

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY
IN MACAU -THE FUTURE LAS VEGAS OF THE ORIENT

THE PRESTIGIOUS PREMIER TOWER
“CHINA PLAZA”

OFFERED BY:



Macau Westside Property

STRATA-TITLED OFFICES

TENANT-OCCUPIED

6.2% NET RENTAL RETURN.

- 22 STORIES INTEGRATED OFFICE AND RETAIL HIGH-RISE BUILDING.
- ANCHORED BY CLASS A TENANTS SUCH AS THE MACAU GOVERNMENT AND BANK OF CHINA.
- MULTI-YEAR LEASE CONTRACTS WITH AVERAGE 6.2% CAP RATE.
- ALL BUILDING IMPROVEMENTS COMPLETED BY TENANTS.
- GREAT APPRECIATION POTENTIAL DUE TO LIMITED OFFICE BUILDINGS AT THIS STRATEGIC LOCATION.
- UNITS FOR SALES ARE FROM THE 8TH TO 20TH FLOORS, WITH SIZES RANGING FROM 1000 TO 3460 SQ. FT.
- FROM HK\$ 2,415,000 (1000 SF) TO HK\$ 6,478,000 (3460 SF).
- NO LOCAL CAPITAL GAIN TAX .



Macau is becoming the Las Vegas of the Orient. More than US\$ 20 billions are being invested by the world's biggest casino and hospitality corporations including Sands, Wynn, MGM, Galaxy, PBL, Four Seasons, Shangri-la, Hilton, Marriot etc. More than 20 millions visitors (mainly from China) are expected to visit Macau in 2006, spending on average US\$300 per day per person in Macau.

China Plaza is a landmark located at the downtown district. The triangular shape tower is a prestigious office tower with very anchored tenants - the various institutions of the Macau government and Bank of China. The building has ample parking space; each floor has total building area of 24,343 sq. ft. and is divided into 14 strata-titled office units for flexible ownership. A reputable property service company manage the tower.

Features:

- Guaranteed 6.2% average annual net rental return (triple net yield).
- Most offices have been leased to government with multi-year contracts.
- Bank loan is available to accredited company or individual (in HK Dollar).
- No local capital gain tax and no restriction on money remittance to oversea.

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