



FOURSTAR[®]
EC INVESTMENTS



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INVESTMENT OPPORTUNITIES

Portugal is currently an investment haven; the property market being one of the most promising fields of business. The economy is growing, backed by a greater property demand and exponential growth of the tourism sector.

1

REAL ESTATE PROCUREMENT



OUR TEAM

CONTINUOUSLY searches for real estate deals, preparing a concise business plan so the investor can make his decision based on market real time projection.

Portugal is currently an investment haven; the property market being one of the most promising fields of business. The economy is growing, backed by a greater property demand and exponential growth of the tourism sector.

The property market has been hitting a new record of investment in commercial property since many months.

More investment products such as offices and retail spaces (with rental incomes much higher than European averages), reinforce the high attraction of new investors. An increasing search for hotels has also been recorded. Bank loans have been eased so that more money has flown into the markets.

The external context is also favourable: serious political and economic turmoil and uncertainty in major global economies has resulted in the rapid increase in demand for the Golden Visa or Residency in Portugal since 2014.

2

DUE DILIGENCE

PROCESS

Due diligence is a process that investigates a property or new development to ensure that everything promised during marketing is actually delivered upon sale. Every aspect of the property must be analyzed during this process.



WE WILL ASSURE

That all of the following property aspects are in order:

- Who owns the project, land and/or property?
- There are no outstanding planning issues.
- Sellers are the owners and are free to sell.
- All necessary planning permissions have been granted and followed adequately.
- The property has no outstanding debt.
- Bank financing has been secured.
- There are no unusual conditions with the sale.
- Contracts are presented in English as well as Portuguese.
- Developers insurance has been secured for a new build.

3

**ESTABLISH
YOUR COMPANY**



**INCORPORATION
AND REGISTRATION**

Our team will advise and prepare the best business structure regarding the type of investment. We work directly with local notaries and solicitors that will help with the registration of the new company.



BANK ACCOUNT OPENING

We work closely with all the major banks in Portugal and we can prepare the opening of an account that will serve all the companies needs.



**TAX REPRESENTATION AND
BUSINESS OVERVIEW**

Taxes and Fiscal advise, we cover the entire range of taxes advise and associated consulting services, besides the classic tax calculation we give special importance to all the taxes, avoiding surprises during the duration and at the end of the project.



**ACCOUNTING
AND REPORTING**

An in-house accounting team that will provide, on a regular basis, crucial information to the investor with easy to read business dashboards, so the decision making process will be done with the most accurate information possible.



**DOMICILIATION
AND VIRTUAL OFFICE**

Establish a presence in Portugal with legal registered address and with an available meeting room and mail reception.

4

**PROJECT
MANAGEMENT**



**INVESTMENT
STRUCTURE**

Before entering a real estate project it's very important to consider the most appropriate investment structure to use, our team can suggest and prepare the best that suits your purpose.



**PLANNING
AND LICENSING**

Setting up a time schedule and align teams with objectives is the best way to plan and prepare to get permits to start building the designated real estate project.



**PROPERTY
FINANCE**

Our close relationship with the major Portuguese banks will give us insight to prepare a well done business plan to assure that the project will get the right loan to be developed.



TAX FRAMEWORK

It's necessary to assure that all taxes are taking care of and rest assure that will not be any surprises – our fiscal adviser department will prepare a time sheet that will be used during the investment process.



TECHNICAL SUPERVISION

Technical team with over than 40 years of building experience and hands on new construction solutions.



GO TO MARKET SALES

Our marketing team will setup a go to market strategy that best fits the real estate project in question – targeting and connecting with the correct market will bring success and will increase the IRR of the project.



SIGMAPRIVILEGE

By having a construction company in our group, Sigma Privilege gives us a huge advantage in terms of timings to build, know-how, negotiation with suppliers, well know construction brand that will give confidence to the buyer.

5

**GOLDEN
VISA**



SINCE 9 OCTOBER 2012

Foreign citizens wishing to enter and reside in Portugal have been able to do so under a Golden Visa/Golden Residence Permit rule. It is a fast track for foreign investors from non-EU countries to obtain a fully valid residency permit in Portugal ("Golden Visa").

Third country citizens attempting residency under the same laws were subject to vague regulations. As of October 2012, the acquisition of an immovable Portugal asset entitles those individuals to a residency title.

Various investment methods and levels of investment will grant legalization to foreign citizens from origin countries that are not European Union members:

Produce an investment operation with an operating period of at least five years and a minimum acquisition amount of € 500,000.

Acquisition of property above € 350,000 or properties more than 30 years old or located in areas of urban renovation or regeneration zones.

Transfer at least €1 million euro to a Portuguese Bank account.

Transfer of Funds above € 350,000 for research activities.

Transfer of Funds above € 250,000 for artistic or cultural activities.

Transfer of Funds above € 500,000 for capitalization of small and medium size companies.

Incorporate or create a company that will generate at least 10 new job positions.



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