

THE INVESTMENT SOLUTION YOU'VE BEEN
LOOKING FOR.

THE FUTURE OF YOUR CAPITAL WITH GUARANTEED RETURNS

FORTUNA AUDACES IUVAT.

Ausra Luxury Management, representing a leading investment firm, is pleased to present an *exceptional and exclusive opportunity to grow your capital with security and profitability*. With extensive expertise in the luxury real estate sector, we manage projects that prioritize **security, transparency, and substantial guaranteed returns**.

At Ausra Luxury Management, we offer a diverse range of tailored investment opportunities designed to meet all your financial goals. Our core areas of expertise include:

- **High-End Construction Projects:** Involving exclusive residential and commercial developments, both domestically and internationally.
- **Hotel Asset Sales: Unique** opportunities to acquire luxury hotels and resorts in prime locations worldwide.
- **National and International Investments:** Access to lucrative investment opportunities in the global real estate market, allowing you to diversify your portfolio securely.

With our deep industry knowledge and global reach, we are equipped to provide optimal opportunities across various segments. Contact us today to learn how we can help you maximize your investments with **confidence, security, and transparency**.



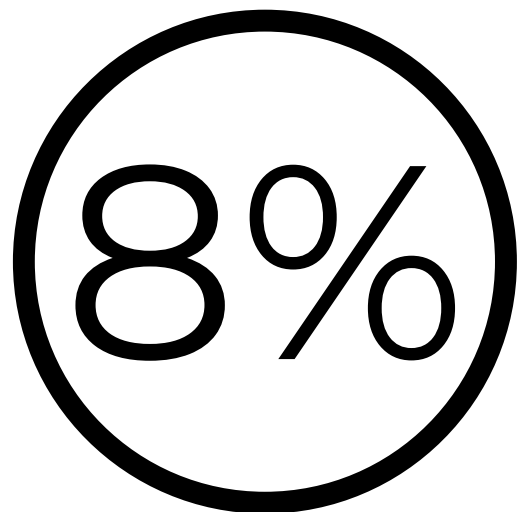
AUSRA

LUXURY ASSET MANAGEMENT

THE DISTINCTIVE INVESTMENT OPPORTUNITY THAT PROVIDES EXCEPTIONAL RETURNS FROM ANY LOCATION WORLDWIDE.

Our investment proposal guarantees an annual return of 8%, supported by unencumbered real estate assets, thereby safeguarding both your capital and anticipated returns. Investors benefit from a straightforward and transparent process, with the confidence that their investment is secured by a tangible asset.

This model allows you to generate passive income effortlessly, while your capital operates efficiently, without the risks or hidden costs typically associated with direct property management.



guaranteed annual return, an
unparalleled opportunity to safely
enhance your capital.



OUR BUSINESS MODEL

GUARANTEED EFFECTIVENESS

With offices in Mallorca and Tenerife, our company specializes in acquiring auctioned properties, purchasing real estate debts, and renovating and reselling assets. This strategic approach allows us to acquire properties below market value, increase their worth through targeted renovations, and *secure guaranteed profit margins upon sale*.

Through this proven model, we offer an annual return of 8%, backed by tangible assets that protect your investment and ensure capital recovery. This is not just an investment; **it's a validated strategy for growing your wealth with confidence.**



At our company, we take pride in delivering a transparent, efficient, and secure investment system. Below, we outline the step-by-step process of our operations and the assurances we offer at each stage.



Embedded in every chapter of our history is the strength of our legacy and the promise of a future filled with success and inspiration.

EXPLORE OUR METHODOLOGY AND THE ASSURANCES THAT UNDERPIN YOUR INVESTMENT

PROJECT PROCEDURE

01

- **Initial Capital**

You invest a minimum of 100,000 euros, ensuring from the outset that your capital is secured by an unencumbered real estate asset. This security is essential for safeguarding your investment.

02

- **Signature at the Notary Office**

The entire process is formalized before a notary, ensuring legal security for all parties involved. Your investment is safeguarded by a clear and legally binding contract, providing you with peace of mind throughout the process.

03

- **Real Estate Assurance**

To safeguard your investment, you will receive a property free of encumbrances as collateral. This assurance guarantees that, in the event of default, you will have the right to exercise claims over the property to recover your capital.



04

- **Assured Returns**

You will start to receive a guaranteed annual return of 8%, which can be disbursed monthly or at the year's conclusion, based on your preferences.

05

- **Grace Period**

If you opt to pay monthly interest, the initial two months will serve as a grace period, enabling your investment to be engaged in our real estate operations and begin generating returns from the third month onward.

06

- **Renewal or Withdrawal of Capital**

At the conclusion of the year, you have the opportunity to either renew your investment under the same terms or withdraw your capital, including any accrued interest. This provides you with the flexibility to determine the best course of action for your funds according to your requirements.

ADVANTAGES OF THE REAL ESTATE-BACKED INVESTMENT SYSTEM

GUARANTEED PROFITS WITH COMPLETE PEACE OF MIND

1

LACK OF CONCEALED EXPENSES

With this investment system, you will be exempt from maintenance costs, repairs, platform fees, and income taxes. The management process is streamlined, enabling you to enjoy a net return of 8%.

2

REAL ESTATE ASSISTANCE

Although you are not purchasing a home, your investment is supported by unencumbered real estate. This ensures the security of your capital and provides a tangible asset as collateral in the event of any unforeseen circumstances.

3

REDUCED NOTARY FEES

The real estate-backed loan agreement incurs minimal notary fees, significantly lower than those associated with home purchases, which encompass tax payments such as the ITP and registration fees.

4

LIQUIDITY AND ADAPTABILITY

You can choose to roll over the investment or withdraw your capital with accrued interest. Unlike real estate, which is less liquid and can complicate short-term sales, this system offers the flexibility to make decisions effortlessly.

COMPARISON BETWEEN PURCHASING A VACATION RENTAL HOME AND THE REAL ESTATE-BACKED INVESTMENT SYSTEM

Acquiring a property with an investment of 100,000 euros for holiday rental purposes may initially appear to be an appealing choice. However, when juxtaposed with an investment system that guarantees an 8% annual return, the disparities in net return, simplicity, and associated risks become distinctly evident.

MAINTENANCE EXPENSES

As a landlord, you will bear the ongoing maintenance expenses (repairs, enhancements, furnishings, etc.) essential for maintaining the property in prime rental condition. These expenses can considerably diminish the net return on your investment.

INITIAL ACQUISITION COSTS

- **Property Transfer Tax (ITP):**

When acquiring a home, you will be required to pay between 6% and 10% of the property's value, contingent upon the autonomous community.

- **Notary and registration charges:**

These expenses are inescapable and do not yield any direct return, thus they are regarded as lost capital.

EMPLOYMENT RATE

The occupancy of a vacation rental is seldom assured at 100%. Even in sought-after tourist destinations, the average occupancy rate typically ranges from 60% to 70% due to off-peak seasons, cancellations, or periods of vacancy. This significantly diminishes the anticipated income, as the property may remain unoccupied for several months each year.

MANAGEMENT EXPENSES

If you manage your property through platforms such as Airbnb, you will incur commissions ranging from 15% to 20% for each booking, thereby diminishing your net income. Additionally, you will need to cover cleaning expenses, which are often crucial for upholding service quality. Should you choose to outsource management to an external agency, you will face additional fees for their services, which may encompass customer support, key delivery, and more, ultimately leading to a substantial increase in costs.

TAXES

Income derived from holiday rentals is subject to taxation. Additionally, you may be obligated to pay local fees or obtain specific licenses mandated for this type of activity. These taxes further diminish net profit.

ANNUAL FIXED EXPENDITURES

- *IBI (Property Tax):* This is a compulsory annual tax that every property owner is required to pay.
- *Garbage Fee:* Depending on the municipality, a fee for garbage collection may also be required.
- *Community Expenses:* If the property is situated within a building or development, you are required to contribute to the shared expenses (cleaning, insurance, maintenance of communal areas, etc.).
- *Utilities (Water and Electricity):* While these expenses are typically the responsibility of the tenants, you will need to cover the costs when the property is unoccupied.

JOIN THOSE WHO ARE ALREADY INCREASING THEIR WEALTH THROUGH HIGH-YIELD PROJECTS.

MAXIMIZE YOUR PROFITS THROUGH
SECURE INVESTMENTS THAT OFFER
GUARANTEED HIGH RETURNS.

This system mitigates the risks and challenges associated with property management, allowing for a net return without the concern of additional expenses. *It represents the optimal choice for individuals seeking a balance between performance and security, providing the assurance that their capital is supported by tangible assets.*

In summary, our proposal provides a substantial annual return, ensuring that every euro invested is safeguarded by an unencumbered real estate asset. At the conclusion of each year, you have the option to withdraw your investment or continue to grow with us, always with the assurance that your funds are working for you effectively and securely.

YOUR CAPITAL ACTIVELY GENERATING
RETURNS: INVEST IN REAL ESTATE-
BACKED VENTURES.

1

THERE ARE NO FIXED
EXPENSES OR COMMISSIONS,
ELIMINATING THE
COMPLEXITIES ASSOCIATED
WITH BEING A LANDLORD.

2

ALL MATTERS ARE
FORMALIZED IN A NOTARY'S
OFFICE, ENSURING
COMPREHENSIVE LEGAL
SECURITY.

3

REAL ESTATE COLLATERAL:
YOUR INVESTMENT IS
SAFEGUARDED BY AN
UNENCUMBERED PROPERTY.

THE OPTIMAL CHANCE TO AMPLIFY YOUR WEALTH

APPEALING RETURNS, ROBUST SUPPORT.

At present, your capital in a bank can yield a maximum return of **5.5% annually** through products such as high-yield savings accounts or certificates of deposit (CDs), which offer fixed rates for short durations but restrict access to the funds.

Conversely, certain investments, such as cryptocurrencies or high-risk stocks, promise higher returns but lack reliability and security. While these investment types may yield substantial gains, they are also characterized by **high volatility and the potential for significant losses**.

In contrast, a real estate-backed investment scheme that guarantees an annual return of 8% offers an appealing blend of enhanced performance and security, devoid of the risks linked to other, more volatile financial instruments.

Our company accepts investments *commencing at 100,000 euros*, as this minimum threshold enables us **to secure your investment with a real estate asset free of encumbrances**, thereby ensuring capital protection. Investments below this amount would not permit us to provide such a guarantee, given that the properties we manage typically possess a higher value.

Conversely, **there is no upper limit on the capital you may invest**. This enables us to operate with substantial capital volumes, as we can distribute it across various property acquisition and renovation projects, thereby enhancing returns and opportunities. Our business model, which centers on acquiring homes from auctions, renovating them, and subsequently selling them, equips us to manage considerable amounts of capital effectively, **yielding high returns for our investors**.



THE OPTIMAL INVESTMENT NEVER HESITATES.

SECURELY MULTIPLY YOUR CAPITAL TODAY.

In summary, our **investment proposition** offers **guaranteed returns**, backed by real estate assets, and a fully transparent, seamless experience. Every step of the process is designed to *maximize your profits while minimizing risks and hidden costs often associated with other investment options.*

Don't wait any longer to grow your capital wisely and securely.

Contact us today to learn how we can help you confidently achieve your financial goals with peace of mind.

✓ **Assured profitability**

✓ **Minimum expenses**

✓ **Legal certainty**

✓ **Real estate investment**

✓ **Capital preservation**

*Your only regret will be not
having discovered us sooner.*