



CONSINFRA

We pursue investments that
offer
highly attractive returns
through
Real Estate Developments
in large urban areas



We use Capital To Build a Better Future



Outline



- Why Invest in Colombia
- Why Invest in Bogota
- Why Consinfra
- **Our Offering**



We use Capital To Build a Better Future



Interesting Facts: COLOMBIA



Colombia has:

- The world's most colorful river
- The tallest seaside mountain in the world



Sierra Nevada de Santa Marta



**Caño Cristales
"The River of Five Colors"**



Interesting Facts: COLOMBIA



Colombia has:

- Per square meter the most biodiversity of any country
- The most species of birds in the world
- It is the habitat of more than 1754 species





Interesting Facts: COLOMBIA



Colombia has:

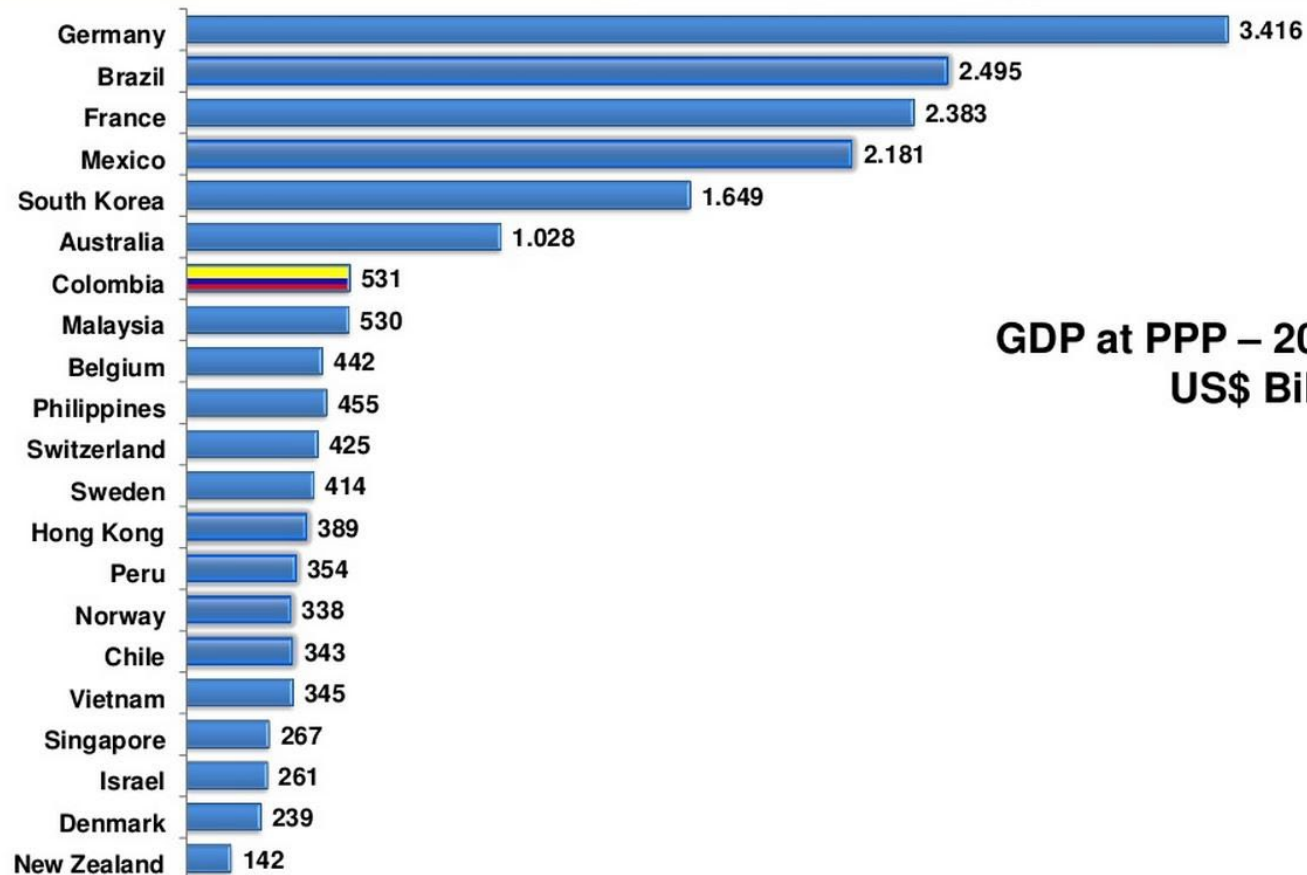
- The biggest salsa festival
- The biggest theater festival
- The biggest outdoor horse parade
- The biggest flower parade
- The second biggest carnival in the world



WHY INVEST IN COLOMBIA



28th largest Economy

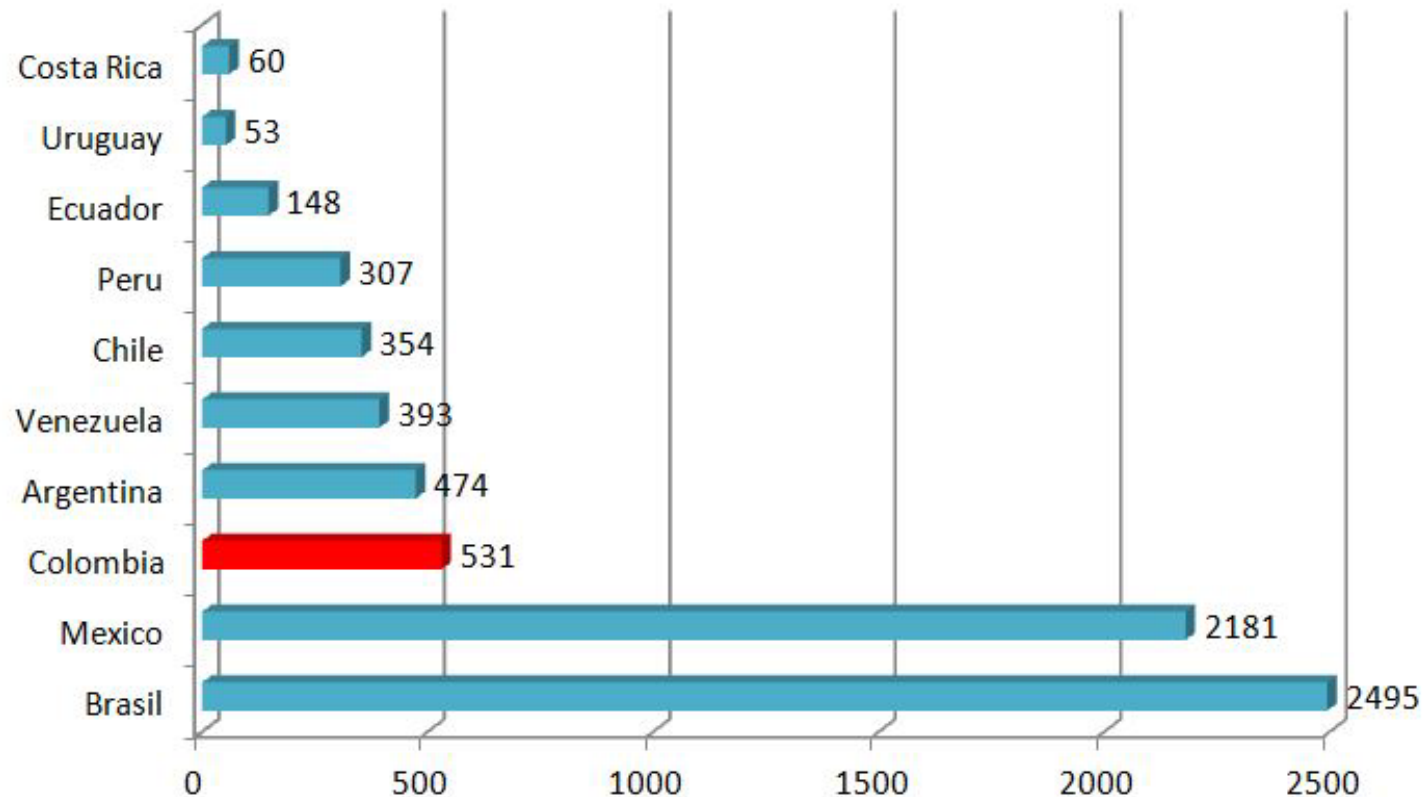


GDP at PPP – 2013e
US\$ Billion

WHY INVEST IN COLOMBIA

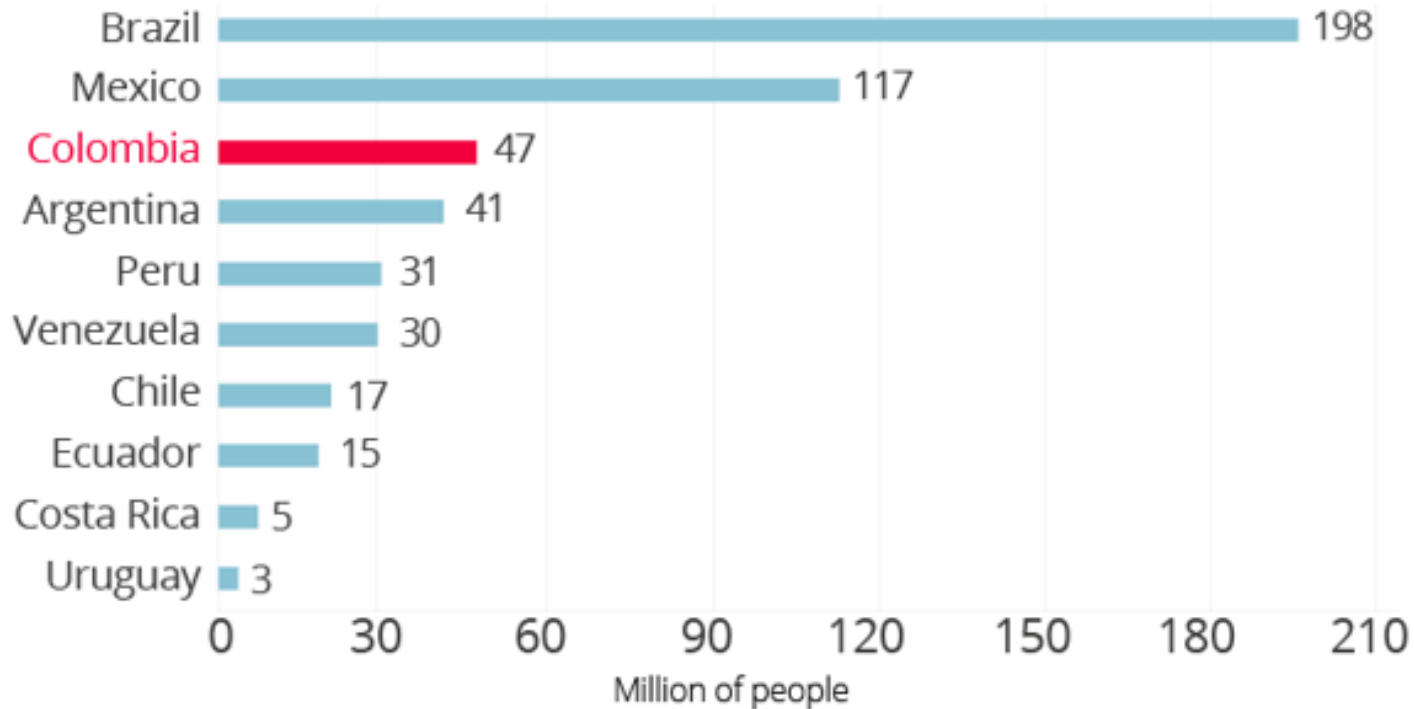


GDP (Billions)



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WHY INVEST IN COLOMBIA



Source: International Monetary Fund, World Economic Outlook Database, October 2013, DANE

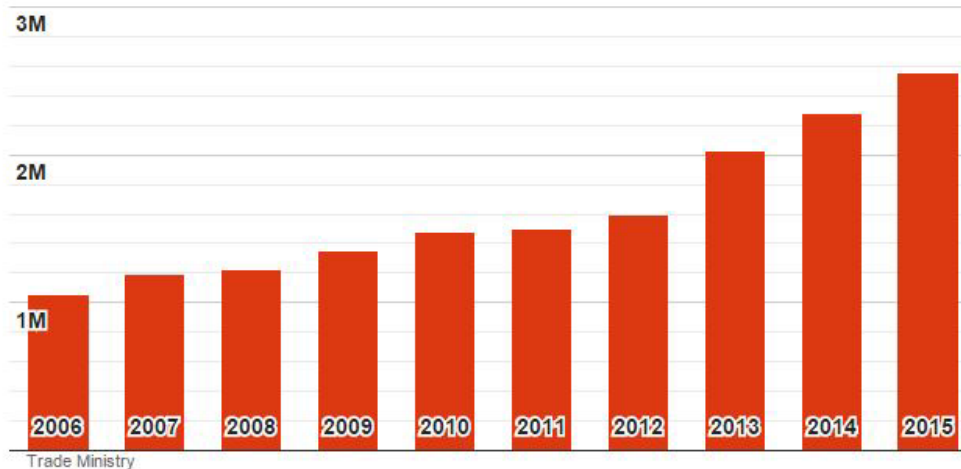


WHY INVEST IN COLOMBIA

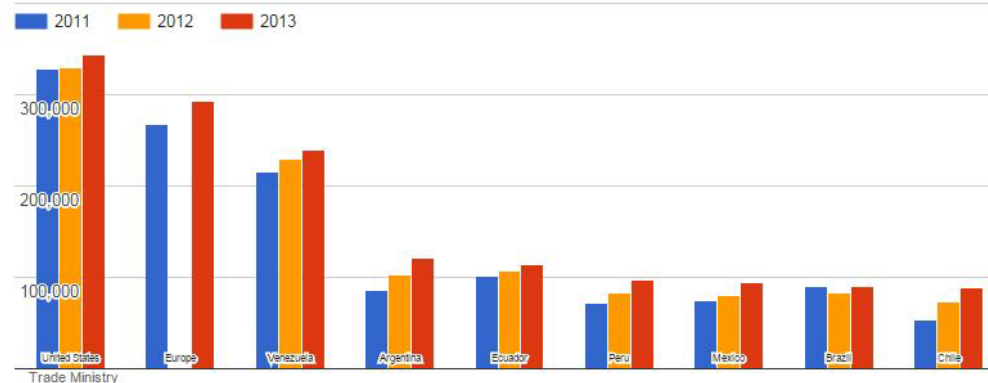


Improved security translates into growth in tourism

Annual number of visits to Colombia



Visitor origin (2011 – 2013)



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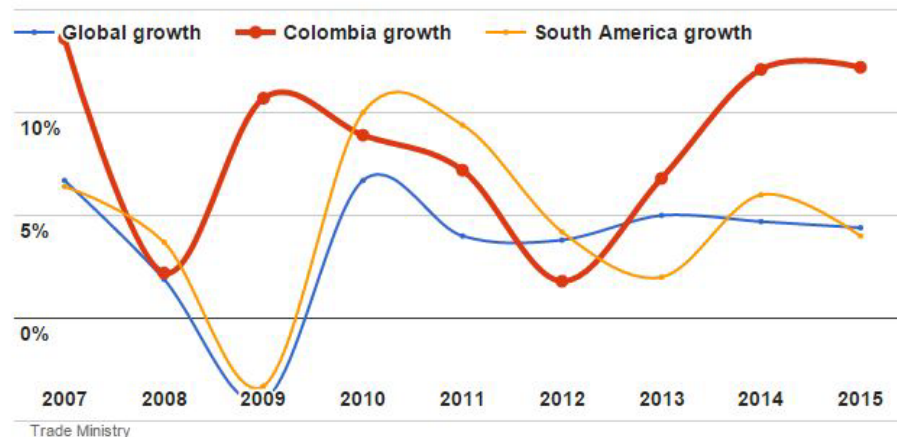


WHY INVEST IN COLOMBIA

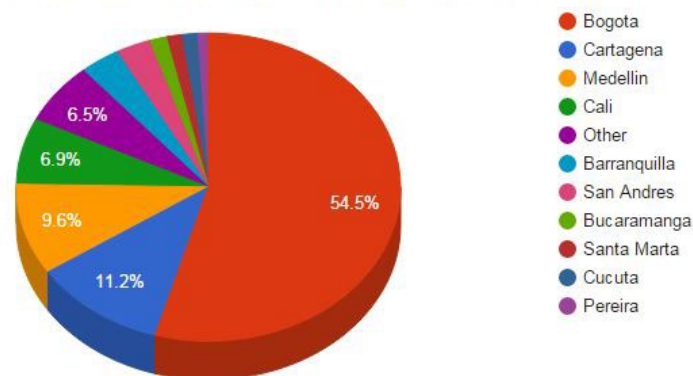
Growth in Tourism



Colombia's tourism growth



Visits to Colombia's major cities (2006 – 2011)



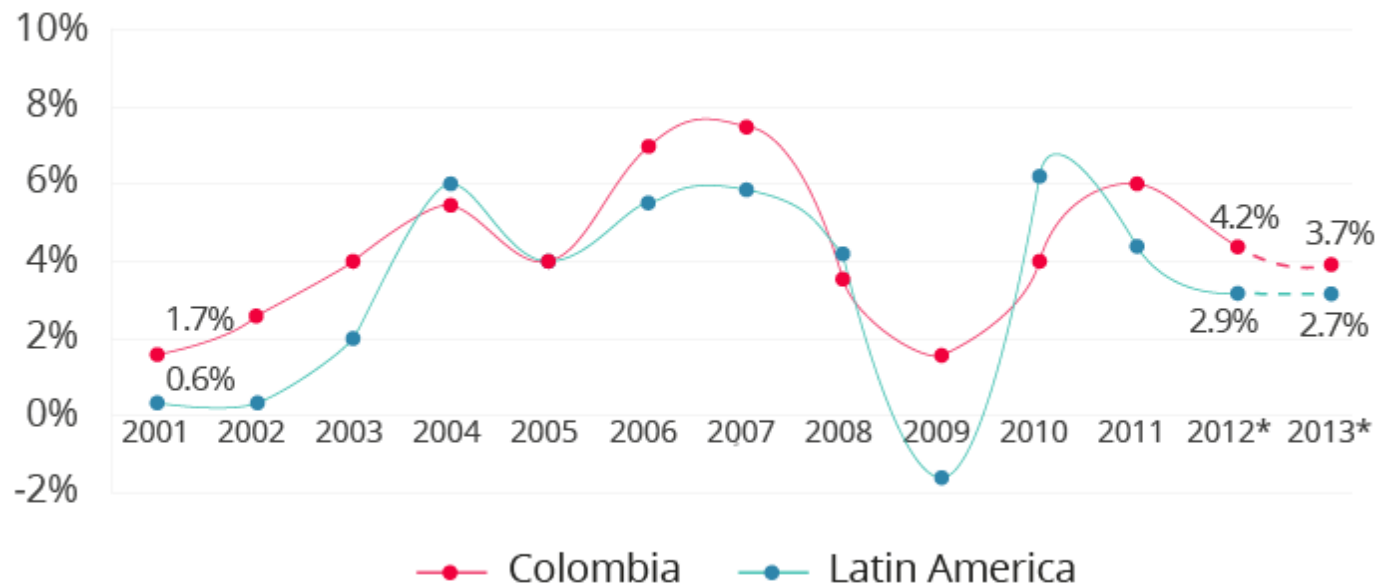
Trade Ministry

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WHY INVEST IN COLOMBIA



GDP Growth in Colombia and Latin America (2001-2013*)



*Forecast

Source: International Monetary Fund, World Economic Outlook Database, October 2013; DANE

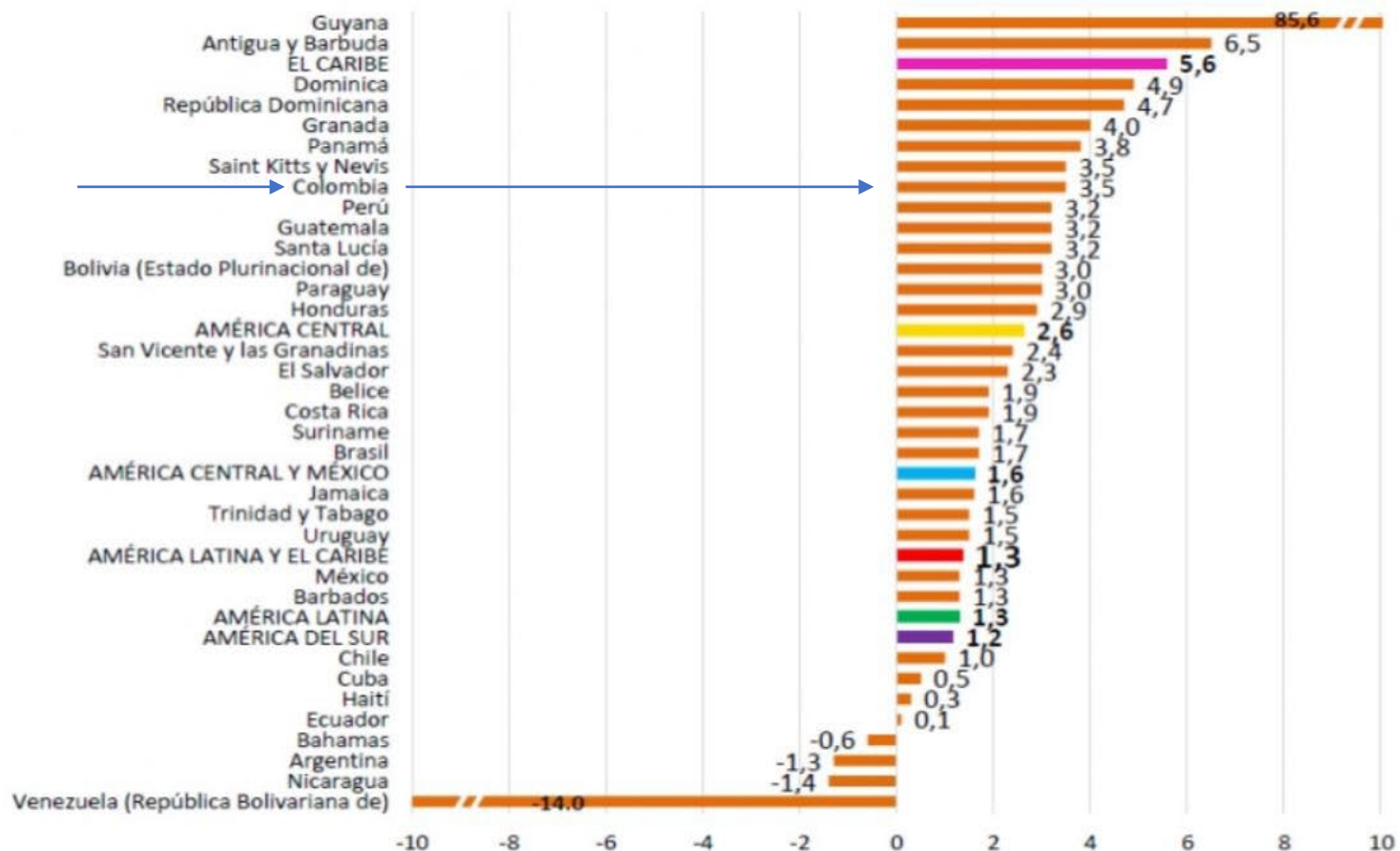
Has had continuous economic growth over the years

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WHY INVEST IN COLOMBIA



AMÉRICA LATINA Y EL CARIBE: PROYECCIÓN DE LA TASA DE CRECIMIENTO DEL PIB, 2020
(Porcentajes, sobre la base de dólares constantes de 2010)



CEPAL Study Shows Colombia GDP Growth Better Than Latin America Generally

Source: CEPAL

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WHY INVEST IN COLOMBIA



Colombia achieved in 2013 the lowest inflation level since 1955



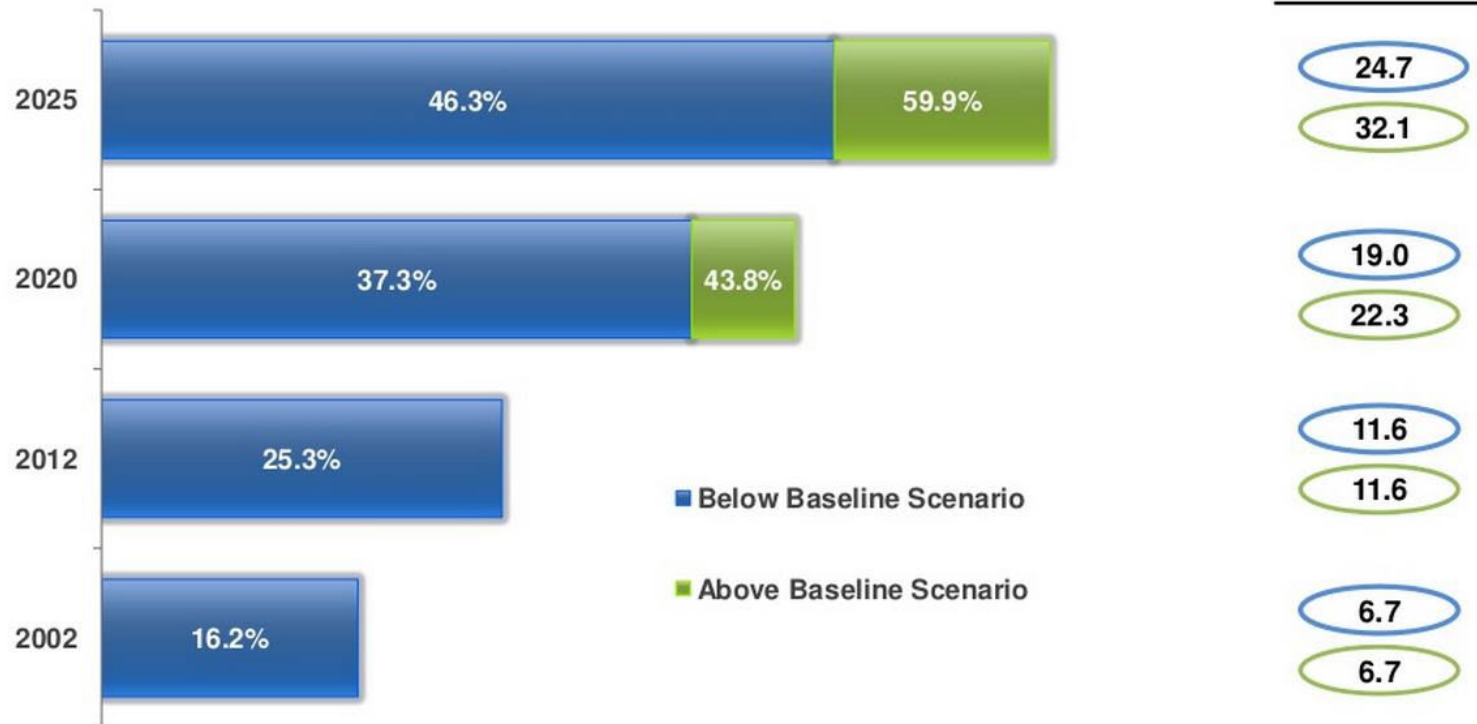


WHY INVEST IN COLOMBIA



A growing middle class

Middle class in Colombia as a percentage of total population

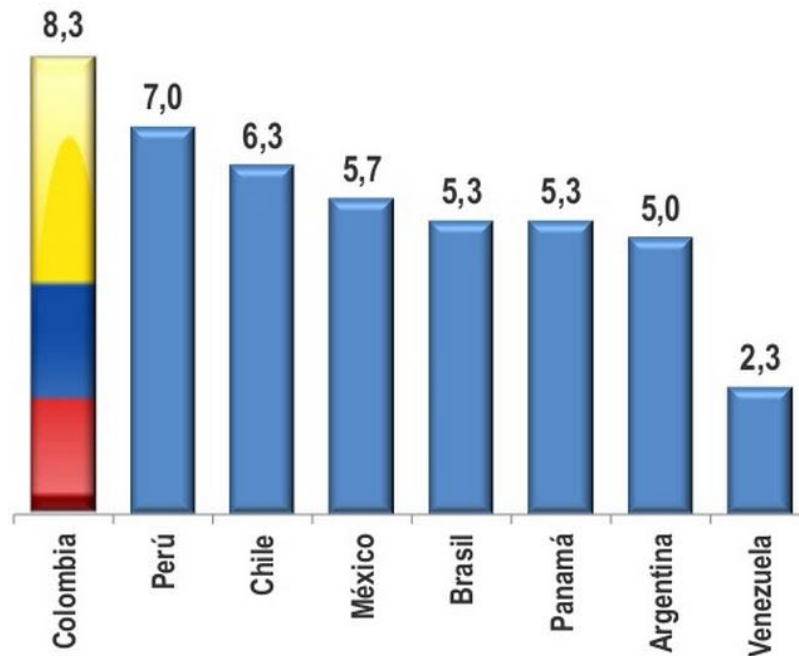


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WHY INVEST IN COLOMBIA



Investment Protection Index
Doing Business - 2014



Ranking	Country
6	Colombia
16	Perú
34	Chile
68	México
80	Brasil
80	Panamá
98	Argentina
182	Venezuela

Source: World Bank



WHY INVEST IN COLOMBIA

Currency depreciation



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WHY INVEST IN COLOMBIA

Currency fluctuation



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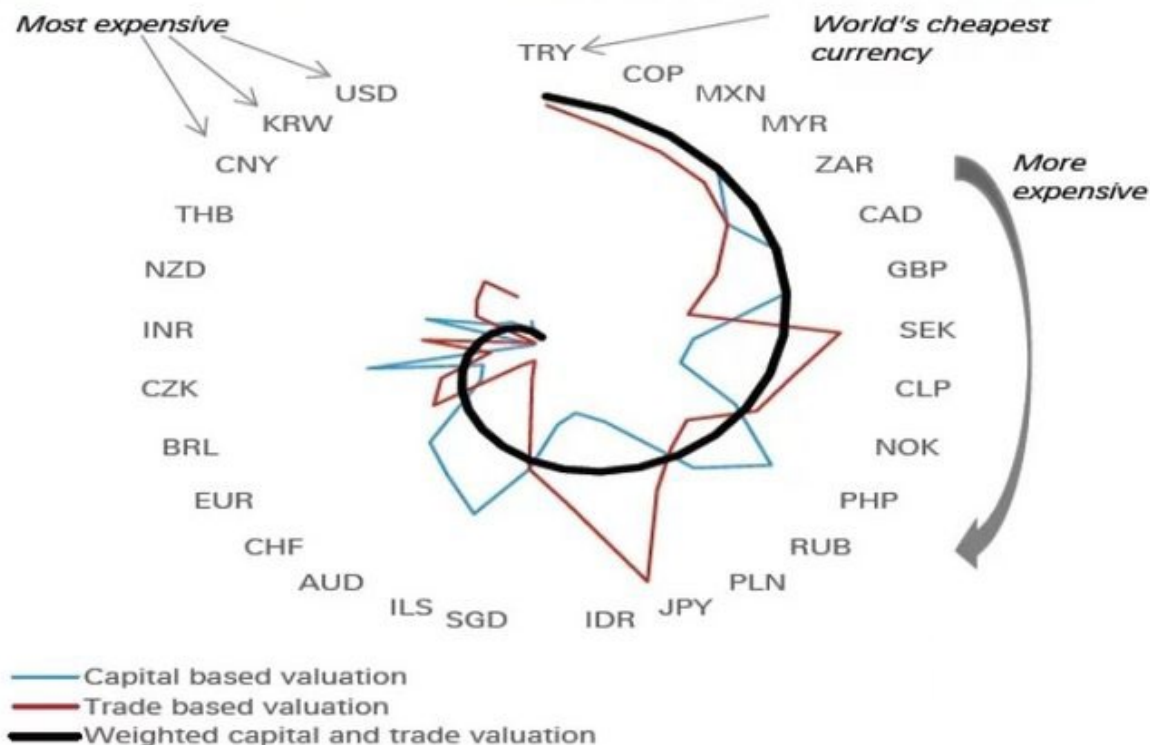


WHY INVEST IN COLOMBIA

Depreciated Currency



Capital, trade and overall weighted valuations ranked



Source: Deutsche Bank

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BOGOTÁ - COLOMBIA



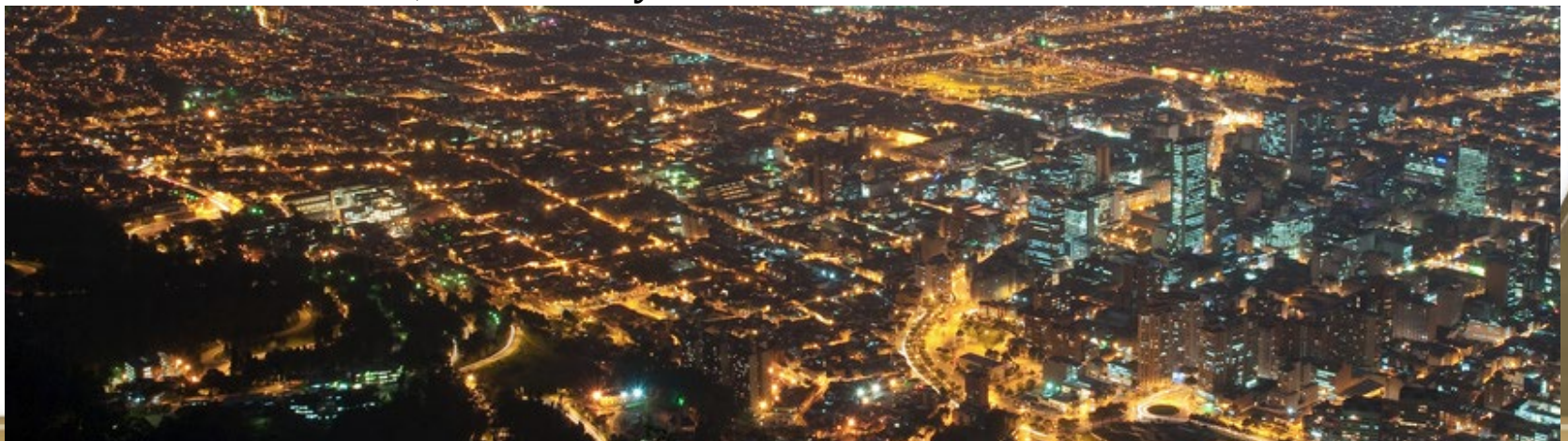
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FACTS ABOUT BOGOTÁ



- Population: 8.1 million (9.7 million including metropolitan area) *
- 5th largest city in Latin America
- 17% of total population of Colombia
- GDP: US \$93 billion
- 8th largest city economy in Latin America
- 24.5% of Colombian GDP
- Positive economic growth: 4.7%
- GDP per capita: US\$12,000
- It features the El Dorado International Airport, No. 1 in cargo volume and third in passenger volume in Latin America
- Bogota has a strategic location in the region, just five hours away from cities such as New York, Mexico City and Sao Paulo.

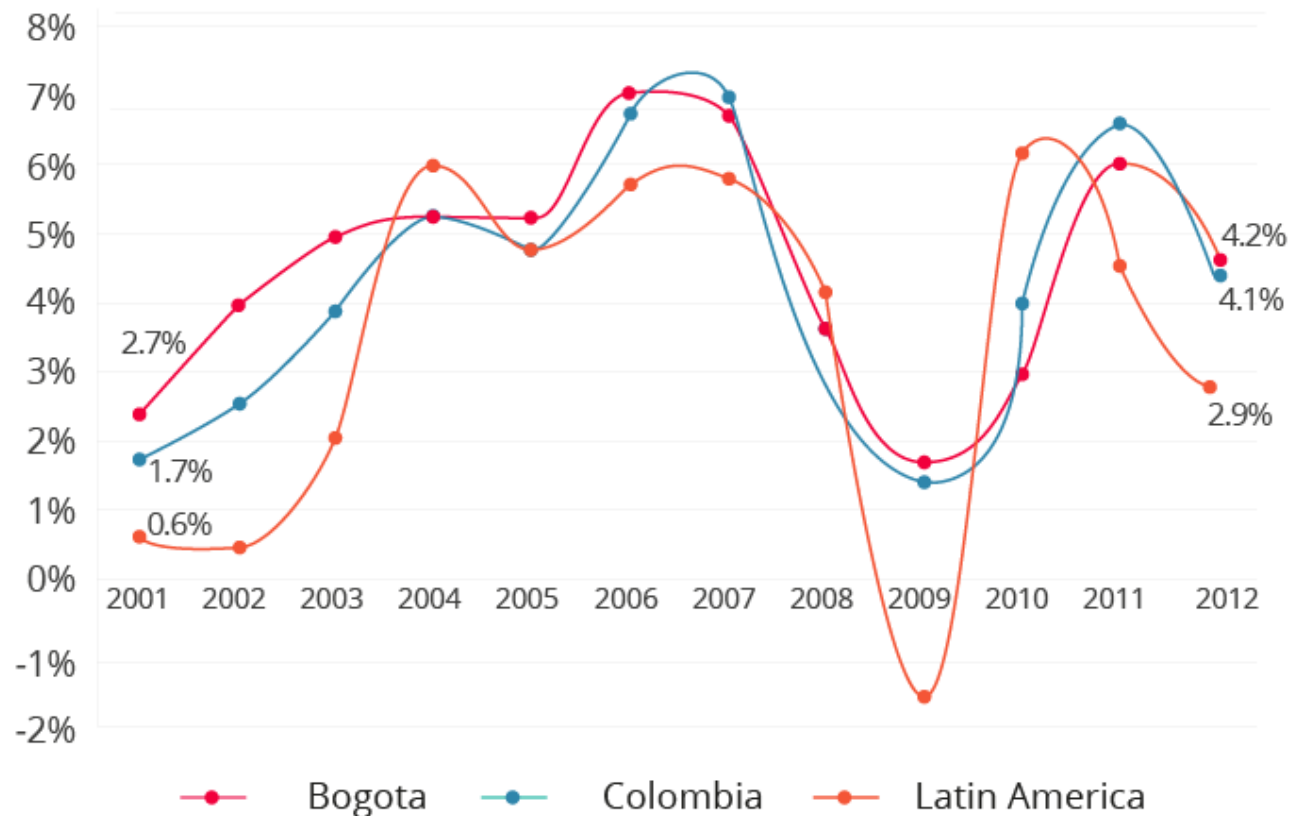




BOGOTÁ GDP GROWTH



GDP Growth in Bogota, Colombia and Latin America
(2001 - 2012)



Source: DANE, Regional accounts, International Monetary Fund, World Economic Outlook Database, October 2013

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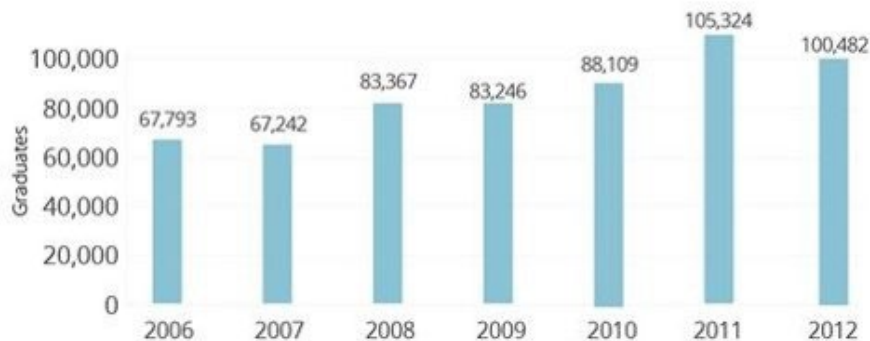


WHY INVEST IN BOGOTA



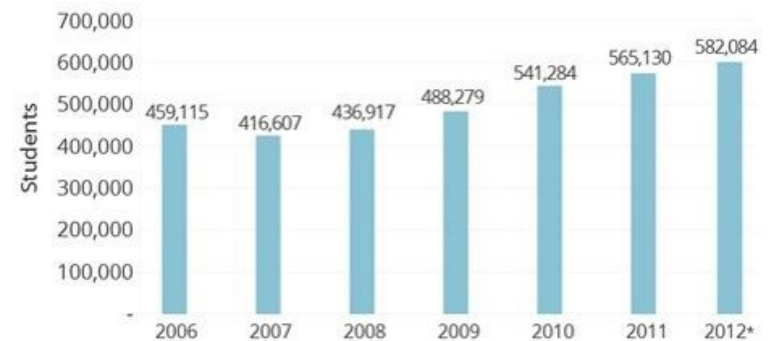
Qualified human capital and
highly competitive labor force

Number of Graduates from Higher Education Institutions
in Bogota



Source: National Ministry of Education, Observatorio Laboral para la educación

Higher Education Students in Bogota



*Preliminary Information

Source: Ministry of National Education, SNIES.

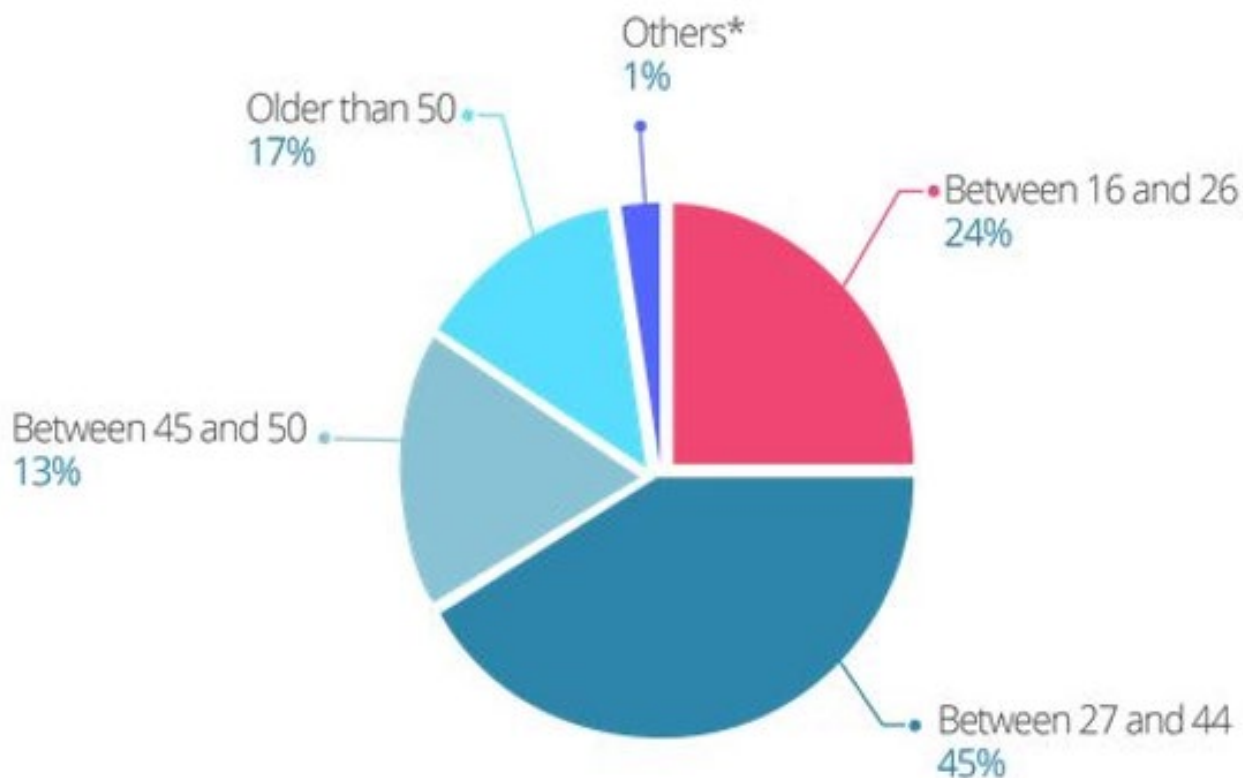
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LABOR MARKET IN BOGOTA



Qualified human capital and
highly competitive labor force



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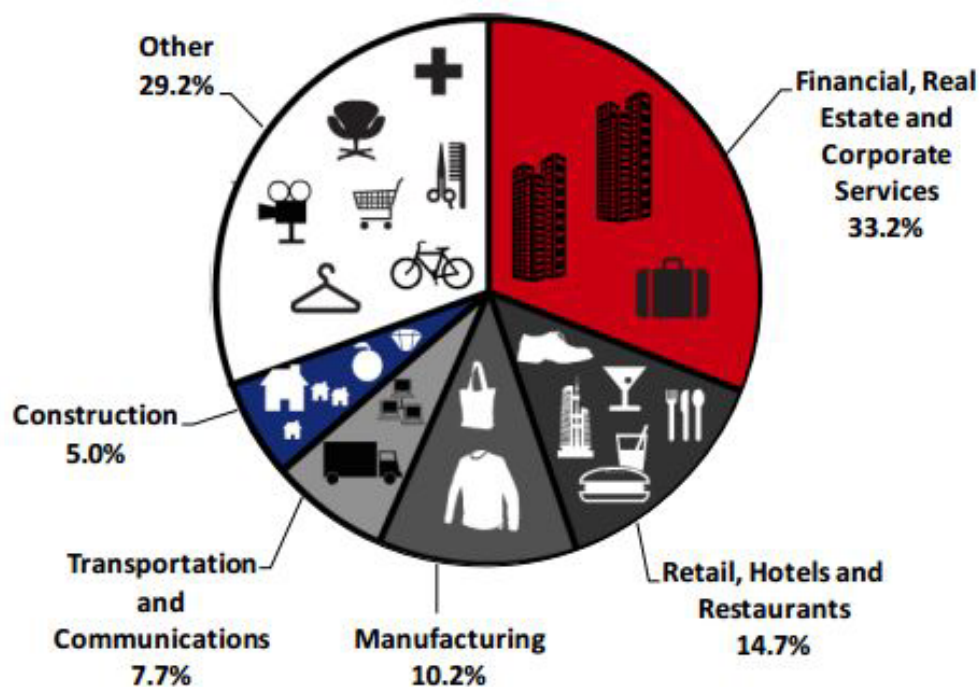


ECONOMY IN BOGOTÁ



Bogotá has a diversified economy,
with a strong emphasis on services

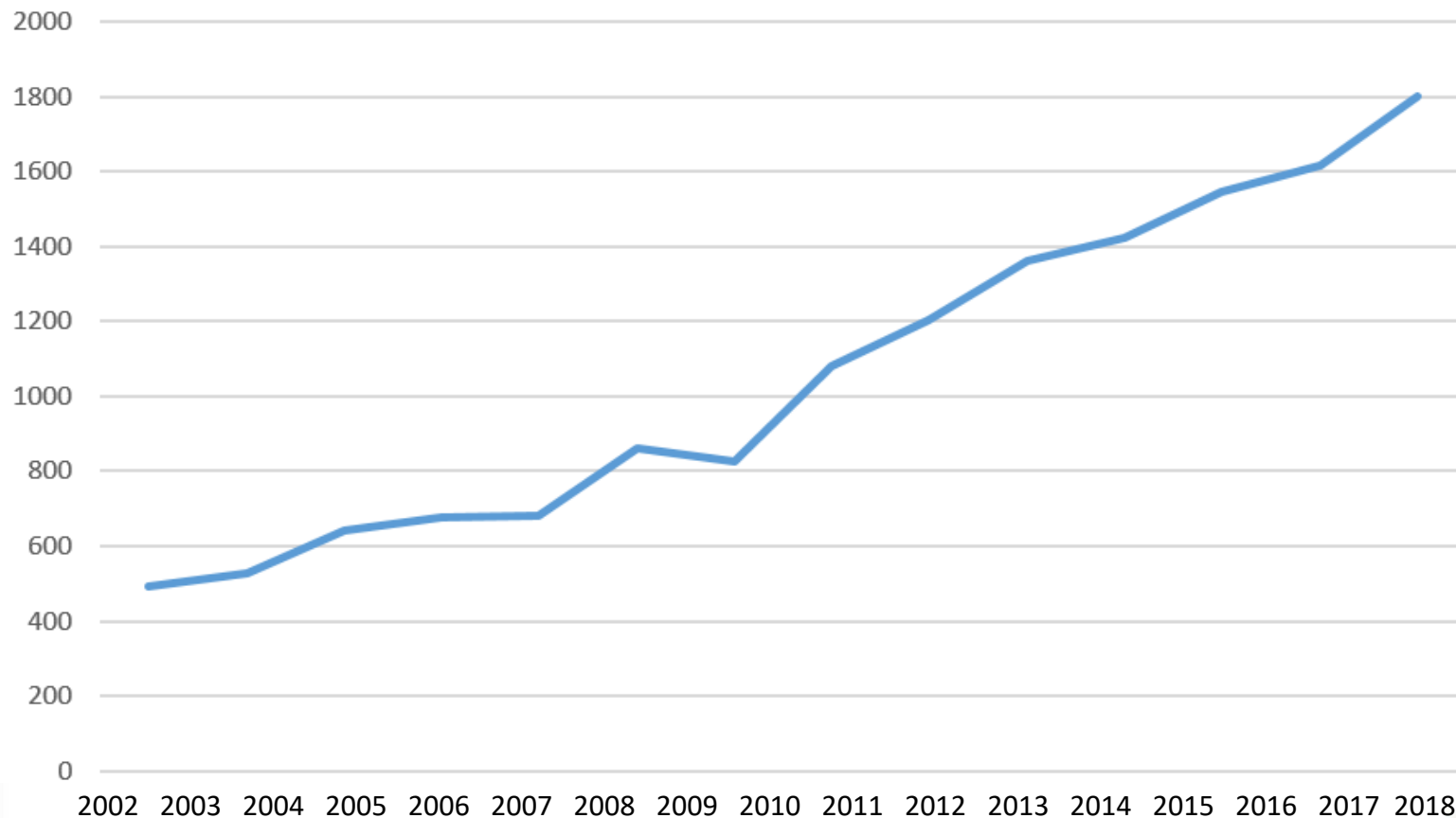
Bogota's GDP by Economic Sector



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MULTINATIONAL CORPORATIONS IN BOGOTÁ



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HOUSING DEMAND



It has been calculated that
Bogotá will continue to have a housing deficit

Housing Deficit

	1995		2017	
	# of households	%	# of households	%
Total Households	7,159,825.00	100%	10,570,899.00	100%
Total Housing Deficit	3,841,300.00	53.7%	3,828,055.41	36.2%
Quantitative Deficit	1,217,056.00	17.0%	1,307,757.24	12.4%
Qualitative Deficit	2,624,244.00	36.7%	2,520,298.16	23.8%

Source: DANE Census



HOUSING DEMAND



Ownership and GDP

Country	Owners/Households (%)	GDP per capita (USD, PPP)
Bolivia	66.4	4,091
Brazil	73.8	9,854
Colombia	50.3	7,983
Costa Rica	71.7	10,451
Honduras	72.0	4,109
Panama	79.1	10,372
Paraguay	79.7	4,518
Uruguay	65.9	11,529
Venezuela	81.4	12,201
United States*	68.0	46,674
United Kingdom*	70.0	35,512
Spain*	83.0	30,186



WHO WE ARE

For over 70 years and four generations the Straus, Bueno and Torres families have stood for a commitment to quality products and superior service.



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WHAT WE DO

At Consinfra we pursue investments that offer highly attractive returns through Real Estate Developments in large urban areas



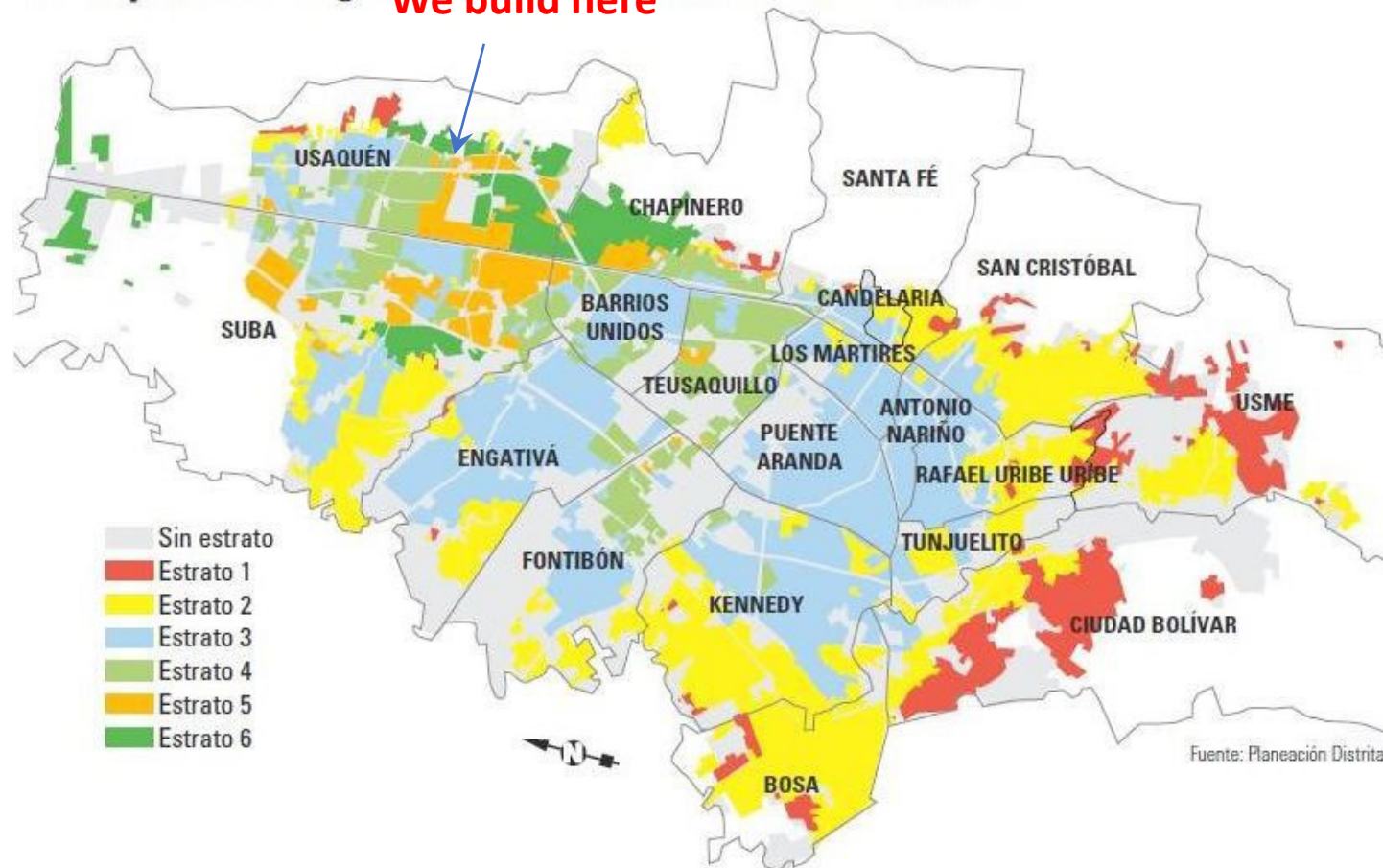
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ESTRATOS IN BOGOTÁ



We build here



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PRICE COMPARISON IN BOGOTÁ



Price: From 264,000,000

From: (USD136,458) August 2014

From: (USD89,918) August 2017

Price: (USD72,547) November 2020

Price: (USD70,708) March 2022

Size: 42m²-68 (452.08ft²)(USD180/ft²)

Area: 1-2 Bedrooms 1-2 Bath

Zone: Norte

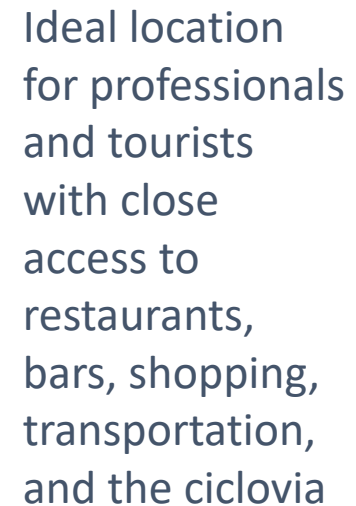
Estrato: 5



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LOCATION, LOCATION, LOCATION





LOCATION



Santa Barbara - Restaurants



- Lancaster House
- El Rodizio
- Cafe Amarti
- Restaurante el Buque
- Organic Quality
- Crepes & Waffles
- Yanuba
- Frisby
- La Casa de Korea and more...



LOCATION



Santa Barbara - Bars



- BBC Usaquen
- Santa Barbara Central
- Beer Station
- Bogota Beer Company
- Anonimo Bar
- Shamua
- London Calling and more...



LOCATION



Santa Barbara - Shopping



- Hacienda Santa Barbara
- Unicentro
- Santa Anna and more...



LOCATION



Santa Barbara - Transportation



Close to:

- Autopista
- Transmilenio
- Ciclovía

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Example - TORRES DE RIOFUEGO



- 26 apartment from 42 to 86 m²
- Sales Prices: usd2200/m²
- Investment Period: 24 months
- Total Revenue: \$4,037,600

Completed in 2014



Example - TORRES DE MOLINO



58 apartment from 48 to 86m²
Sales Prices: usd2200/m²
Investment Period: 24 months
Total Revenue: \$7,343,874

Completed in 2015





OUR ADVANTAGE BUILDING



- Team with proven track record. Three team members with over 30 each of expertise
- No leverage in any project
- Each project is its own company
- Over 50% of projects invested capital is our own
- Liquidity
- Manage the whole value chain leveraging efficiency and while keeping costs low (Architecture, permitting, project management, sales)
- Transparency
- Integrated project delivery (IPD) / Lean Construction



TORRES DE ARRATOCA II



- **Number of Apartments:** 25
- **Total Constructed Area:** 2400 square m
- **Address:** Carrera 17A # 113 -68
- **Year of Construction:** 2010-2011



Torre de las Lajas

Building with six floors comprised of 15 residential units
at Carrera 67 # 67F -79/81



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Torre de las Lajas



6 Floors plus parking in basement with 19 parking spaces (16 private, and 3 for guests)

Basement includes 10 storage spaces and 5 storage spaces on the first floor.

The first floor also includes a communal lounge with bathroom and a kitchenette.



Torre de las Lajas



Lot Size (m2)	352
Total Area for Sale Apartments (m2)	807
Total Number of Units	15

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Current Project



Building with five floors comprised of 40 residential units for part time rental and 7 retail units at Carrera 62 # 99-54



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Investment Benefits

- Full turnkey solution: We furnish, manage, maintain and market the property and send you your returns each month or each quarter.
- Excellent cash flow (Income Returns in USD or COP)
- Property appreciation in COP (currency diversification)
- Experienced property manager with years proven track record of success managing turnkey units
- Brand new apartment with no need for further investment in remodeling or upgrades
- You get full title of the unit in one of Bogota's most desired locations
- You can use the apartment as much (365 days) or as little (0 days) as you want
- 24-hour security doorman

Buy for Rental Income and Appreciation Turnkey Investment



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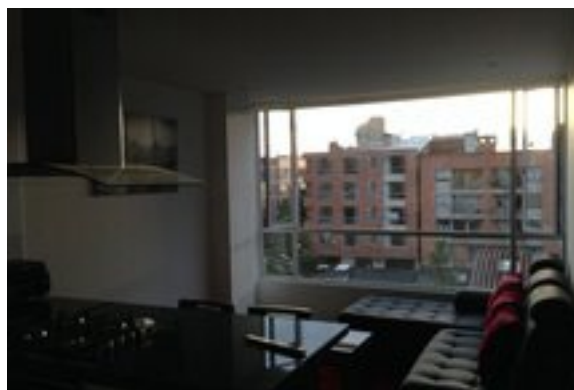
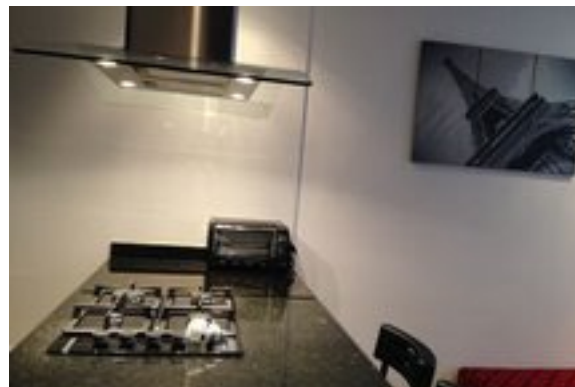
TORRES DE RIOFUEGO –Unit 408



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TORRES DE RIOFUEGO -Unit 408



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Example - TORRES DE RIOFUEGO



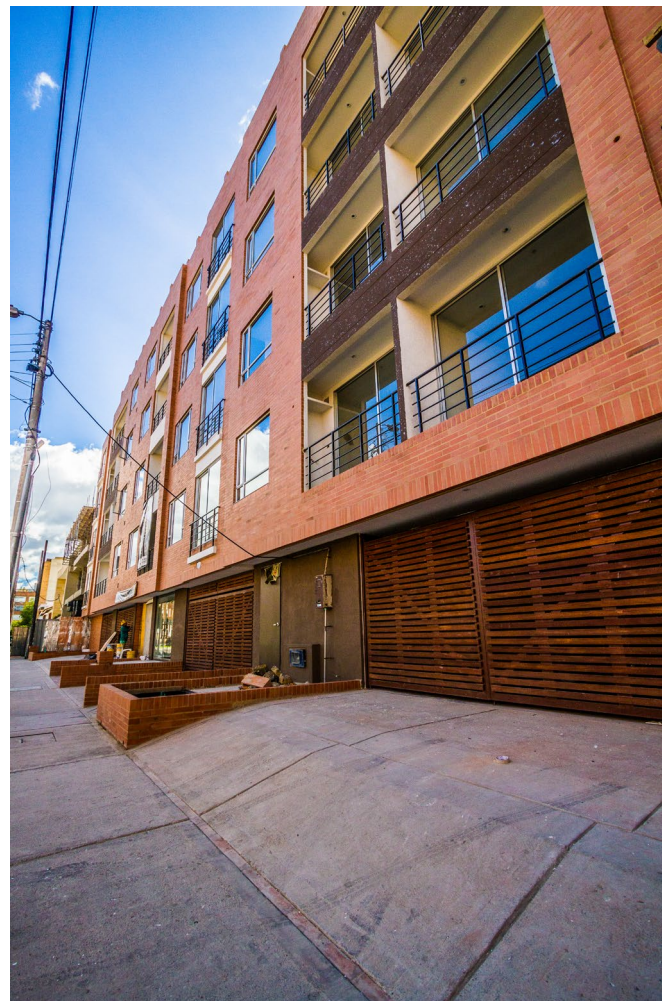
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Example - TORRES DE MOLINO



Building with 58 apartments
with 6 currently under turnkey
204, 205, 206, 311, 408, and 502





TORRES DE MOLINO- Unit 204



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TORRES DE MOLINO- Unit 205



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TORRES DE MOLINO- Unit 206



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Andes- Unit 308



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Andes- Unit 308



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New Project



ANDES 99 II

Building with four floors comprised of 24 residential units for part time rental 62 # 99-54



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Current building with 40 units for short term rental next to Andes II

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18 Apartments

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Units from 22m² (236 square feet) to
34m² (365 square meters)

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Investment Benefits

- Full turnkey solution: We furnish, manage, maintain and market the property and send you your returns each month or each quarter.
- Excellent cash flow (Income Returns in USD or COP)
- Property appreciation in COP (currency diversification)
- Experienced property manager with years proven track record of success managing turnkey units
- Brand new apartment with no need for further investment in remodeling or upgrades
- You get full title of the unit in one of Bogota's most desired locations
- You can use the apartment as much (365 days) or as little (0 days) as you want
- 24-hour security doorman

Buy for Rental Income and Appreciation









Juan Pablo

Nice, warm and comfy apartment! 408


Bogotá, Cundinamarca, Colombia ★★★★★ (31)




Casa/apto. entero



2 huéspedes



1 dormitorio



2 camas

\$40

Por Noche

Llegada

Salida

Huéspedes

dd/mm/aaaa

dd/mm/aaaa





1


Solicita una reserva

Información sobre este anuncio

A nice 1 bedroom apartment located in Pasadena, a good neighborhood in Bogotá. You can easily visit the city downtown, Monserrate, ZonaG, ZonaT or Zona Rosa, La Calera or Usaquén. In this neighborhood, you will find a nice and quiet area to enjoy.

Contacta al anfitrión

El lugar	Capacidad: 2 Baños: 1 Dormitorios: 1 Camas: 2	Llegada: 15:00 Salida: 12:00 Tipo de propiedad: Departamento Tipo de habitación: Casa/apto. entero
Servicios	 Cocina  Internet	 TV  Elementos básicos + Más
Precios	Descuento por semana: 15% Descuento por mes: 27%	Cancelación: Moderada


 Guardar en tus Wish Lists

227 viajeros han guardado este espacio

Email

Messenger

... Más

 Denunciar este anuncio

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Proven Track Record

Resumen

Veracidad



Comunicación



Limpieza



Ubicación



Llegada



Calidad



Traducir evaluaciones al Español



Lynda

Beautiful apartment! Very cozy and equipped with everything! The location is very good and it has convenient stores near by.

Enero de 2016

👍 Útil



Guillermo

El departamento es muy bonito tal cual como se muestra en las fotos. Tiene una muy buena ubicación está muy limpio y Juan Pablo es muy atento ya que nos ayudó mucho. Les recomiendo mucho este departamento.

Enero de 2016

👍 Útil



Victor

Hermoso apartamento muy acogedor, cerca de todo. Juan Es Un excelente host. Gracias Por todo!!!!

Enero de 2016

👍 Útil

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Return On Investment for 34m2 unit



Furnished rental rates		usd\$35/night
Apartment Investment amount		usd\$68,000
Furnishing the apartment		usd\$3,000
Total Investment		usd\$71,000
Potential Gross Income PGI Annual Rental Income		usd\$12,775
Effective Gross Income - EGI Annual rental income (60% occupancy)		usd\$8,942.5
Net Operating Income – NOI after Expenses 32% (annual)	Management fees, utilities, taxes, cleaning, maintenance	usd\$6,080.90
ROI in USD		8.56%
On average unit appreciation		10%
Total 1 year Return		18.56%



OUR OFFERING

For Bogota

- Buy an Apartment (Retirement or Rental Income)
- Co Invest in Andes II
- Invest with a Fixed Return

COMPARATIVE INVESTMENTS



	Buy an Apartment	Co Invest (Andes II)	Fixed Return (Andes II)
Investment Amount	usd\$71,000	usd\$50,000	usd\$50,000
Investment Period	You decide	18-22 months	18 months
Expected Return/Year	8-10% rental 10% appreciation 28-20% annual return	15%	14%

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LAND LIFE FUTURE

The Foundation Land Life Future (LLF) is a non-profit organization dedicated to the preservation of the biodiversity of Colombia and the promotion and sustainable use of Colombian nature in general.



www.landlifefuture.org

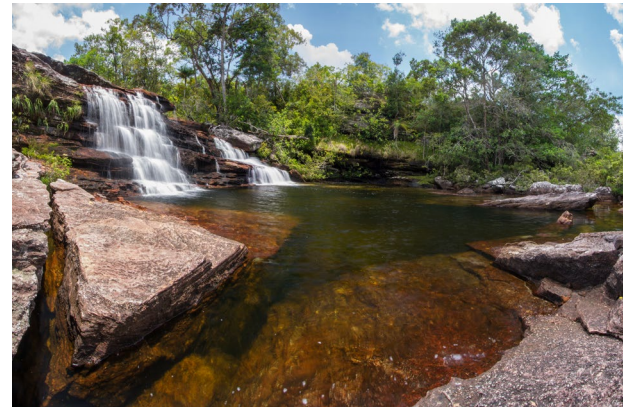
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LAND LIFE FUTURE

To fulfil our objectives, the Foundation develops a series of specific programs including:

- Establishing private natural reserves
- Reforestation with native species
- Recovery and protection of endangered species
- Fight against the traffic of wild species
- Control of invasive species
- Strengthen environmental awareness among rural and urban dweller
- Strengthen and promote ecotourism in and around National Parks
- Establish sustainable production models for local communities through a cooperative network
- Promote sustainable production models in areas with a history of armed conflict



www.landlifefuture.org

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CONSINFRA

Thank You !

Live and Invest
OVERSEAS



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