www.bricksave.com

Real estate investment made easy



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Since 2016 we have led the democratisation of the real estate market, allowing anyone, anywhere in the world, to build a global portfolio from the palm of their hand

Historically, access to real estate investment was reserved for those with high investment capabilities, requiring a high level of purchasing power, legal expertise and extensive market knowledge.

Through our real estate crowdfunding platform, we have managed to democratise access to 'bricks and mortar', allowing anyone with a minimum of USD 1,000 to enter the market, protect their savings and obtain estimated net returns of between 7% and 9% per annum in US dollars, with very competitive return forecasts.

### **Questions? Talk to us**





"Bricksave was created to provide access to secure real estate investments globally. The platform allows you to invest in properties from USD 1,000 and manage those assets."

### Forbes

The most promising companies of 2022

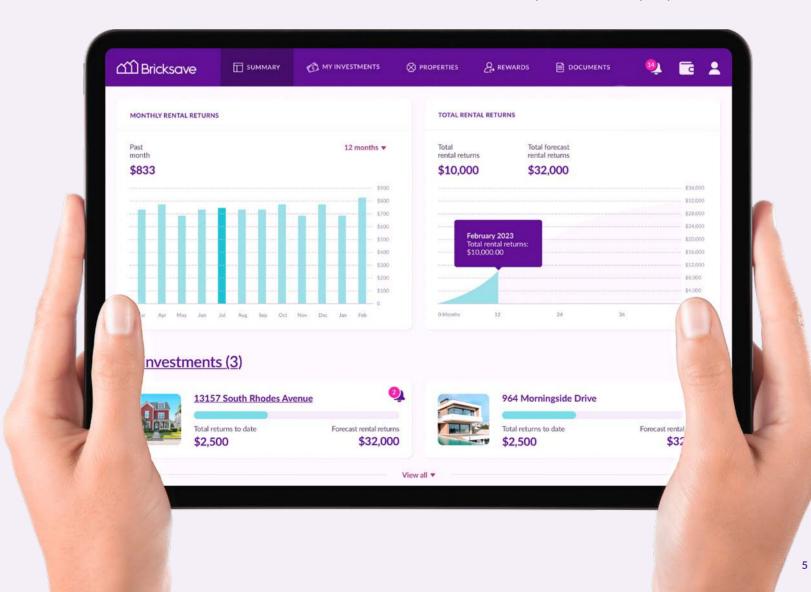
# Monthly rental income in US dollars is paid directly into the digital wallet in your Investor Dashboard

Once received, you can transfer your funds to your bank account or reinvest them - the choice is yours. One of the main advantages of our platform is that you can track your earnings with full transparency and in real-time.

Create your account now

#### **Your Investor Dashboard**

Create your account and explore all the options available in your personal area.



# Traditional investment involves time-consuming and resource-intensive legal and administrative tasks. Bricksave takes care of everything for you:





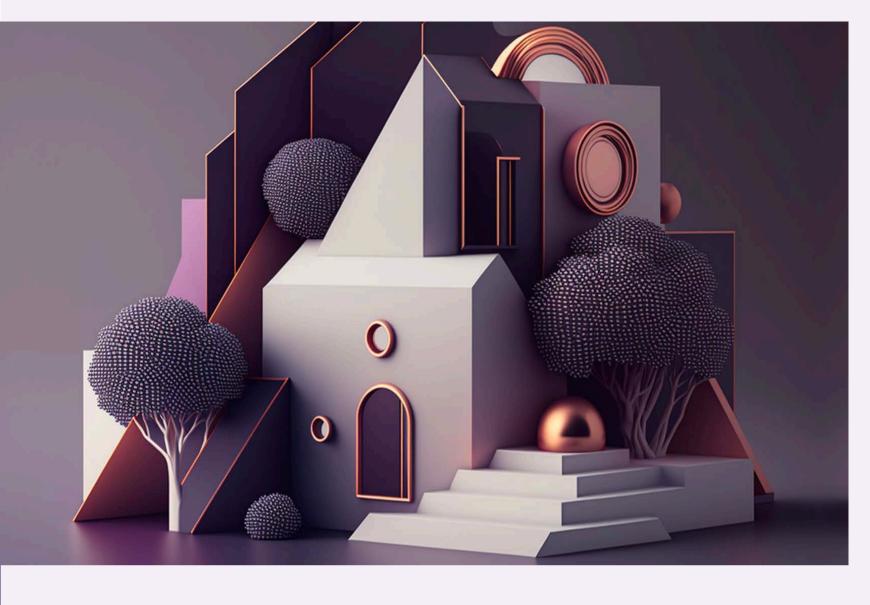












## The process couldn't be simpler and involves only stable, low-risk investments:



Properties that meet our strict due diligence process are purchased and presented to investors. They are usually brought to market with tenants already approved and in place.

2 Investment

Each investor owns a % stake in the property depending on the amount they invest. There are no hidden fees, commissions or additional costs: USD 1,000 invested means USD 1,000 invested.

3 Profit

After renting the property, returns are distributed monthly to investors according to their share of the property. After 4 years or when returns exceed 20%, we sell the property and distribute returns and profits.

Create your account now



## The advantages of real estate crowdfunding with Bricksave:

- **1. Affordable investment:** you can start investing with relatively small amounts of capital.
- 2. No upfront fees or additional commissions: when investing with Bricksave, your outlay is the exact amount that will be invested.
- **3. Monthly income:** you receive rental income from your investments every month.
- **4. Exclusive access:** allows you to access real estate projects that may be out of reach for you individually.
- **5. Appreciation potential:** successful projects can generate appreciation.

- **6. Transparency and updates:** we keep you regularly informed of the status of your investment.
- **7. Access to diverse markets:** the ability to invest in properties in different locations.
- **8. Lower barriers to entry:** facilitates market entry without prior experience or intermediaries.
- **9. Risk reduction:** diversification and professional management mitigate significant risks.

# We take care of every single detail: from legal administration to property repairs and maintenance

We have a global team of property, finance, fintech and enterprise experts with extensive experience in Latin America, the US and Europe. Our expertise spans geographies, decades and sectors.









"A growing phenomenon in recent years is the democratisation of financial technologies (fintech), which have been gradually making their way into Latin America".

Sofía Gancedo, Co-Founder of Bricksave, for BBC



3 strategies to organise your personal finances

# We select properties only in prime locations and stable markets with high rental potential

Combining cutting-edge technology with years of real estate experience, our crowdfunding platform opens doors to the best cities. Our broad portfolio

has been proven to grow steadily. We are well positioned to offer stable returns that outperform other investment options.



### Our investment portfolio of more than USD 33.15 million



159

**Properties under** management

201

Total units

USD 121,618

Average investment per property

**USD 1,528** 

Average monthly rent

81%

Occupancy rate

8.65%

Average returns in the last 2 months



**Detroit** 

**Properties under** management

92

**Total units** 

USD 77,846

Average investment per property

**USD 903** 

Average monthly rent

77%

Occupancy rate

9.60%

Average returns in the last 3 months



### **Philadelphia**

Properties under management

4

Total units

**USD 1,585** 

Average monthly rent

100%

Occupancy rate

USD 200,025

Average investment per property

6.47%

Average returns in the last 2 months



### Miami

**Properties under** management

3

Total units

USD 407,105

Average investment per property

**USD 2,257** 

Average monthly rent

100%

Occupancy rate

2.79%

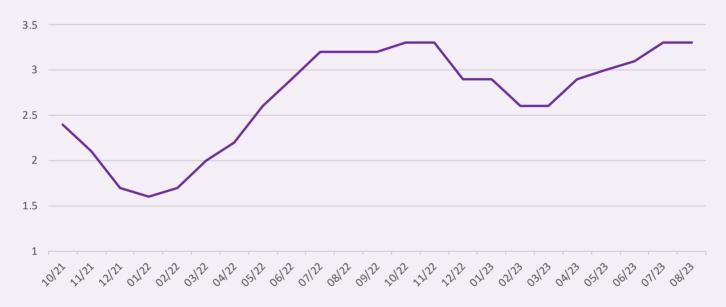
Average returns in the last 3 months

## Taking advantage of current market opportunities

Recent increases in interest rates are limiting housing affordability for many homebuyers, with the housing affordability index is at its lowest level since the late 1980s. At the same time, the number of properties

available on the market for purchase continues to increase. This has created an environment with fewer buyers in the market and more demand for rentals, which offers significant investment opportunities.

### Monthly supply of existing homes in USA



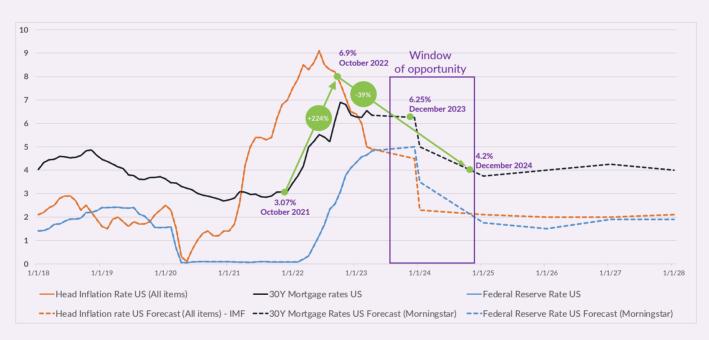
### Monthly supply of new homes in USA



# Within about 6 to 12 months, a window of opportunity will close, and you could miss out

A lower inflation rate usually results in lower interest rates. This, in turn, reduces mortgage rates which typically results in higher property prices.

#### Forecast interest rates





Investing in property in the United States is a sound decision. The stable housing market, diversified economy and growth opportunities make it an attractive destination for investors. With cities under constant development and with sustained demand for housing, US property offers stability and long-term potential for returns.

## Chicago: a thriving investment landscape

11.9%

Expected growth in median home values.

+20%

Rental rate increase from 2021.

USD 1,722

Average monthly rent.





"Real estate crowdfunding is an investment alternative that is growing globally and in the region. In Latin America, one of the first startups to bet on this tool has been Bricksave"

### Bloomberg Línea

Sofía Gancedo, Co-founder of Bricksave: 'Context forces Latin American women to be more combative'. With over 250 properties financed and managed, it's fair to say that we've learned something along the way



Our properties allow investors to accumulate a unique combination of monthly income in US dollars and potential long-term appreciation. With the help of technology we've managed to minimise the risks associated with real estate investment, and we hope to continue to prove it.

# Every year our team evaluates around 20,000 properties and only about 1% are approved

From location to legal aspects, each property must pass a thorough analysis. Using a combination of strategies, we seek to build comprehensive and resilient portfolios with the objective of delivering consistently strong results in line with our clients' goals.

### **Properties**



The real estate team, Maristella Arifi, Alice Dunn, Ben Mariner and Paulina Moskala.

# We choose properties using an extremely sophisticated algorithm that continuously monitors different cities, taking into account 3,000 variables

Members of our team are often invited as guest speakers and lecturers at some of the best universities and specialised business schools, where they share their industry experience and knowledge.









Insituto Universitario ESEADE, Buenos Aires, Argentina University of San Andres, Buenos Aires, Argentina ORT University, Montevideo, Uruguay IAE Business School, Buenos Aires, Argentina



# What do you prefer, to invest for 2 or 4 years? Do you prefer to buy a whole property, or only a part of one together with other investors?

### A 2-year or 4-year term?

4-year investment terms carry the benefit of a higher potential for capital appreciation. 2-year terms offer greater liquidity and flexibility, allowing investors to reinvest their funds quickly.

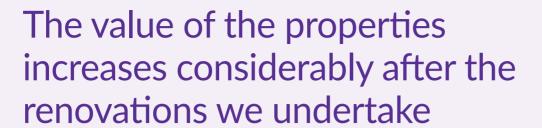
### **Types of investments**

Take advantage of our 360° service that covers the entire process from start to finish. Join other investors in a crowdfunding property or invest in an entire property. The choice is yours.





See properties available for investment at www.bricksave.com.









Renovation costs are included in the purchase price and in the estimated returns. In addition, we cover maintenance costs. An estimate of costs is also include in the purchase prices.

### The investor receives proof of ownership

Each investor receives a certificate of ownership and a share certificate confirming the percentage of ownership of each project. In addition, each investment is secured by direct or indirect equity interests in the underlying real estate.

### Will I have to make further capital contributions?

No, you will not need to make any further capital contributions. The costs, including invoices, are covered by the Gross Income. Unexpected risks are covered by property insurance. Other costs are anticipated and communicated on our website at the time of investment. A reserve is created to cover them.

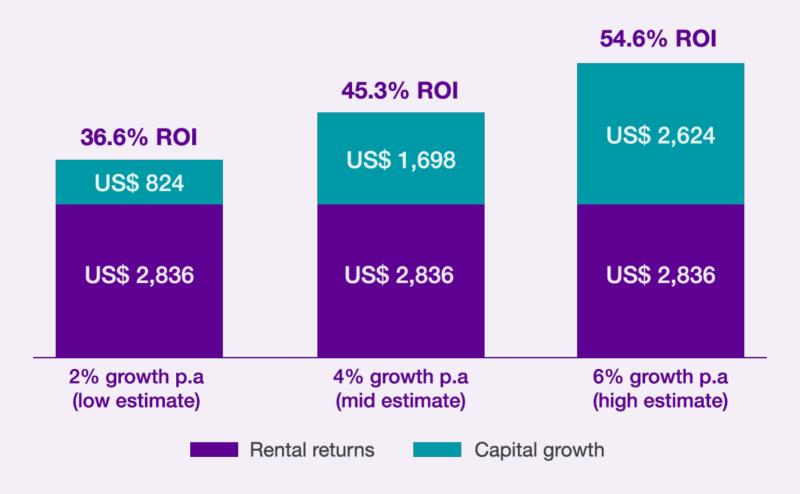
### How are investments structured with Bricksave?

Bricksave investors collectively fund each property through a Special Purpose Vehicle or SPV. The shareholding varies depending on the investment. The property is managed through a local LLC. For more details visit our website, www.bricksave.com.

## How much would I earn in 4 years if I invest USD 10,000?\*

After renting the property, returns are distributed monthly to investors according to their share of the property. After 4 years or when returns exceed 20%, we sell the property and distribute returns and profits.

Proven time and time again as one of the most reliable forms of investment, real estate can generate returns and capital growth.



<sup>\*</sup>Forecasts are estimates and are not a reliable indicator of performance.



In most cases, the US federal government guarantees between 70% and 100% of rental payments on the properties

The rental guarantee backed by the Section 8 programme offers investors exceptional security. This government programme ensures consistent payments, providing predictable cash flow and reducing the risk in our real estate investments.

Marie Buffiere, Chief Financial Officer.

# More than 40 properties financed in the last few months alone: some are available for less than a day on our site

This is partly due to the high reinvestment rate among our investors.



This information was correct as of September 2023. Visit www.bricksave.com for current details.

### We invite you to visit our website and see for yourself:

### View available properties









































## Benefit from the purchasing power of a community of more than 20,000 members

### Of all ages

Our investors range in age from 19 to 72. They all find our platform easy to use.

### From all over the world

Our investors come from all over the world, including countries such as Colombia, Argentina, United States, Brazil, Uruguay, Peru, Chile, Paraguay, Spain, United Kingdom, Switzerland, El Salvador...

### Investors stick with us

An impressive 72% of investors decide to reinvest with us, and the average investment amount is USD 13,719.





### A good reputation is a priceless asset



The amounts required for investment were extremely affordable and the returns were more than significant.

Daniel Miraglia Musician, Argentina



Bricksave takes care of everything: formalities, insurance, maintenance, tenants, etc. The process is very simple.

Carlos Paz y Miño Architect, Ecuador



The team is always available. I have been with Bricksave for almost 4 years and everything is going very well.

Wellington Leitao Silva Financial Advisor, Brazil

# We keep our investor community constantly informed through our platform



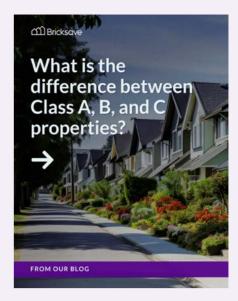
Our site has been named by Hubspot as "one of the most effective, functional and inspiring for its information management, the quality of its articles and the focus on its topics."



The Communication & Creativity team Andy Golding, Mirella Nustedt and Rolando Sánchez.









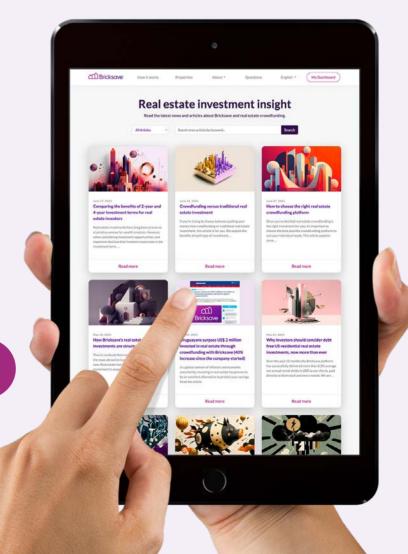




### Sign up today

Be the first to know about new investment opportunities. Receive detailed reports and personalised offers. Sign up today on our website and discover investing made simple:

Create your account now



## Our expertise has been recognised by the world's most prestigious media outlets





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### The visionaries behind our success: our board of directors



Tom de Lucy CEO and co-founder

Over 12 years, Tom has invested in over 40 early stage companies, including the UK's largest commercial property portal, Latin America's largest real estate classifieds platform and Argentina's first virtual mortgage broker. He has overseen more than \$15 milion in real estate investments.



**Sofía Gancedo**Chief Operating Officer and
Co-Founder

With a Masters in Economics, Sofia is co-founder of Dinero Mail, a company acquired by Naspers, and has worked for Consultatio Real Estate and JP Morgan. She is one of the only female FinTech founders in Latin America with a successful exit and has overseen over \$70 million of real estate investments.



Patrick Aisher Chairman

Patrick is the director of Kinled Holding Ltd. He is an experienced company-builder and investor and has been intrinsically involved in over 70 early stage investments, 11 IPOs and real estate investment portfolios across 6 continents. He has invested over \$20 million in the real estate market.



Marie Buffiere
Chief Financial Officer

Marie has an MBA from EDHEC, one of Europe's top 10 business schools, and over 20 years' finance experience in various market sectors. She gained extensive financial experience working for multinationals such as Leo Burnett, Publicis and Movehut, and has held senior positions in Family Offices in London, Paris, Sydney and Buenos Aires. She specialises in the financial control of startups, digital technology and equity investment management, including the creation and expansion of the Finance division at Bricksave.



Rubén Pueyo Head of Real Estate

Ruben worked at JP Morgan and Citibank, and has over 12 years of international banking and real estate experience in the UK, Europe and Brazil. He was also part of Brickvest, where he was responsible for the launch and deployment of 8 alternative investment funds with assets under management of USD 30 million, headed investments of over USD 50 million and advised on real estate transactions in excess of USD 200 million.



**Jorge Castellar** Head of Investor Relations

At Bricksave since 2017, Jorge has an extensive background in international business, finance and corporate services. Previously at SupraInvest, he developed a platform for independent financial advisors in LATAM and provided analysis, products and strategies during 4 years as an Independent Financial Specialist. He has a Degree in Industrial Engineering, MBAs in Finance and Economics, plus a Diploma in Behavioural Finance. Argentinean, Jorge has lived 6 years in Brazil, and is fluent in Spanish, English and Portuguese.

### Some of the awards received:















www.bricksave.com

Create your account now



+55 11 98315-9921 info@bricksave.com

14-15 Lower Grosvenor Place, London SW1W 0EX

Bricksave is a UK registered company.

Registration number: 10140737