

# THE CUT<sup>®</sup>

CULTURE UNDER TRANSFORMATION

A place where  
tourism  
and culture  
**merge**





# AN ECOSYSTEM THAT UNIQUELY INTEGRATES

sophisticated tourism,  
business with a global  
vision, and world-class  
gastronomy all in one place.

# MEDELLÍN



**\$215 million USD**

Were spent by tourists  
between January to  
October 2021

**A 93.3% increase  
compared  
to 2020**

And 11.6% compared  
to 2019.

Hidden inside the mountains, lies a fascinating culture.



## 3,5 millions tourists projected for 2023

In 2022 Antioquia reached  
a record of 1.4 million visitors

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The daily number of  
international travelers  
reached

9,000, while  
at peak times  
11,000.

Av.  
Poblado

10 St.

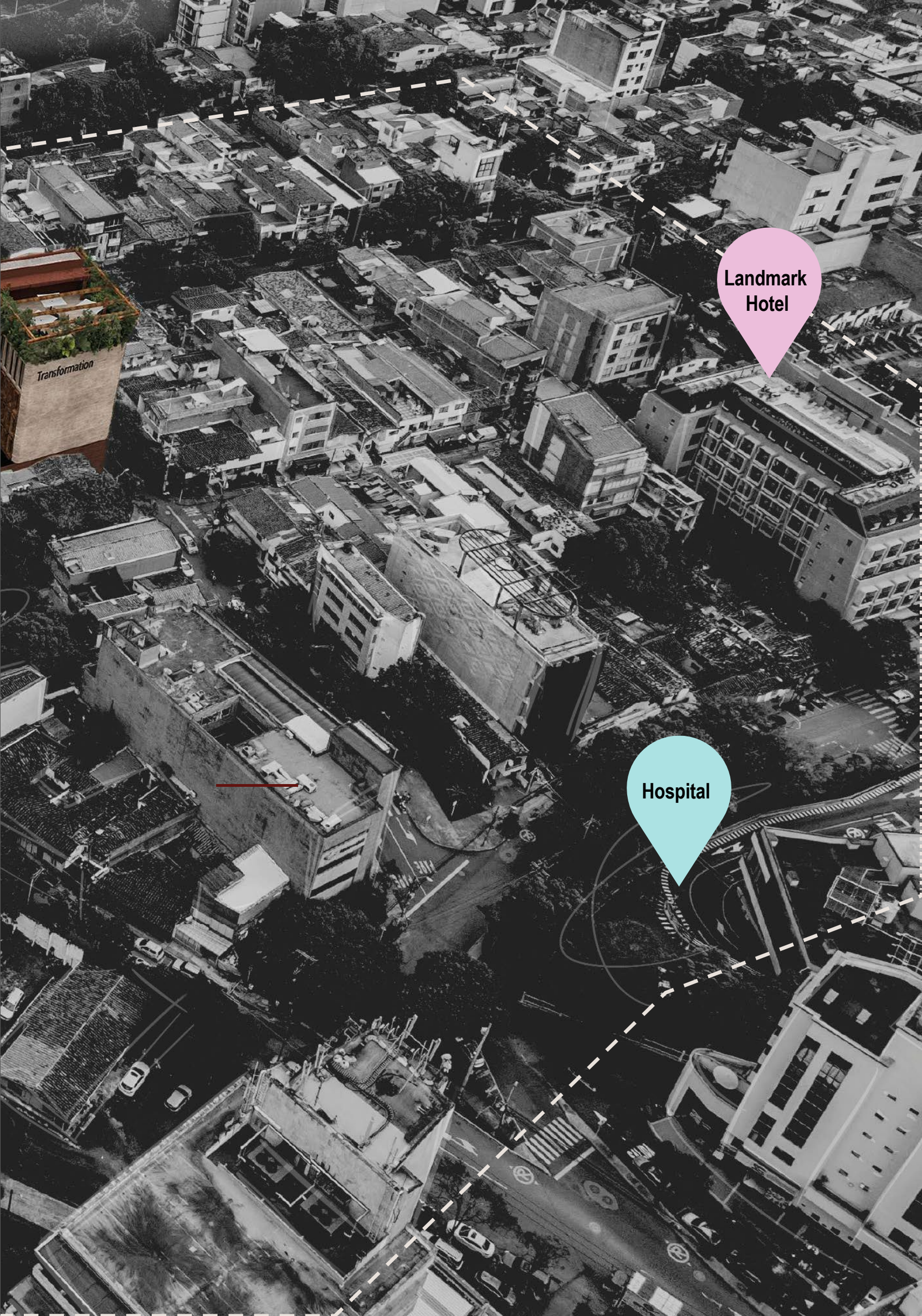


Police  
Station

El Poblado continues to be  
**the location with the  
highest average  
hotel occupancy in the city.**

Average occupancy  
December/2022:

**85%**





# Manila Neighborhood

- A bohemian neighborhood.
- Home to many of Medellín's local artists.
- Restaurants.
- Art galleries and coffee shops.
- Artisan markets.
- Medellín's coolest and trendiest neighborhood.

# MEDELLIN

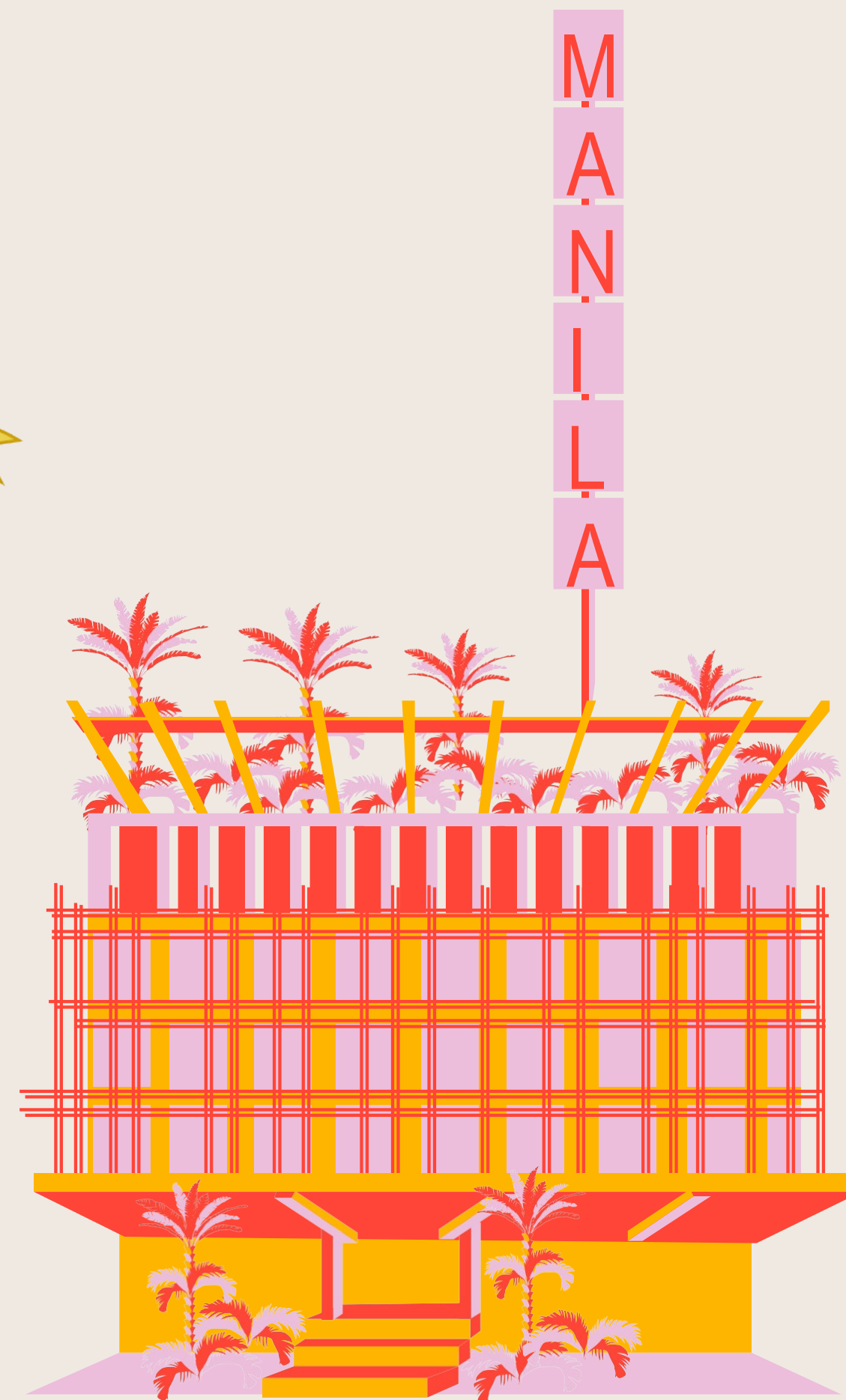
CHOSEN AS THE BEST EMERGING DESTINATION IN SOUTH AMERICA 2022

Source: [worldtravelawards.com](http://worldtravelawards.com)



# 77%

Was the average hotel occupancy rate, the highest in the city's history.



# GASTRONOMIC HUB

4 restaurants  
and 2 bars

# HOTEL

100 Rooms

# ROOFTOP

The biggest rooftop  
in Medellín 1400m<sup>2</sup>

# BUSINESS HUB

1.000m<sup>2</sup> of office  
space





C1 10A

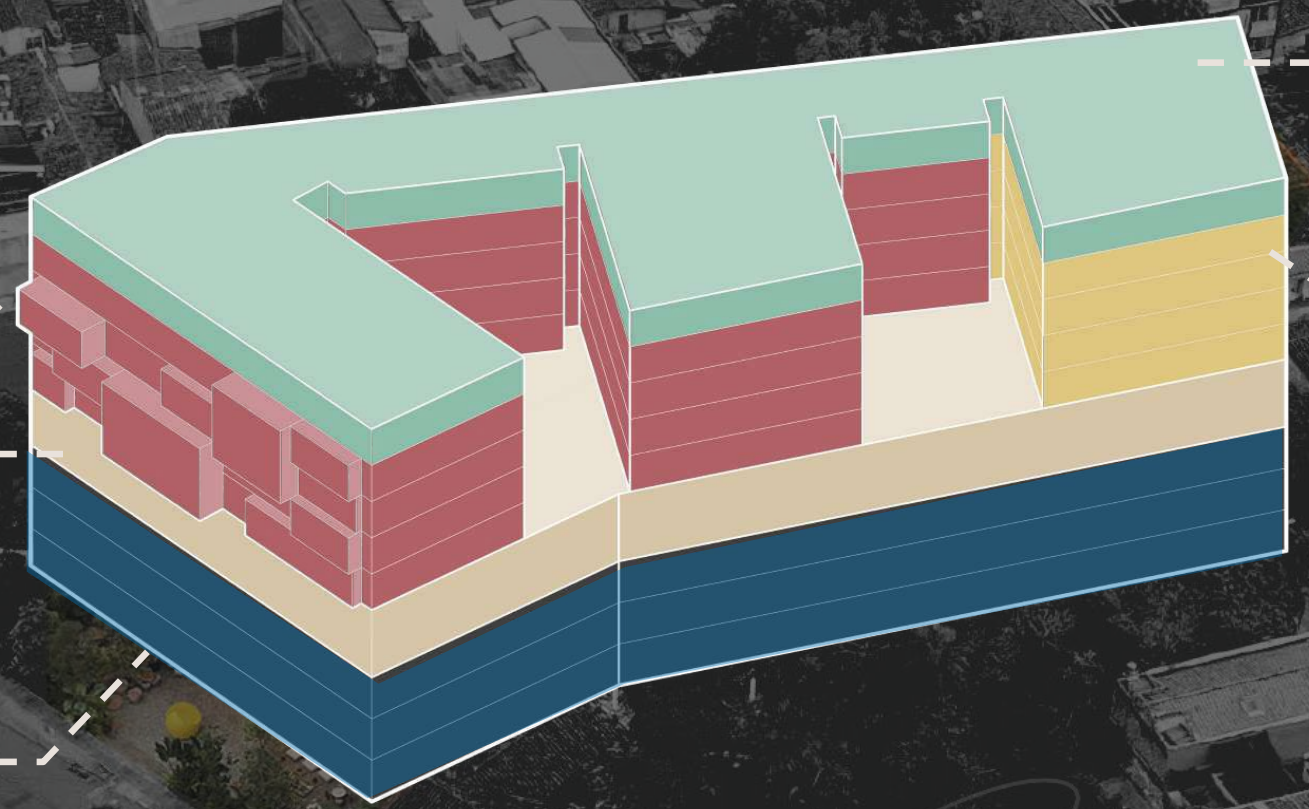
Hotel with 100 rooms

The biggest rooftop in the city with more than 1.400Mt2

1.000Mt2 office space

4 restaurants and 2 bars

Parking



**HOTEL**

**Cool and sophisticated**



ROOFTOP

The most iconic rooftop  
in Medellín

LEASED OUT  
100%  
LEASED



GASTRONOMIC HUB



LEASED OUT  
100%  
LEASED OUT

**BUSINESS HUB**

**Inspiring spaces dedicated to  
the entertainment industry**

**LEASED OUT  
80%  
LEASED OUT**

How can you be part  
of this investment  
opportunity?



# ROI

# 110%

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Diversify income from these  
4 different revenue streams



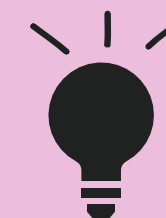
**GASTRONOMIC HUB**



**ROOFTOP**



**HOTEL**



**BUSINESS HUB**

# DEVELOPMENT GROUP

**Gutiérrez**  
GROUP

**DIID RUP** **TIVA**



**Alianza**  
Fiduciaria

DEVELOPER  
MANAGEMENT  
& SALES

ARCHITECTURE

INTERIOR  
DESIGN

FIDUCIARY



# CURRENT PRICE

~~\$425.000.000~~  
Million pesos

# SPECIAL PRICE

Minimum investment  
**\$400.000.000**  
Million pesos  
(\$95,238 USD)  
approx



# PAYMENT PLAN

## DOWN PAYMENT (20%)

**\$80.000.000 COP**

(\$19,000 USD)<sub>approx</sub>

## 20 MONTHLY PAYMENTS (80%)

**\$16.000.000 COP**

(\$3,800 USD)<sub>approx</sub>

# FINANCIAL PROJECTIONS

## ESTIMATED AVERAGE MONTHLY INCOME

Monthly Income | Hotel \$283,402 USD

Monthly Income | Business Hub \$15,677 USD

Monthly Income | Gastronomic Hub \$21,187 USD

Monthly Income | Rooftop \$15,562 USD

**TOTAL MONTHLY INCOME \$369,902 USD**

Hotel Operating Expenses \$127,571 USD

EBITDA \$224,957 USD

**ROI 11%**

\* Financial projections, based on estimates and calculations from own source and market data. This information does not commit the developer nor does it constitute a guarantee.

# An investment:

- 📍 Diversifies the risk
- In tangible real estate asset.
- In tourism, one of the city's fastest growing industries.
- 📍 In Manila, the neighborhood with **the greatest tourism projection.**



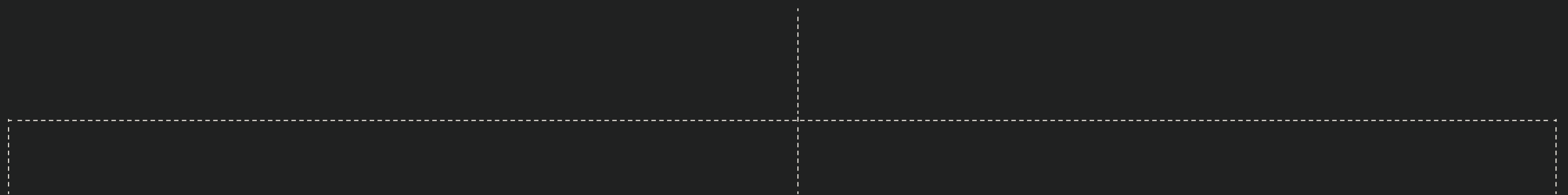


# 93% SOLD OUT LAST 22 UNITS

TAKE PART IN THIS  
INVESTMENT OPPORTUNITY

# Gutiérrez

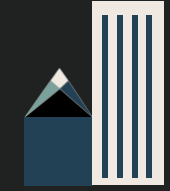
Group



GG  
*Legal*  
Services



GG  
*Wealth*  
Management



GG  
*Real*  
Estate

Multi-family Office

**THE**  
**cUT**®

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