy passive income without the need to handle property-related tasks, making it an attractive option for those looking for hands-off investments. In addition, you can have Lua Host Property Management services managing the finance and tenant relationship.

Property Value Preservation

Triple net leases often require the tenant to maintain and repair the property, which can contribute to the preservation of the property's value over time. This can result in a well-maintained asset that retains its appeal to potential buyers or investors, should the owner decide to sell in the future.

Inflation Protection

NNN leases often include provisions for rent escalation tied to inflation or other economic factors. This built-in rent increase mechanism can provide investors with a hedge against inflation, ensuring that their rental income keeps pace with the rising cost of living and maintaining the investment's purchasing power over time.

Ground Lease – FAQ

1**What is a Ground Lease?**

A Ground Lease is also referred to as a Land Lease. This is where a Landlord Leases the land to Tenant for an extended term of 50 to 99 years. The tenant is thereby able to construct and develop the land which separates the land ownership from ownership of the improvements.

2**Why a Ground Lease on Personal Warehouses?**

The Ground Lease is a cost-effective way to account for the land cost in a project. This reduces the condo purchase prices by \$35 to \$50/SF per unit reducing the cost, down payment, and long-term cost of ownership.

3**Is the Ground Lease part of NNN?**

YES – the tenant is responsible for paying for all Property Taxes, insurance, and maintenance of the property over the life of the lease.

4**Does the Ground Lease Amount vary or Adjust?**

YES – Typically the Ground Lease amount will increase or adjust every 3 years based upon an average calculation upon the CPI. Historically the CPI has averaged 2.1%

5**Does the Ground Lease impact the Resale Value?**

No – with over 25 projects across many states and the developer has not seen any adverse effects of the Ground Lease. Resales remain strong and have shown significant price appreciation.

5**How is the Ground Lease Paid?**

The Ground Lease is part of the Annual COA Budget and is therefore collected and administered by the Property Manager. Each month on the 1st the Property Manager submits the Ground Lease Payment to the Landlord via ACH or check.

6**Is the Ground Lease Fee part of the COA (Common Owners Association) Fee & is the Budget paid monthly by all owners?**

YES - This is a critical component to the structure. Since it is part of the COA budget it is collected and managed by the Property Manager. It is billed as part of the annual budget collected monthly and paid to the Ground Lessor Monthly as well.

7**What happens at the end of the 99 years?**

All the improvements revert to the Ground Lessor; however, this is not likely to ever occur.

Typically, well in advance of the expiration of the Ground Lease one can expect the following:

- Ground Lessee (unit owners) purchase the land from the Ground Lessors
- Ground Lessor buys out all the unit owners
- The Ground Lease is extended

Typically, this will begin to take shape with approximately 20 years of remaining term.

About the Developer

PW Development, founded in Colorado in 1999, is a trusted real estate development company specializing in Personal Warehouse products. With extensive experience and expertise, their commitment to excellence and customer satisfaction sets them apart. PW Development has pioneered the design, development, and evolution of the Personal Warehouse™ product into a completely new class of real estate designed specifically to Work – Store – Play™



About us



\$1200

Real Estate Investment
Transactions

\$275M+

Raised for Alternative
Investments*

4

Offices
Miami | CDMX | Houston |
Guadalajara

7% to 18%

Historic Performance

5,000+

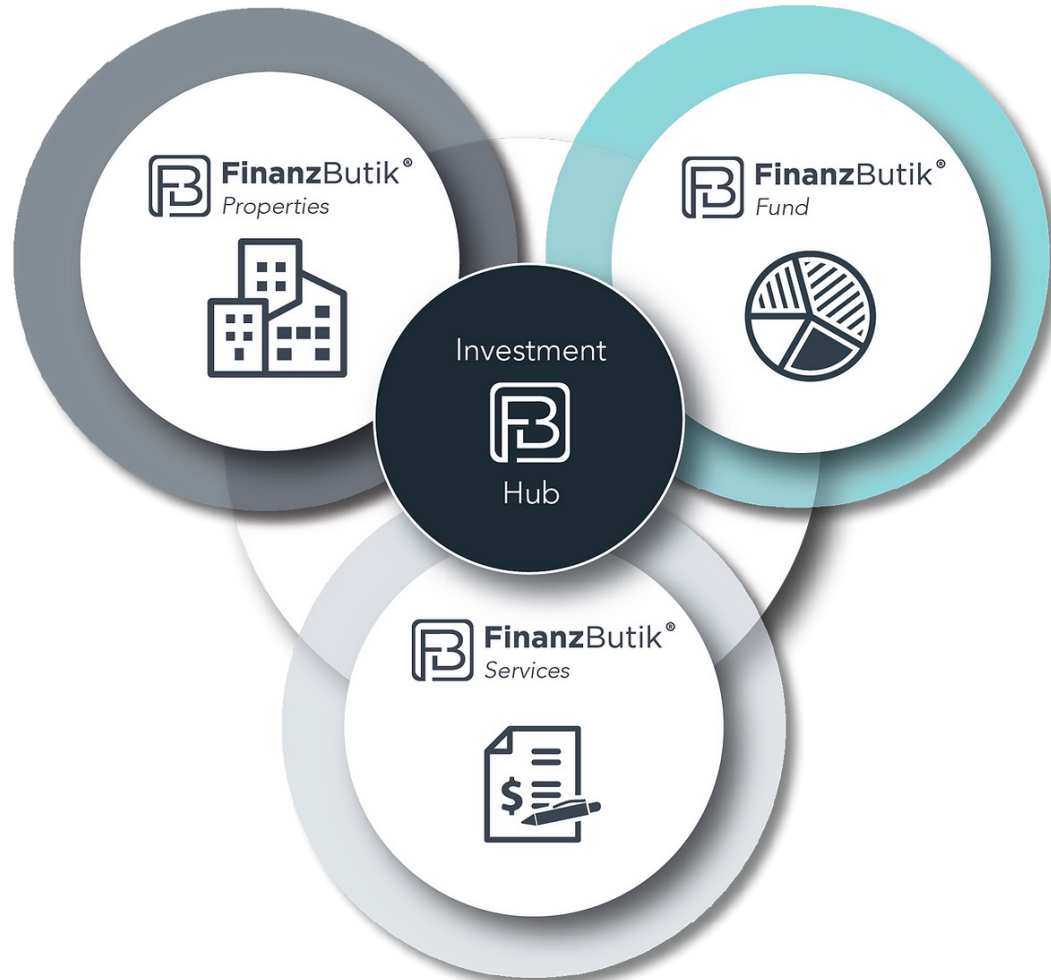
Total Real Estate units
offered for Investments**

780 +

Transactional Clients

Since its inception in 2007, Finanz Butik has been the only Alternative Investment HUB in the US Real Estate market with a multi-family scope of services and expertise. We go beyond money and financial returns; we're about building long-term relationships founded on trust, making it easy for you and your family to build generational wealth in the leading real estate market in the world.

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Choose our Fund or Properties with direct ownership. Then add services to manage your Real Estate Investment Portfolio.



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With an extensive knowledge of investment properties, we offer the best selection to start or increase your Real Estate portfolio in the US.



Finanz Butik Properties

Access highly curated institutional-quality Real Estate investments through our Fund, starting at U\$100,000, allow our investors to diversify their portfolio.



Finanz Butik Services

Our white-glove Services provide total control and peace of mind while you focus on the strategy to build your Real Estate investment portfolio.

Our Products



01

Learn about our Real Estate Investment Strategies & Services.

02

Create a tailored-made Real Estate Investment Portfolio curated by our Team for your unique needs.

03

Add Financial & Strategic white-glove services for hassle-free performance with consistent profits.

04

Receive passive income and build wealth from your unique Real Estate Investment portfolio in the US.

We transform your Investment Needs into an **Investment Strategy**



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