

# THE AMERICAN WAY OF INTERNATIONAL REAL ESTATE INVESTMENT



**WIRE**  
Consulting

WIRE CONSULTING IS  
AN INDEPENDENT COMPANY  
SPECIALIZED EXCLUSIVELY  
IN INTERNATIONAL  
REAL ESTATE CONSULTING:  
FROM BUYING A HOLIDAY HOME  
TO INVESTMENT PROPERTIES  
FOR FAMILIES, BUSINESSES AND  
INSTITUTIONAL INVESTORS.



# WIDE VISION WIDE LIFE

WIRE CONSULTING OPENS NEW HORIZONS FOR REAL ESTATE INVESTMENTS IN THE WORLD, MAKING THEM SIMPLER, MORE RELIABLE AND WITH BETTER PERFORMANCES.

A CHOICE OF VALUE AND SECURITY, BUT ALSO THE OPPORTUNITY TO MAKE A DREAM COME TRUE, TO LIVE A NEW WAY OF LIFE INSPIRED BY THE FREEDOM AND PLEASURE OF DISCOVERING NEW WORLDS AND NEW CULTURES, THE POSSIBILITY OF HAVING SERVICES, NETWORKS AND TECHNOLOGIES THAT ALLOW US TO GIVE BIG PROJECTS A CONCRETE FUTURE.



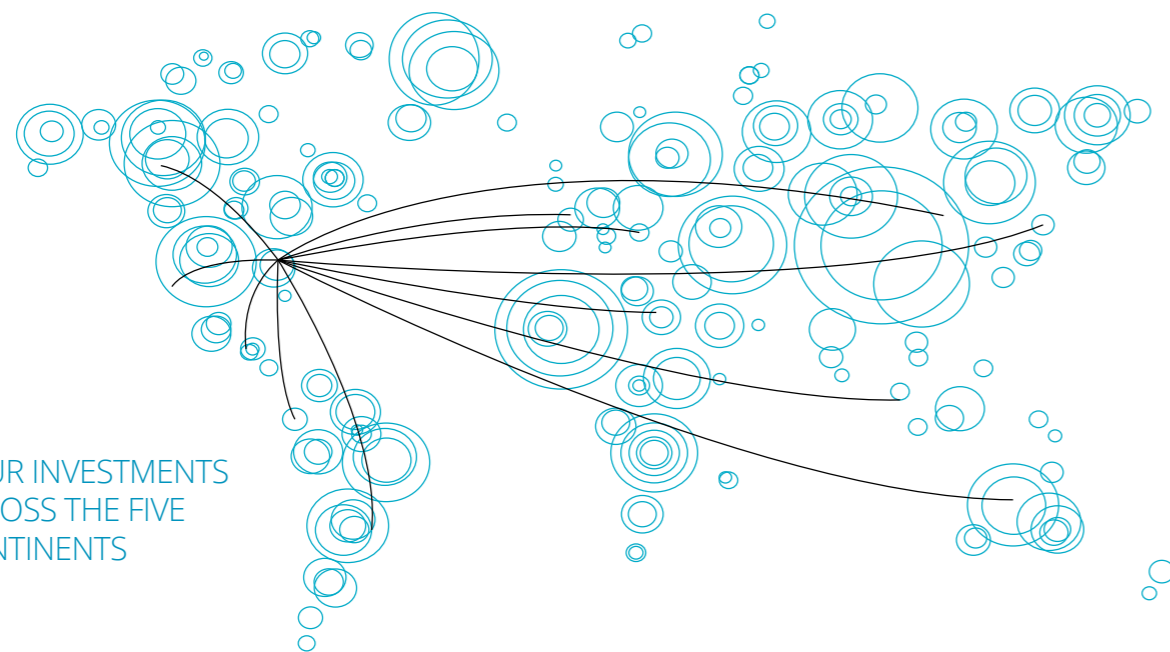
# A “PRIVATE BANK” FOR REAL ESTATE

WIRE CONSULTING'S MISSION IS TO DEVELOP PERSONAL LONG-TERM RELATIONSHIPS WITH CLIENTS, TO HELP THEM IDENTIFY THE BEST OPPORTUNITIES AND MANAGE THE ENTIRE INVESTMENT PROCESS: FROM THE ANALYSIS OF INDIVIDUAL NEEDS TO THE REALIZATION OF TAILOR-MADE PROJECTS.

Wire Consulting offers highly specialized services in all areas of Real Estate for the purchase of prestigious properties in the most exclusive locations in the world and the diversification of the investment portfolio by structuring and participating in large-scale real estate development projects for commercialization or income generation.

Wire is a network of advisors specialized with presence in all countries and able to design and manage investments on the major markets of the world, with a solid knowledge of the specific dynamics of local markets.

YOUR INVESTMENTS  
ACROSS THE FIVE  
CONTINENTS





# WHY WIRE CONSULTING

REAL ESTATE IS UNIVERSALLY RECOGNIZED AS THE INVESTMENT SECTOR BEST ABLE TO MAXIMIZE THE VALUE OF YOUR CAPITAL OVER THE LONG TERM, AND TO GUARANTEE STABILITY AND RELIABILITY.

WIRE CONSULTING IS THE IDEAL PARTNER TO SEIZE THE BEST INVESTMENT OPPORTUNITIES GLOBALLY, IN A SIMPLE, SAFE AND PROFITABLE WAY.

## CLIENT-CENTERED

Wire Consulting's top priority is to identify the investment solution most appropriate for the client, starting from the creation of a personal profile sheet to define needs and expectations.

## A PERSONAL RELATIONSHIP OF TRUST

The organizational model of Wire Consulting is based on the personal relationship between client and consultant. A single trusted consultant able to combine high levels of professionalism with the ability to interpret the client's aspirations and follow him over the years.

## MAXIMUM SECURITY

The knowledge of the markets and the consolidated relationship with operators of various countries allow Wire Consulting consultants to guarantee the customer maximum peace of mind both in terms of quality of investments and compliance with regulations.

## COMPREHENSIVE SERVICES

On behalf of the client, Wire Consulting manages all the planning and operational phases of the investment: from the selection of the property, to the due diligence, to the possible access to credit, to the acquisition process, to the management of the properties following the purchase.

# WIDE SERVICES

STARTING FROM A GLOBAL AND PERSONALIZED CONSULTANCY APPROACH, GUARANTEED BY THE CLIENT'S REFERENCE PROFESSIONAL, WIRE CONSULTING DEVELOPS SPECIFIC TECHNICAL SKILLS OVER THE DIFFERENT ASPECTS OF DRAFTING AND MANAGING INVESTMENTS. AN ORGANIZATIONAL MODEL THAT MAKES AVAILABLE TO THE "TRUSTED" CONSULTANT, AND THEREFORE THE CLIENT, THE MOST ADVANCED TOOLS TO SUPPORT THE VARIOUS PHASES OF THE PROJECT, INCLUDING THOSE OF MAINTENANCE AND DEVELOPMENT FOLLOWING THE INVESTMENT.



## PROFILE SHEET

Creation of a personal profile of the client by the consultant

· Definition of geographical areas and types of investment based on identified needs (property purchase for personal use, trading, diversification of assets, rental income, property development)

· Sharing of the customer profile with consultants present on foreign markets for targeted research of investment opportunities

## MARKET ANALYSIS AND RESEARCH OF INVESTMENT OPPORTUNITIES

Analysis and in-depth monitoring of the specific "fundamentals" of the markets identified, as to ensure the highest quality and safety of investments in relation to the characteristics of the country

· Identification and proposal of various investment opportunities that meet the requirements of the Profile Sheet

· "Dynamic" approach to investment, in anticipation of any future development of the project and the markets

## WALKTHROUGH

Management of logistical aspects of the "transfer" to the proposed location

· Surveying of buildings with the assistance of a local expert consultant on the market

## MANAGEMENT OF THE INVESTMENT

Management of all phases of the project, with assistance of the client in English also by the consultants abroad:

- \_ negotiation
- \_ advice and management of the financial, legal and tax aspects (American regulations and of the countries concerned in addition to the relative agreements between the countries) with the preparation of all the necessary documentation for the pre-contractual and contractual phases
- \_ acquisition of properties and/or finalization of investment methods
- \_ possible search for forms of financing, including through local banks and mortgage brokers

## PROPERTY MANAGEMENT

Property management after purchase:

- \_ administrative aspects and service supply contracts
- \_ ordinary and extra-ordinary maintenance
- \_ management and collection of rents for income properties

## PRIVATE CONSULTING

Continuity in the relationship with the trusted Wire Consulting consultant also in the phases following the purchase for:

- \_ control and consolidation of investments
- \_ development of any new projects
- \_ any sales or readjusting of investments

## HOSPITALITY

DEVELOPMENT PROJECT

· Assistance in preliminary analysis

· Implementation of the feasibility study

OPERATOR SELECTION / ASSET SELECTION

· Assistance in identifying and selecting the operator based on the needs of the property of the structure

· Assistance in identifying and selecting the accommodation according to the needs of the hotel chain or the management company

· Assistance in the phases of preparation of contracts for Sale / Rental / Management / Mixed formulas

· Evaluations based on the most current and rigorous criteria, assessments of properties and projects for tourist accommodation

· Legal and Financial Assistance

## WIRE RESEARCH CENTER

Wire developed an in-house Research Center able to offer high-level competences thanks to a highly-skilled team of analysts specialized in the various sectors of international Real Estate.

The Wire Research Center:

- \_ carries out constant research and monitoring of the markets, in order to spot trends and the best investment opportunities
- \_ it's the reference point for Wire consultants in supporting them with purchase choices, providing clients with maximum levels of expertise



# TARGETS

## INDIVIDUALS AND FAMILIES

For the enhancement of personal and family assets.

For the purchase of a second home abroad for holidays or business. An important commitment that Wire Consulting allows you to deal with simplicity and security.

## COMPANIES

For the creation of a diversified portfolio of real estate assets both for direct use (instrumental real estate) and for the development of company assets.

## INSTITUTIONAL INVESTORS

For banks, investment funds, financial companies that want to invest in large real estate assets.

## PRIVATE BANK, FAMILY OFFICE

A partnership of excellence to offer your clients diversification services for investment portfolios in the Real Estate sector of high standing.

## DEVELOPERS

That need to develop strategies and marketing plans to promote their projects internationally.

# WIDE EXPERTISE

## SPECIALIZATION

WIRE Consulting provides customers with a network of advisors with a consolidated and long-standing experience in the international real estate sector, organized in teams specialized on the market realities of specific countries.

## SYNERGY

The constant synergy among the team of consultants allows the realization of high added value projects for customers who want to differentiate their investments in different areas of the world.

## INTERNATIONAL PRESENCE

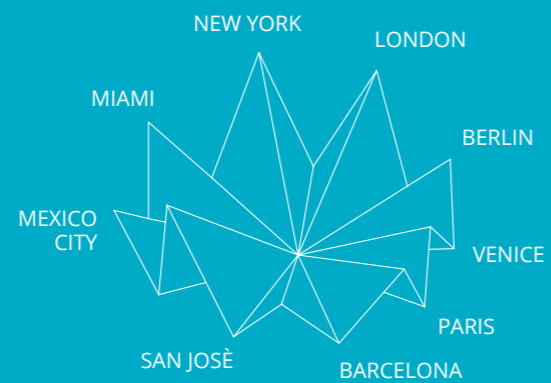
WIRE Consulting makes use of an international network of collaborators present in the key locations of the most important market areas, to ensure maximum reliability and efficiency of services in terms of administrative, legal and tax assistance.

## SPECIALIZED TEAM



## INTERNATIONAL CONSULTANTS

### SOME OF THE LOCATIONS







# WIDE PRESENCE IN THE USA

THANKS TO ITS PRESENCE IN THE MAJOR US CITIES, WIRE CONSULTING OFFERS SOLID EXPERIENCE AND KNOWLEDGE OF THE NATIONAL REALITIES AND THE BEST INVESTMENT OPPORTUNITIES ON THE LARGE MARKETS OF THE AMERICAN REAL ESTATE, IN ADDITION TO SERVICES FOR INVESTMENTS ABROAD.

THANKS TO AN INTERNATIONAL NETWORK DEVELOPED IN OVER 20 YEARS OF EXPERIENCE, WIRE CONSULTING IS ALSO THE REFERENCE POINT FOR FOREIGN INDIVIDUALS INTERESTED IN INVESTING IN THE UNITED STATES: AN IDEAL PARTNER FOR SELLERS AND AMERICAN DEVELOPERS THAT WANT TO EXPAND THEIR CLIENT-BASE INTERNATIONALLY.

# WIRE Consulting

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