



Caracas Market Report

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CARACAS MARKET REPORT

AsiaPac International has compiled the following list of properties which closely match the search criteria requested.

Please be advised:

There is exchange control in Venezuela with the official rate of BsF 4.30 to \$1USD and a parallel rate of BsF 7.40 to \$1USD. Calculations are completed based on the parallel rate.

The following three properties were identified and are a good representation over current alternatives. Given additional time, we may be able to provide additional properties.

1. Centro Empresarial Sabana Grande

- a. Class A+ building
- b. Location B
- c. Area m2 = 719
- d. Rent m2 (BsF) = 220
- e. Rent m2 (USD) = 29.73
- f. Monthly rent (BsF) = 158,150.00
- g. Monthly rent (USD) = 21,372.00

2. Torre Forum*

- a. Class A building
- b. Location A+
- c. Area m2 = 550
- d. Rent m2 (BsF) = 240
- e. Rent m2 (USD) = 32.43
- f. Monthly rent (BsF) = 132,000.00
- g. Monthly rent (USD) = 17,838.00

3. Torre KPMG*

- a. Class A building
- b. Location A+
- c. Area m2 = 500
- d. Rent m2 (BsF) = 280
- e. Rent m2 (USD) = 37.84
- f. Monthly rent (BsF) = 140,000.00
- g. Monthly rent (USD) = 18,919.00



*These properties are available through a third broker. It is customary in Venezuela for the LL and client to pay a fee equivalent to one month rent.

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