



CONSIINFRA

**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 Colombia
- Why Cartagena
- Why Consinfra
- **Our Offering**



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Reasons Why Colombia Cost of Living



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Reasons Why Colombia Excellent Healthcare



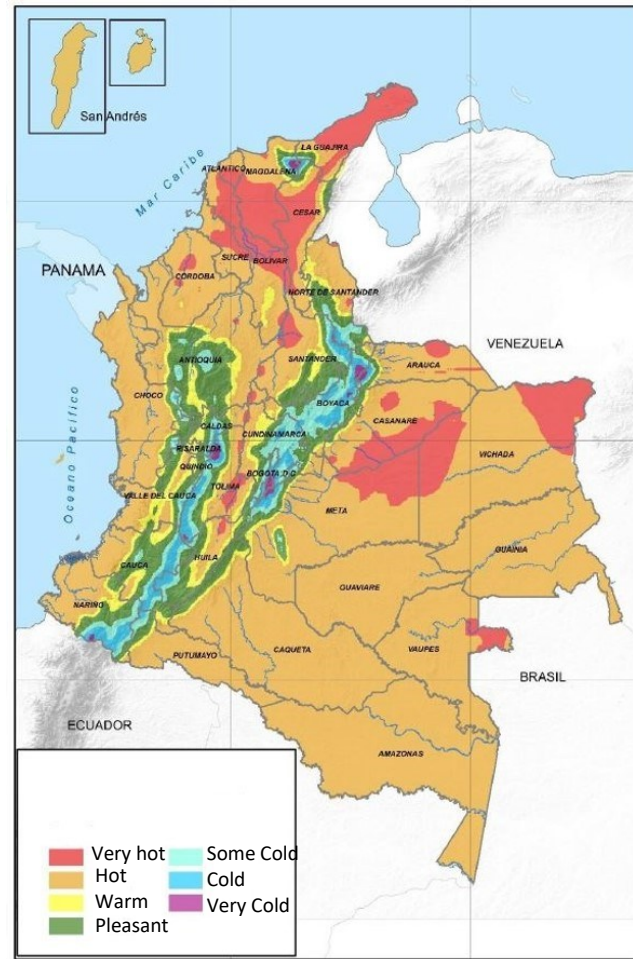
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Reasons Why Colombia Retirement Visa



Reasons Why Colombia Mild Climate Two Sea Coasts



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Reasons Why Colombia Availability of Flights



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Reasons Why Colombia Safety



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Reasons Why Colombia Amazing Cities



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Reasons Why Colombia Diverse Activities



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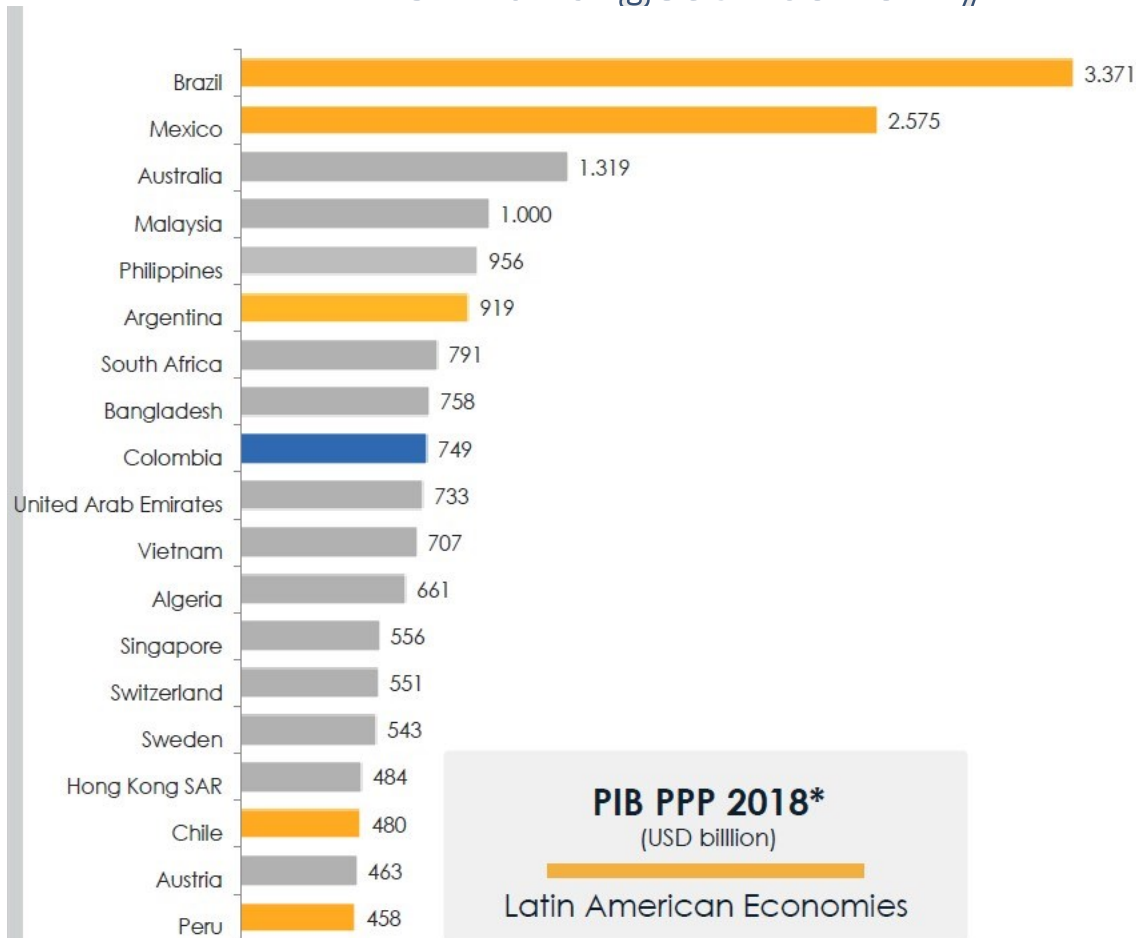
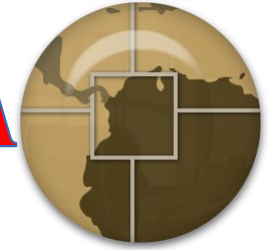
WHY INVEST IN COLOMBIA



- #1 COLOMBIA IS THE SECOND PLACE IN THE WORLD TO VISIT IN 2018 (THE NEW YORK TIMES 2018)
- #2 COLOMBIA IS IN THE PROCESS OF A FANTASTIC REBIRTH (VANITI FAIR 2018)
- #3 BOGOTÁ, AN IRRESISTIBLE GASTRONOMIC DESTINATION (VOGUE 2018)
- #4 CALI, ONE OF THE MOST INTERESTING PLACES TO LIVE IN 2018 (FORBES 2018)
- #5 COLOMBIA, ITS NATURAL LANDSCAPES ATTRACT THE NEW GENERATION OF LUXURY TRAVELERS (SKIFT 2018)
- #6 COLOMBIA, THE BEST KEPT SECRET IN SOUTH AMERICA (TRAVEL + LEISURE 2017)
- #7 COLOMBIA, AN EMERGING TOURIST DESTINATION FOR THE UNITED STATES AND EUROPE (BBC 2017)

WHY INVEST IN COLOMBIA

32nd largest Economy



Source: IMF, WEO, January 2019.

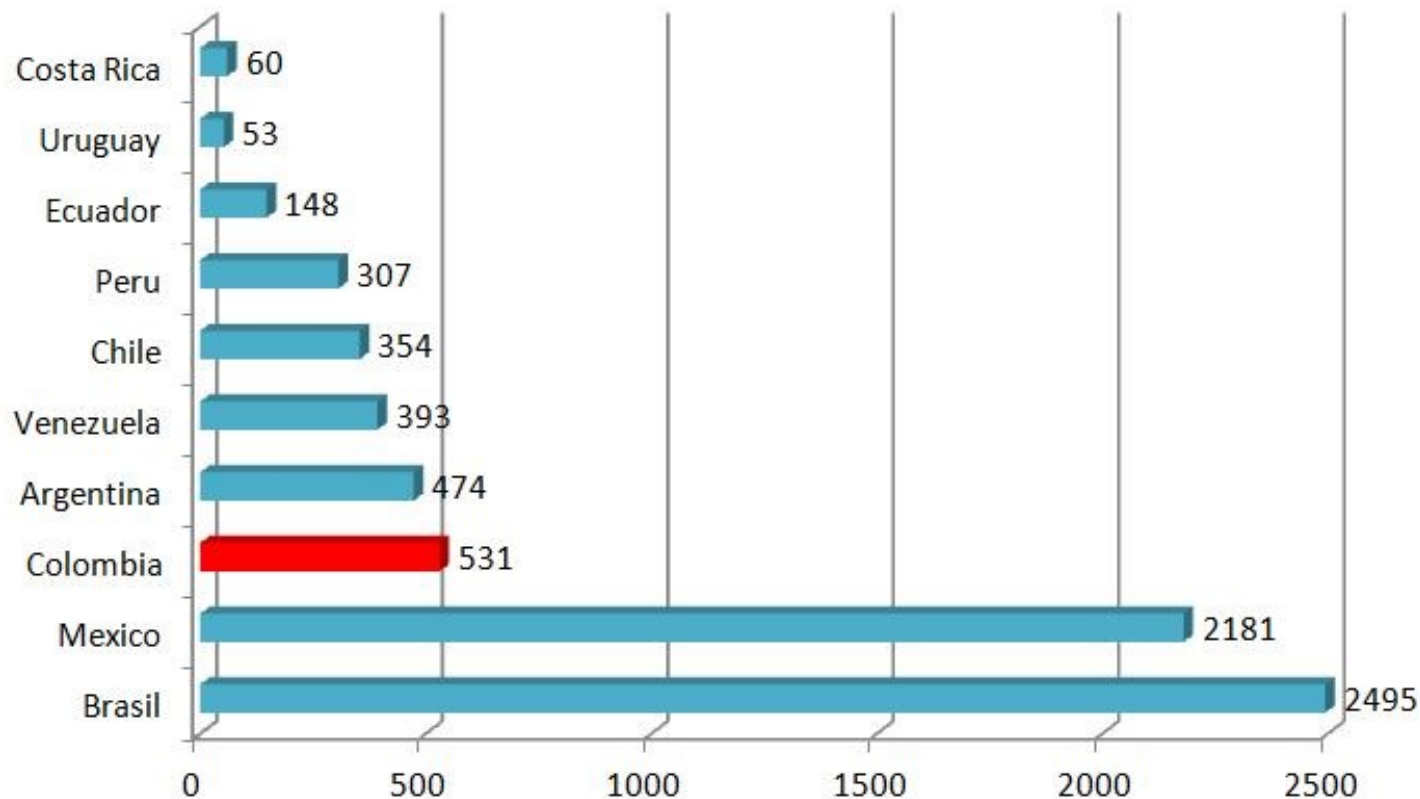
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WHY INVEST IN COLOMBIA

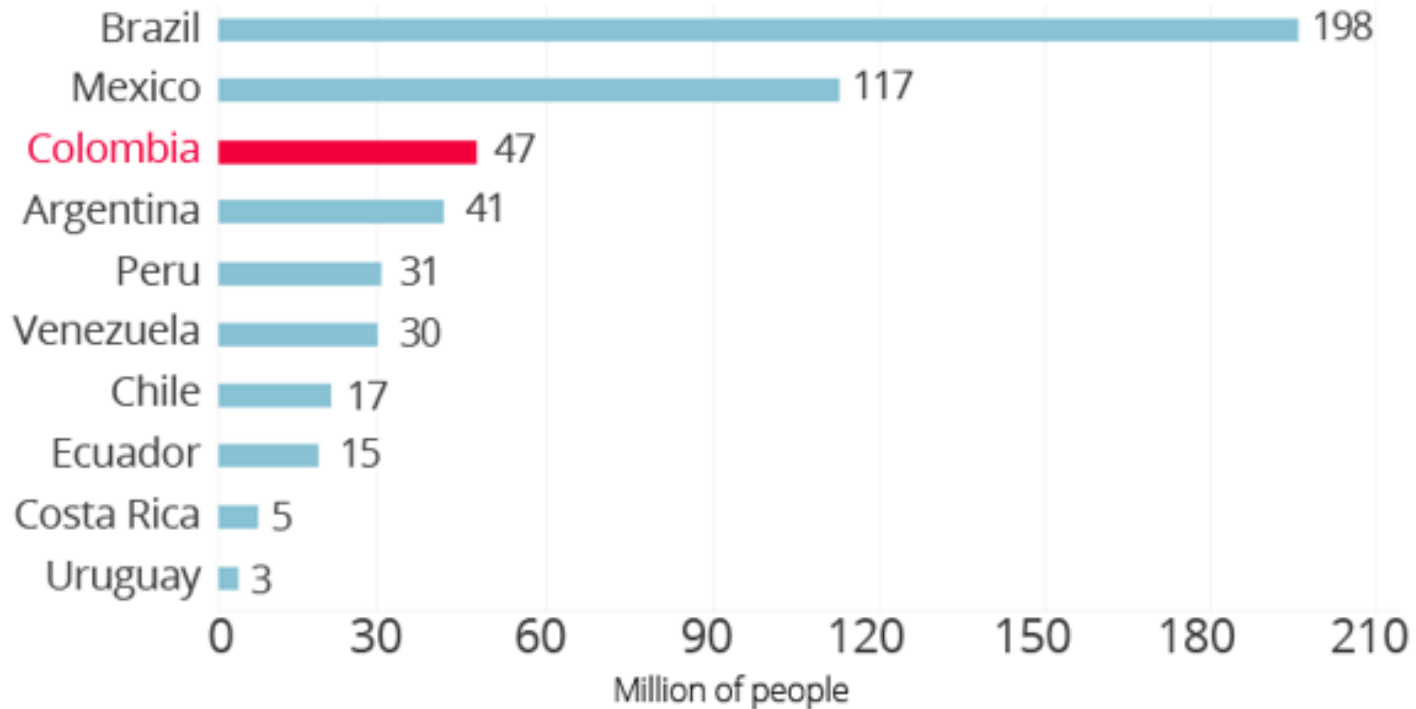


GDP (Billions)



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WHY INVEST IN COLOMBIA



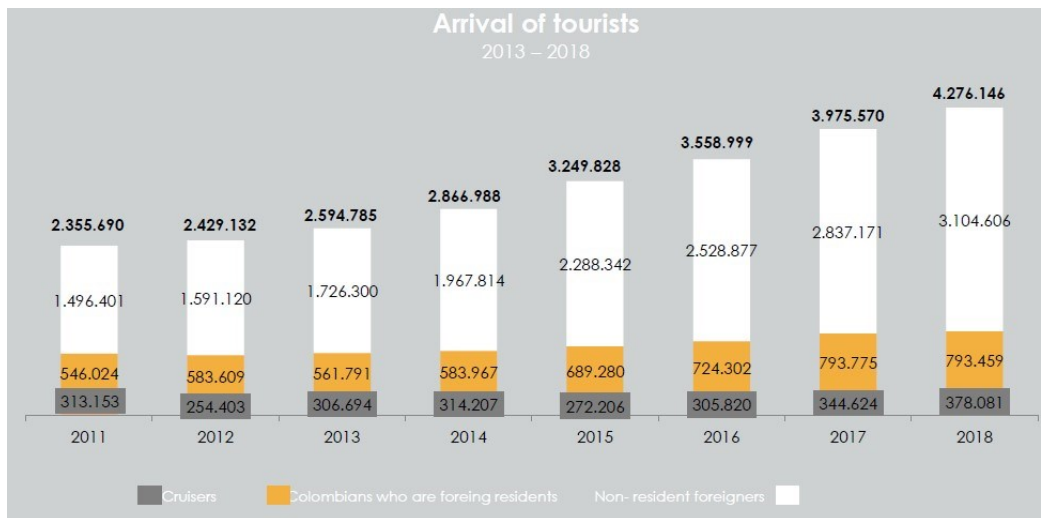
Source: International Monetary Fund, World Economic Outlook Database, October 2013, DANE



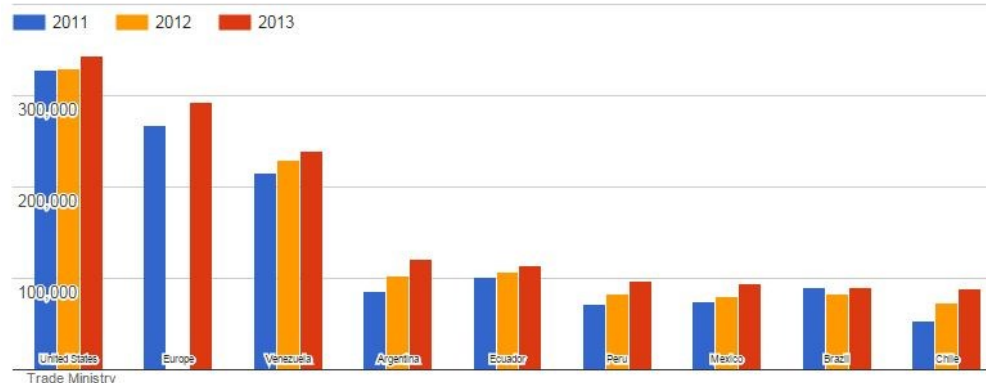
WHY INVEST IN COLOMBIA



Improved security translates into growth in tourism



Visitor origin (2011 – 2013)



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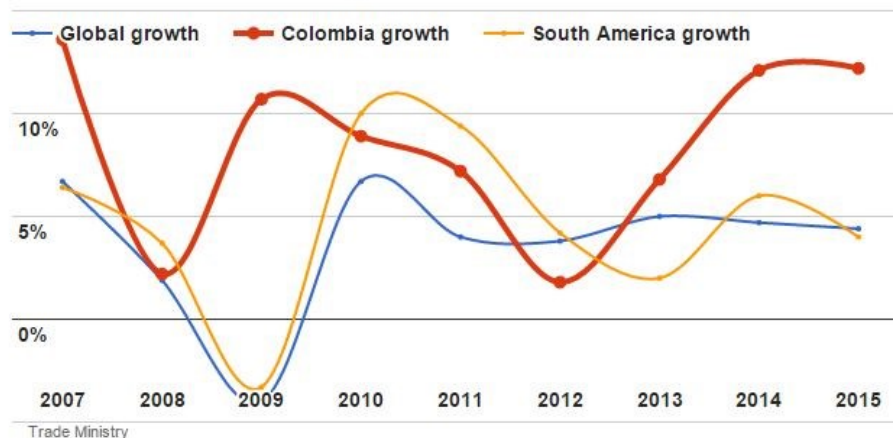


WHY INVEST IN COLOMBIA

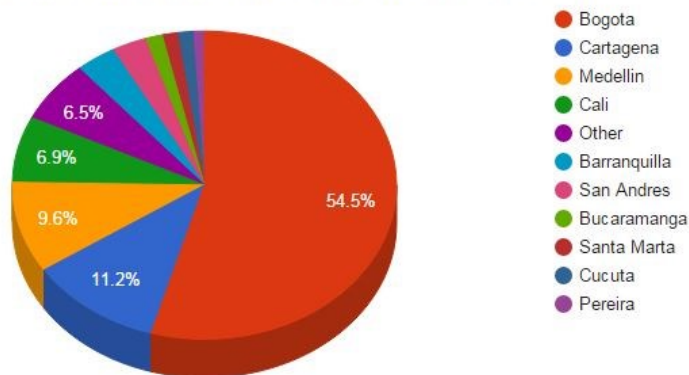
Growth in Tourism



Colombia's tourism growth



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



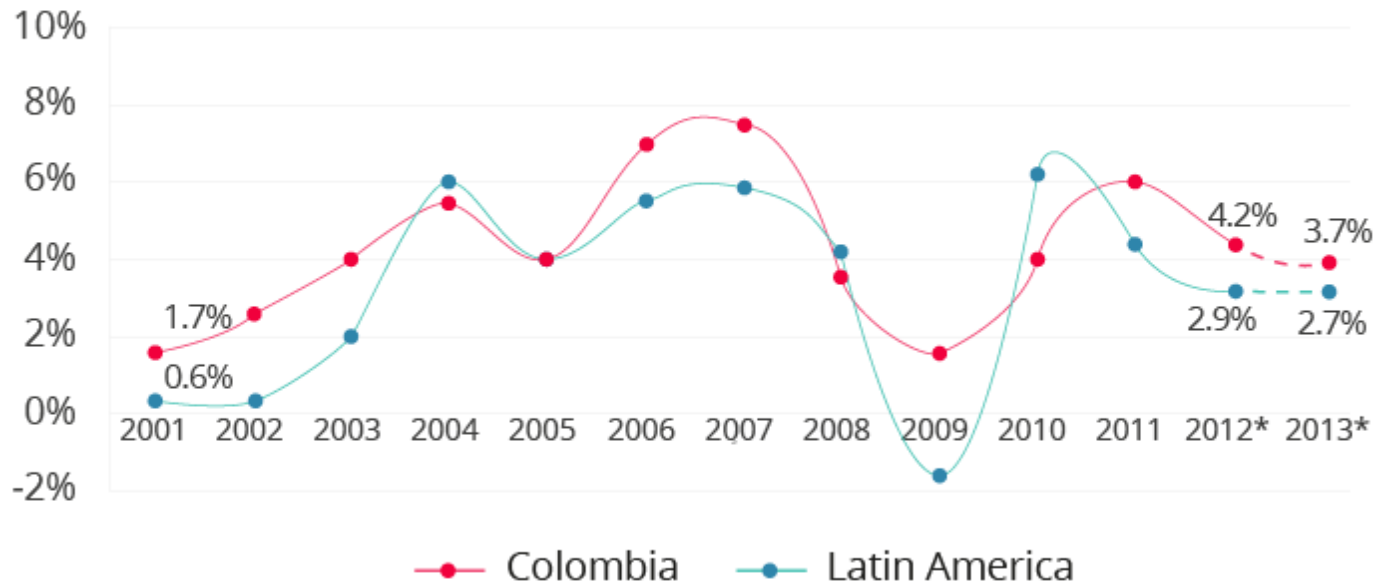
Trade Ministry

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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



Colombia achieved in 2013 the lowest inflation level since 1955



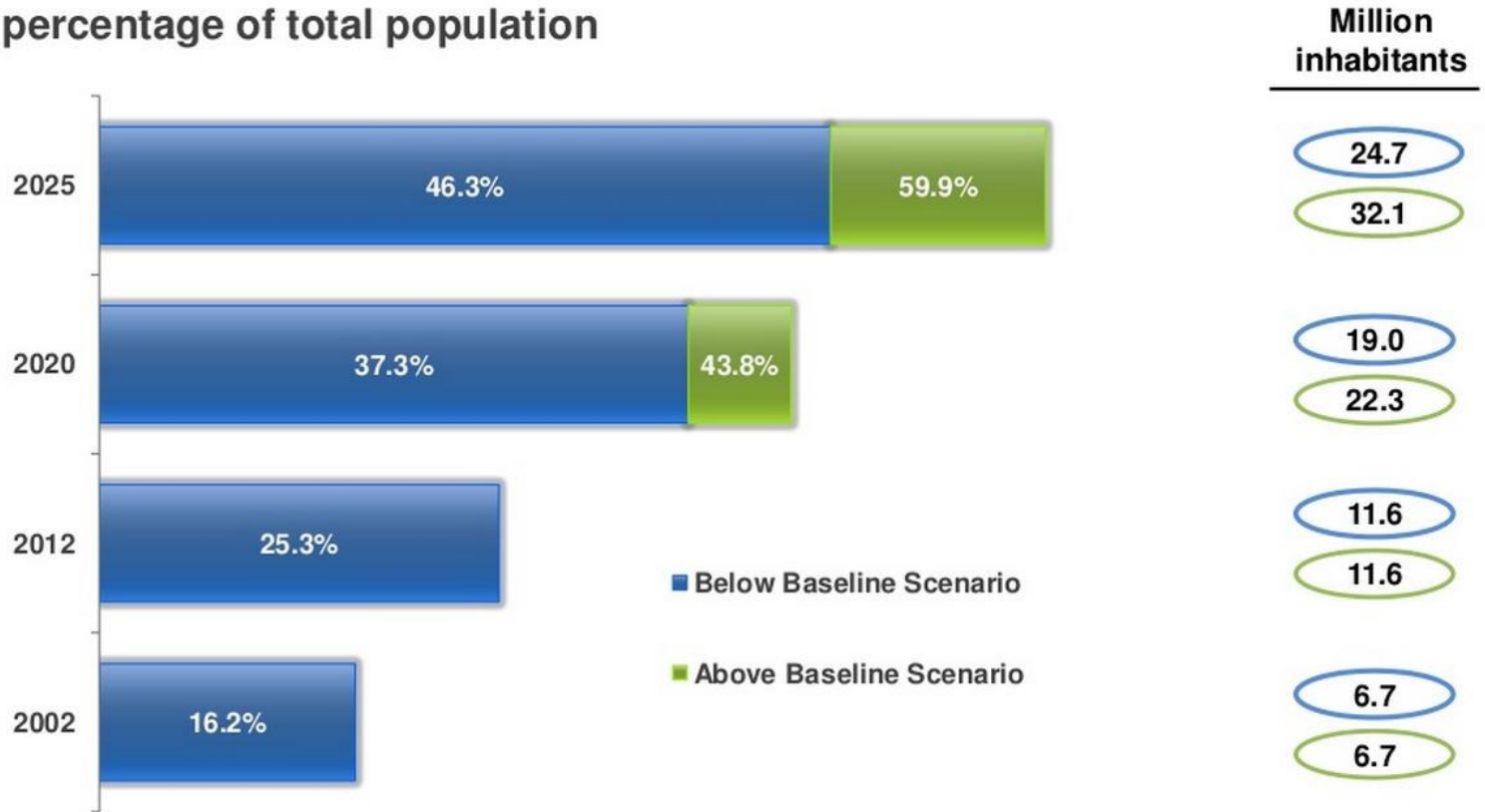


WHY INVEST IN COLOMBIA



A growing middle class

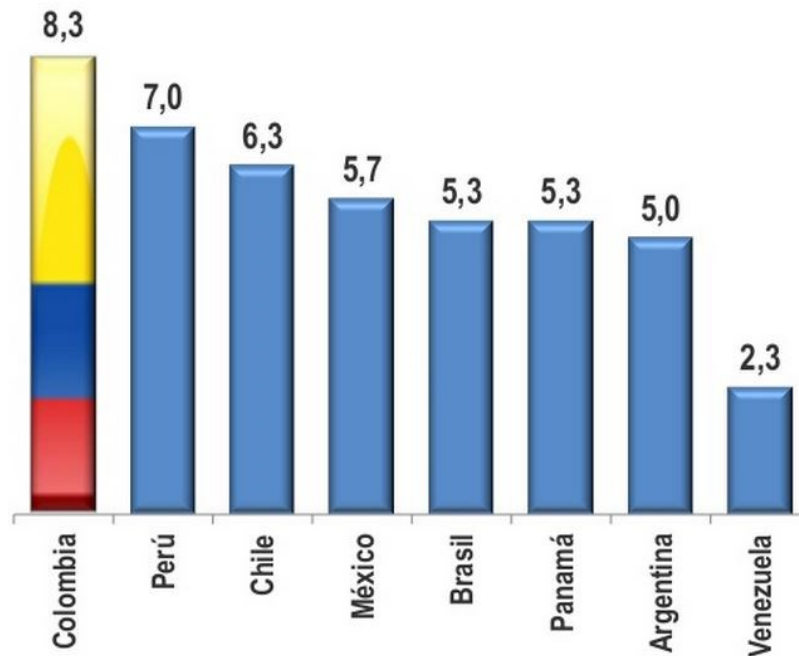
Middle class in Colombia as a percentage of total population



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

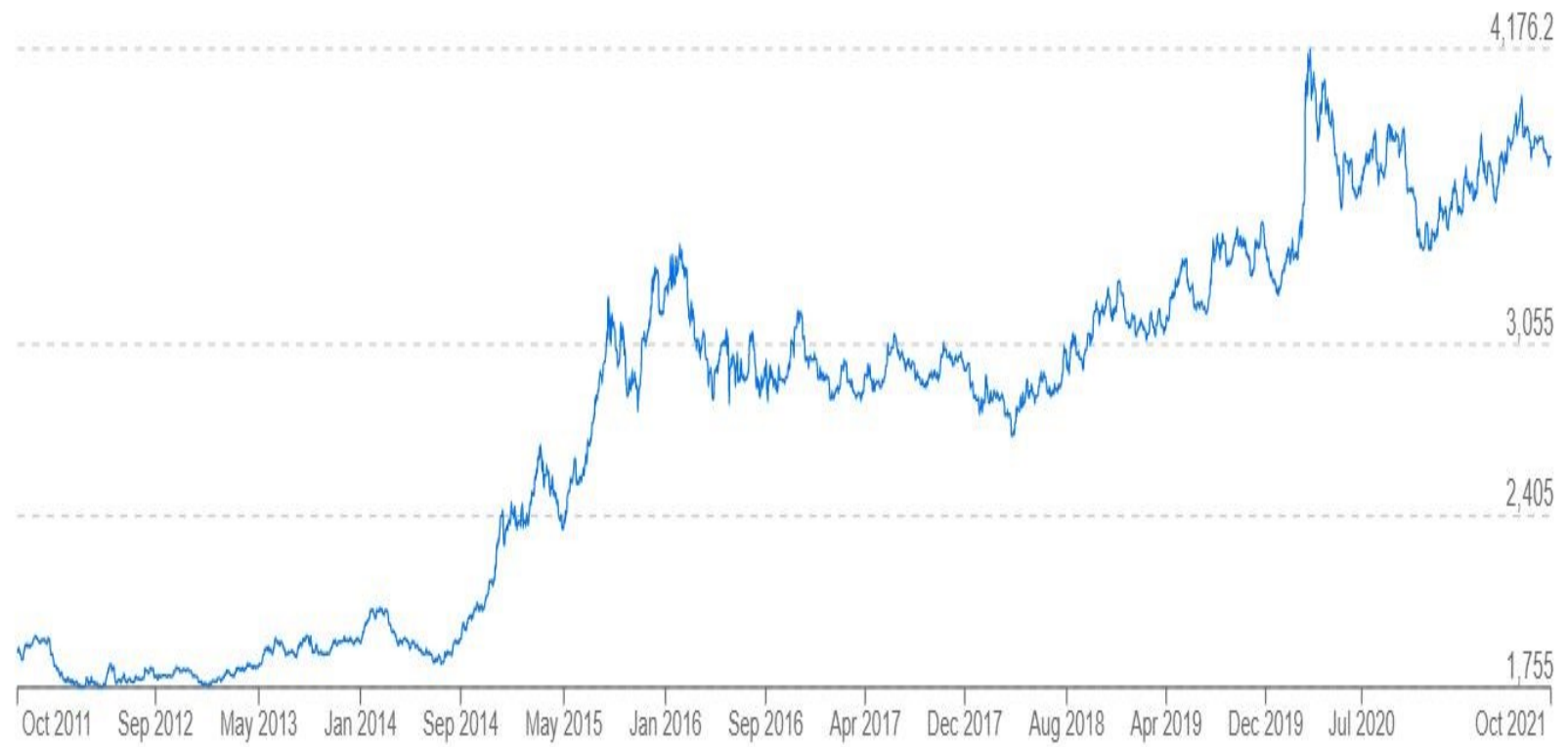


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WHY INVEST IN COLOMBIA

Currency fluctuation



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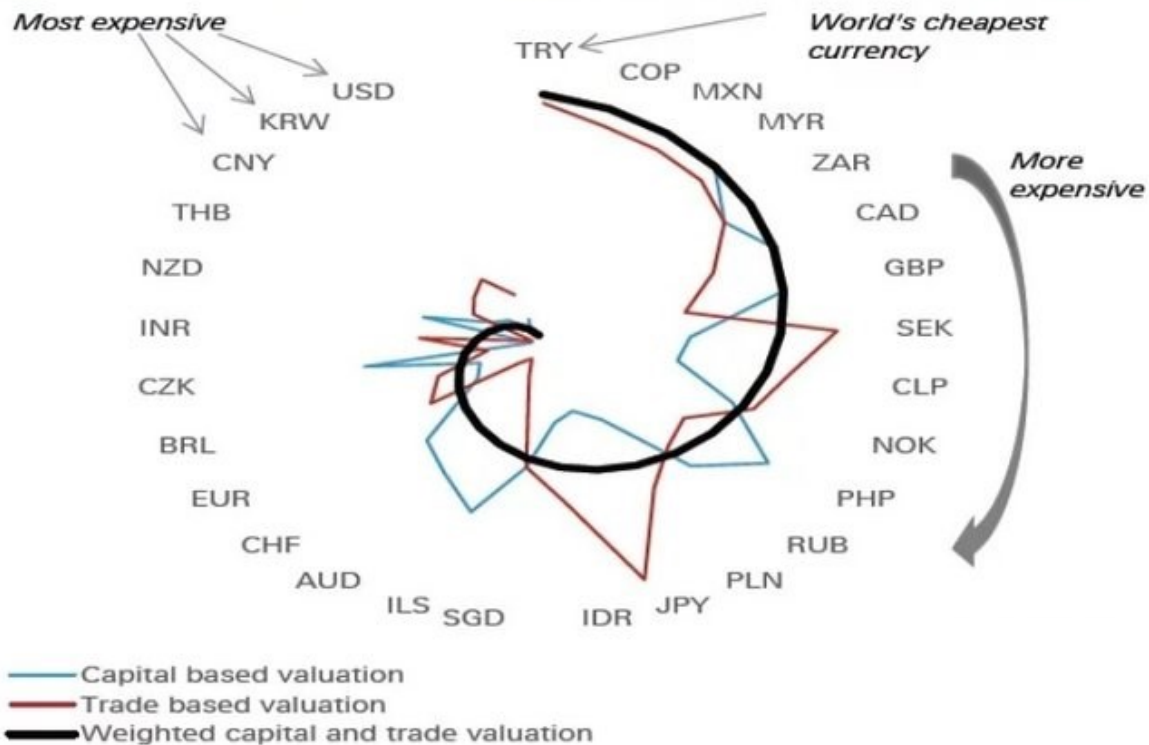


WHY INVEST IN COLOMBIA

Depreciated Currency



Capital, trade and overall weighted valuations ranked



Source: Deutsche Bank

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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: (USD69,822) September 2021

Size: 42m²-68 (452.08ft²)(USD180/ft²)

Area: 1-2 Bedrooms 1-2 Bath

Zone: Norte

Estrato: 5



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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 and property management in large urban areas



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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



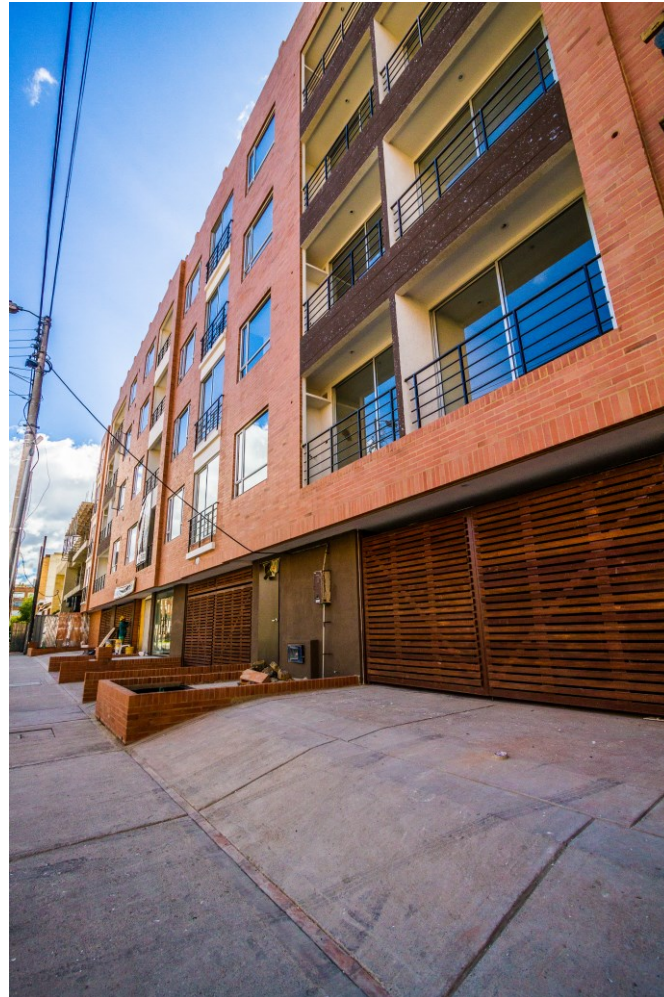


Example - TORRES DE MOLINO



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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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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Turnkey 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



Proven Track Record



Resumen

Veracidad



Ubicación



Comunicación



Llegada



Limpieza



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



SILENE PI
ApartaEstudios



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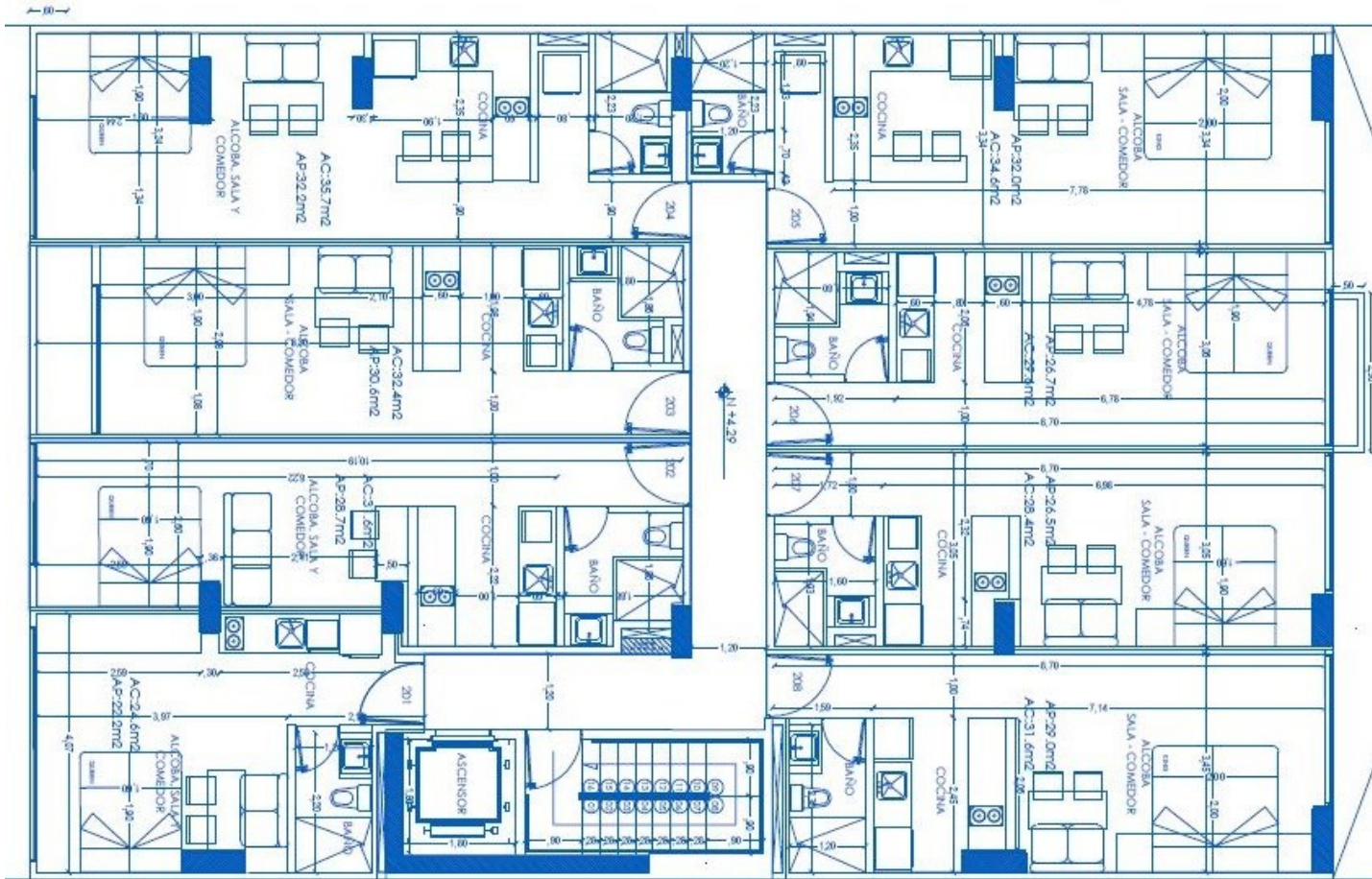


New Project – Silene PI

Building with five floors comprised of 32 units



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CARTAGENA - COLOMBIA



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LOCATION OVERVIEW

Cartagena is one of UNESCO world heritage sites

- Population of 1,030,149 inhabitants makes it the 5th largest city in Colombia
- Cartagena has an expanding middle class and growing residential housing market
- Cartagena ranks seventh in terms of economic growth
- Cartagena currently has a housing deficit for the socioeconomic levels 3 and 4
- Currently there are under construction industrial, commercial and institutional projects but few housing developments, therefore Puerto Madero meets the current needs of the market
- Tourism to Colombia has grown nearly 300% since 2002. More than 70% of these visitors come from the U.S. and South America, 60% are tourists and Cartagena is the second most visited city after Bogota



INVESTMENT HIGHLIGHTS

Residential Condominium Puerto Madero, a 42 acre site located 4.5 miles from the heart of Cartagena's colonial walled city, one of UNESCO world heritage sites, offers up to 2160 multifamily housing units in a gated community.



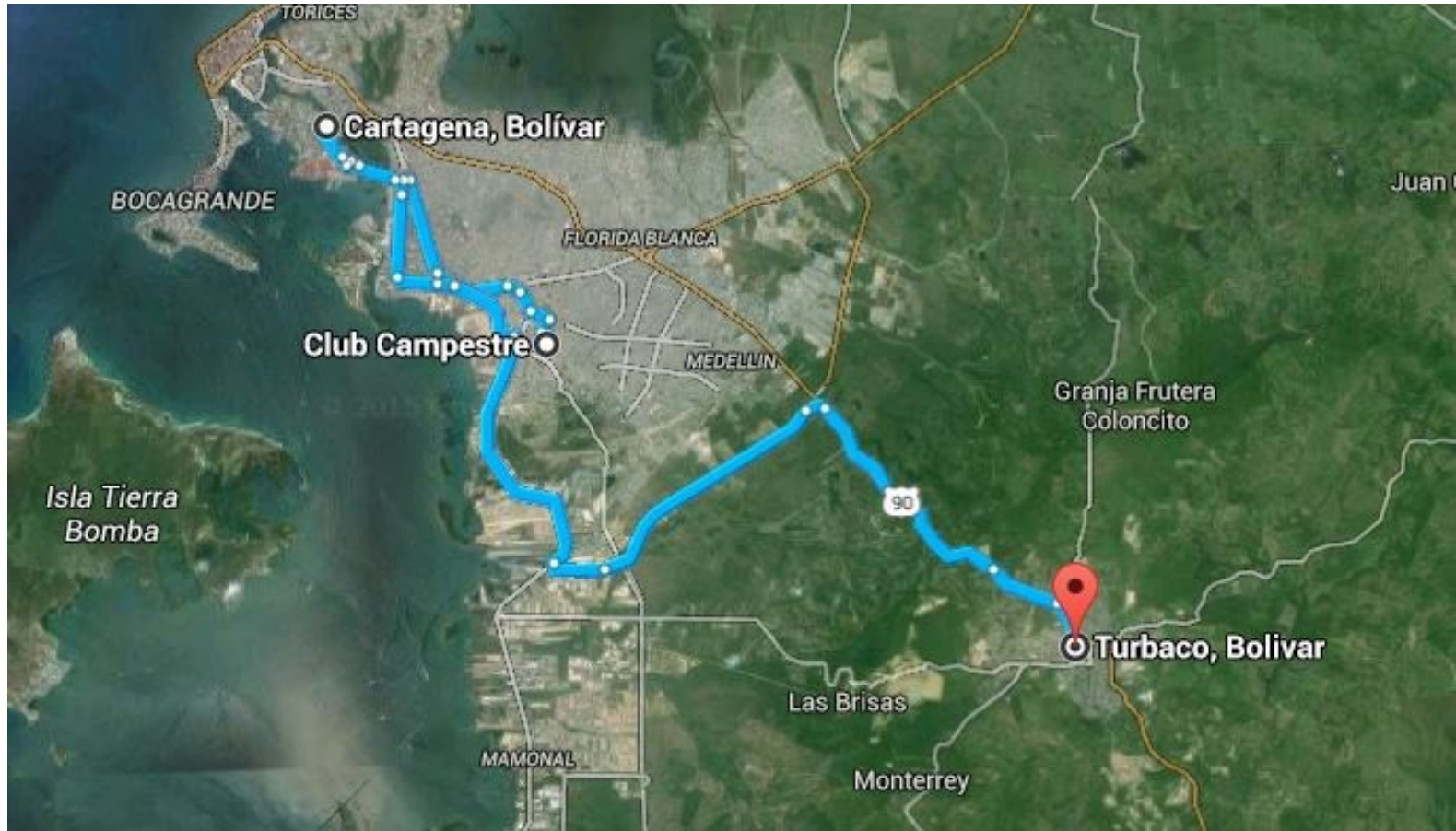
New Project Residential Condominium



www.puertomadero.cc

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Outstanding Location

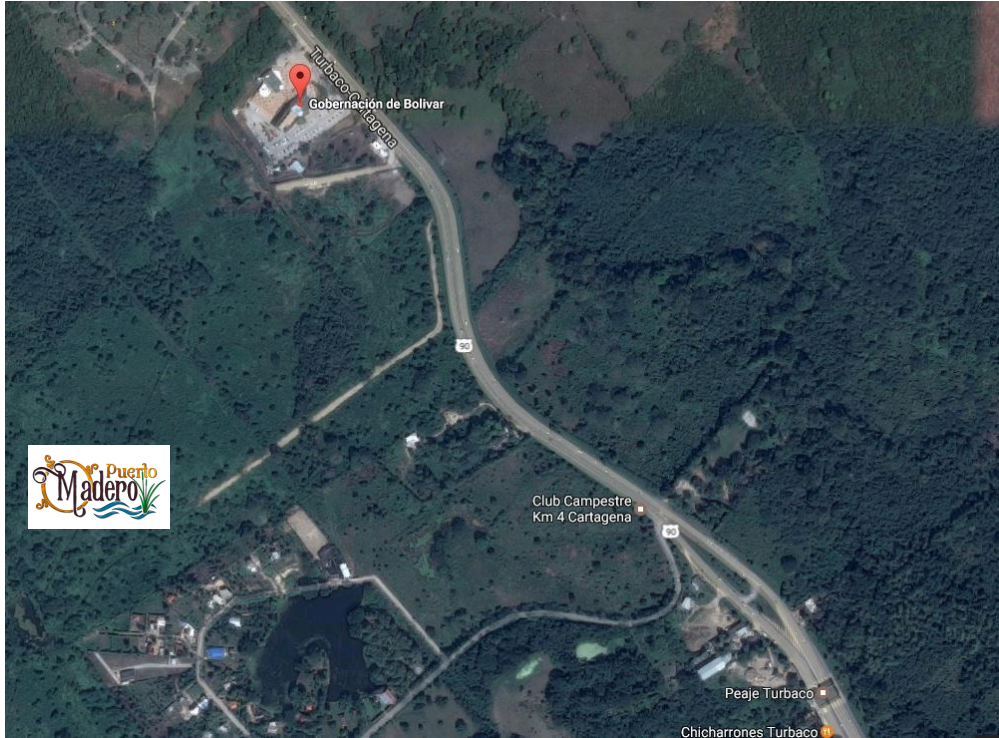


Project Location vs Current Development



Location Overview

Outstanding Location



Puerto Madero is between the Gobernacion de Bolivar and the Country Club



Location Overview

Cartagena – Caribbean Sea



Caribbean Sea



Location Overview



URBAN DEVELOPMENT



URBAN DEVELOPMENT

Guacamayas



Guacamayas

URBAN DEVELOPMENT





PROPOSED DEVELOPMENT

- 6 floors with a total of 48 units
- Four, 3 bedroom 2 bath units of 54m² and 72m²



PROPOSED DEVELOPMENT – FIRST BLOCK



Puerto
Madero



Guacamayas



Guacamayas



Total Living Space:
125.25m² (1348.18ft²)

2 parking spaces

7 Homes are Sold

Builders Financing Available





Guacamayas

First Floor



- Living Room
- Dining Room
- Kitchen
- Guest Room – 9.6m2 – 103ft2
- 1/2 bath



Guacamayas

Second Floor

Bedroom 1, 9.2m² – 99ft²
Bedroom 2, 9.2m² – 99ft²
-1 shared bath



Master Bedroom, 13.7m² – 147.5ft²
Master Bedroom has private bathroom and walk in closet
- 1 shared balcony

Guacamayas





Guacamayas - Common Area



Guacamayas - Common Area



Guacamayas - Common Area

Return On Investment for 125.25m2 Home



Furnished rental rates		usd\$150/night
House Investment amount (with land)		usd\$138,557
Furnishing the house		usd\$6,000
Total Investment		usd\$144,557
Potential Gross Income PGI Annual Rental Income		usd\$54,750
Effective Gross Income - EGI Annual rental income (70% occupancy)		usd\$38,325
Net Operating Income – NOI after Expenses 32% (annual)	Management fees, utilities, taxes, cleaning, maintenance	usd\$26,061
ROI in USD		18%
On average unit appreciation		10%
Total 1 year Return		28%

Guacamayas

URBAN DEVELOPMENT





Total Living Space: 20m2 (215ft2)



Guacamayas + Tiny Homes



Guacamayas





Guacamayas



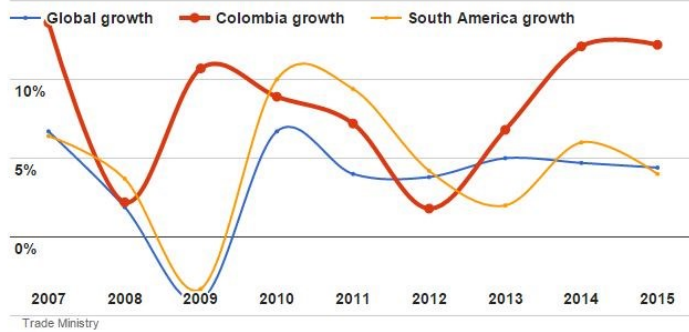
Return On Investment for 20m2 Home



Furnished rental rates		usd\$50/night
House Investment amount		usd\$28,000
Furnishing the house		usd\$4,000
Cost of Common Areas		usd\$4,000
Total Investment		usd\$36,000
Potential Gross Income PGI Annual Rental Income		usd\$18,250
Effective Gross Income - EGI Annual rental income (60% occupancy)		usd\$10,950
Net Operating Income – NOI after Expenses 32% (annual)	Management fees, utilities, taxes, cleaning, maintenance	usd\$7,446
ROI in USD		20.68%
Total 1 year Return		20.68%

MARKET ANALYSIS

Colombia's tourism growth



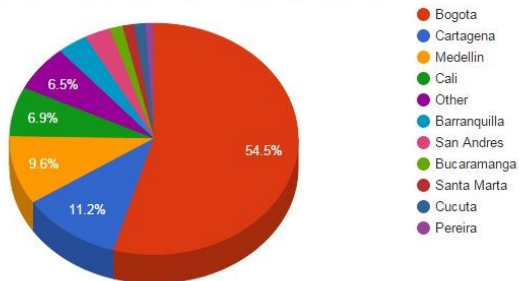
Air By The Numbers

- 10 International airlines currently serving Cartagena's Airport

Sea By The Numbers

- 211 cruises scheduled in 2017, showing 28% growth from 2014-2017
- 97% of passengers visiting Colombia by sea do it via Cartagena

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



Trade Ministry



Guacamayas is 30 to 45 minutes from the best beaches in Cartagena at

Isla de Barú

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Investment Benefits



- 24-hour security
- 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 house with no need for any investment in remodeling or upgrades
- You get full title of the unit that is just 4.5 miles from Cartagena
- You can use the house as much (365 days) or as little (0 days) as you want
- 10 International airlines that fly to Cartagena and we are 20 minutes away
- Private club next door
- Most energy efficient homes in the market
- 45 minutes from the island of Baru



OUR OFFERING



For Cartagena

- Buy a Home (Retirement of Rental Income)
- Buy a 1/3 of a home via US LLC
- Co Invest in Tiny Homes
- Co Invest in Guacamayas
- Co Invest Puerto Madero
- Invest with a Fixed Return



COMPARATIVE INVESTMENTS



	Buy 1/3 Home via US (Cartagena)	Buy a Home (Cartagena)
Investment Amount	usd\$46,333	Usd139,000 usd\$105/square feet
Investment Period	You decide	You decide
Expected Return/Year	12-14% rental 10% appreciation 22-24% annual return	12-14% rental 10% appreciation 22-24% annual return



COMPARATIVE INVESTMENTS



	Co Invest (Tiny Homes)	Co Invest (Guacamayas / Puerto Madero)	Fixed Return (Cartagena)
Investment Amount	Usd\$50,000	usd\$50,000	usd\$50,000
Investment Period	3 years	3 years	3 years
Expected Return/Year	>20%	> 17%	17%

* For Accredited Investors

SUSTAINABLE DEVELOPMENT

Puerto Madero is being designed under the Passive House standard making it the first in Colombia and one of the largest Passive House projects in the world.



Energy modeling design utilizing the Passive House Planning Package to optimize structures assemblies and mechanical equipment in order to minimize energy intensity.





SUSTAINABLE DEVELOPMENT

Because we care about you saving money and living healthy, and care about the environment, our legacy and our future, we make energy efficient buildings.

Puerto Madero, a Passive House Project, can become pilot program for national and international policy on net-zero energy building (NZEB)



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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Thank You !

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