



MARTINHAL

RESIDENCES



REAL ESTATE INVESTMENT OPPORTUNITY

FIXED NET RENTAL INCOME FOR 6 YEARS

These days majority of purchasers are also looking for a return on their investment so Martinhal has designed a unique Leaseback scheme which includes:

- 1) Annual Rental Income of **4% of the Property Purchase Price** for the first 6 years¹;
- 2) **Property running and holding charges waived or paid** for the duration of the letting agreement²;
- 3) **Up to 14 days of free owner usage every year** between 20 September and 31st March;
- 4) All **properties at Martinhal are freehold**³;
- 5) Although the purchaser gets freehold title to the property, the owner will have the right to exchange his owner weeks with weeks in other Martinhal branded hotels and resorts⁴;

¹ After the first 6 years, the rent will be adjusted taking into account how much the owner intends to use the property himself; the annual rent is payable on or before the 21st December each year for the letting period starting on the 1st January and ending on the 31st December of the present year;

² The property running and holding charges per year to be waived or paid for:

- Property Insurance;
- Annual Periodic Installment (more widely known as the Condominium Charge);
- Annual Costs relating to the maintenance and upkeep of the Furniture and Rental Pack;
- Utilities and outgoings;

Note:

- The Condominium Charge means the costs incurred by the community of owners for the development and maintenance of the Common Areas and for the Provision of Services of Common Interest by Elegant Family Hotels and Resorts;
- The "Furniture and Rental Pack" means all furniture, cutlery, linen, accessories, etc. necessary that the Owner's property can be rented out to guests of Elegant Family Hotels Lisbon SA;
- The buyer remains responsible for property acquisition taxes and costs;

³ Each Property has its own number in the Land Registry;

⁴ Exchange subject Terms and Conditions;