



## NNN 10.5 CAP, SINGLE TENANT BANK PROPERTY IN COSTA RICA



**COSTA RICA COMMERCIAL**  
Commercial Realtors & Investment Advisors

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# Overview

- NNN CAP rate of 10.5%
- Banco Nacional is the largest retail bank in Central America with \$2.6B in assets.
- BN has over 160 retail branches throughout Costa Rica.
- Consistent history of lease renewals at Fair Market Value.
- San Rafael de Escazu location is the most affluent suburban community in the country.



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# Property Features

- This turn-key property was built in 2004 according to the anti-seismic code laws of Costa Rica.
- Highly visible, corner property in heart of Escazu
- 645 sq. meters (6,940 sq. feet) of land
- 790 sq. meters (8,500 sq. feet) of construction
- Two story building with public and employee bathrooms on both floors.
- 16 parking spaces (including handicap accessibility) and autobank



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# Financial Summary

	Monthly	Annual
Gross Revenue	\$26,745	\$320,940
Expenses	Monthly	Annual
Insurance	\$1,135	\$13,624
Property Taxes	\$302	\$3,625
Total Expenses	\$1,437	\$17,249
Net Income	\$25,308	\$303,691
Asking Price	<b>\$2,900,000</b>	<b>10.47%</b>

Purchase Price	Net Income	CAP rate
\$2,800,000	\$303,691	10.85%
\$2,750,000	\$303,691	11.04%
\$2,700,000	\$303,691	11.25%