



Corporate
presentation

Jan/2024

Curated
real-estate
investment



About Us

At Outstanding Investment Properties, our ultimate goal is the provision of real estate assets from which our clients can realize significant capital gains and good rental yields, in locations that assure stability and security for the investment.



Outstanding Investment Properties is an established specialist in sourcing, developing and promoting exceptional investment opportunities in real estate assets. We analyze market trends and identify locations and properties to pinpoint investment in the right property at the right time.



Hundreds of clients, co-investors and business partners from all over the world have honored us with their trust, and our growth is sustained mainly through their recommendations. We believe in long-term business relationships which is the reason why some of our clients have become investment partners.



Founded in 2014, OIP is a group of companies with special focus on investments in Portugal, and with local partnerships in Dubai and South Africa.

10th
anniversary
2024



WE ENVISION
OUR WORK AS
AN EXTREMELY
PERSONALIZED
**CURATED
REAL-ESTATE
INVESTMENT
SERVICE.**

Founding Partners



At OIP we have a very strong project-oriented culture. Depending on the location and the type of project, we partner with local architects, engineers and contractors.



EDUARDO FONSECA

Eduardo is a Business graduate, and a Business Auditing and Consultancy post-graduate at ISCTE (class of 1996). Eduardo started his career in Sales and Marketing in a couple of well-known blue-chip corporations, and since 2000 has developed a successful entrepreneurial career focused on providing clients and investors with opportunities for wealth creation and financial growth. Although OIP was founded in 2014, Eduardo is involved with the real-estate market since 2005. Eduardo is also an expert in the Portuguese Golden Visa program.

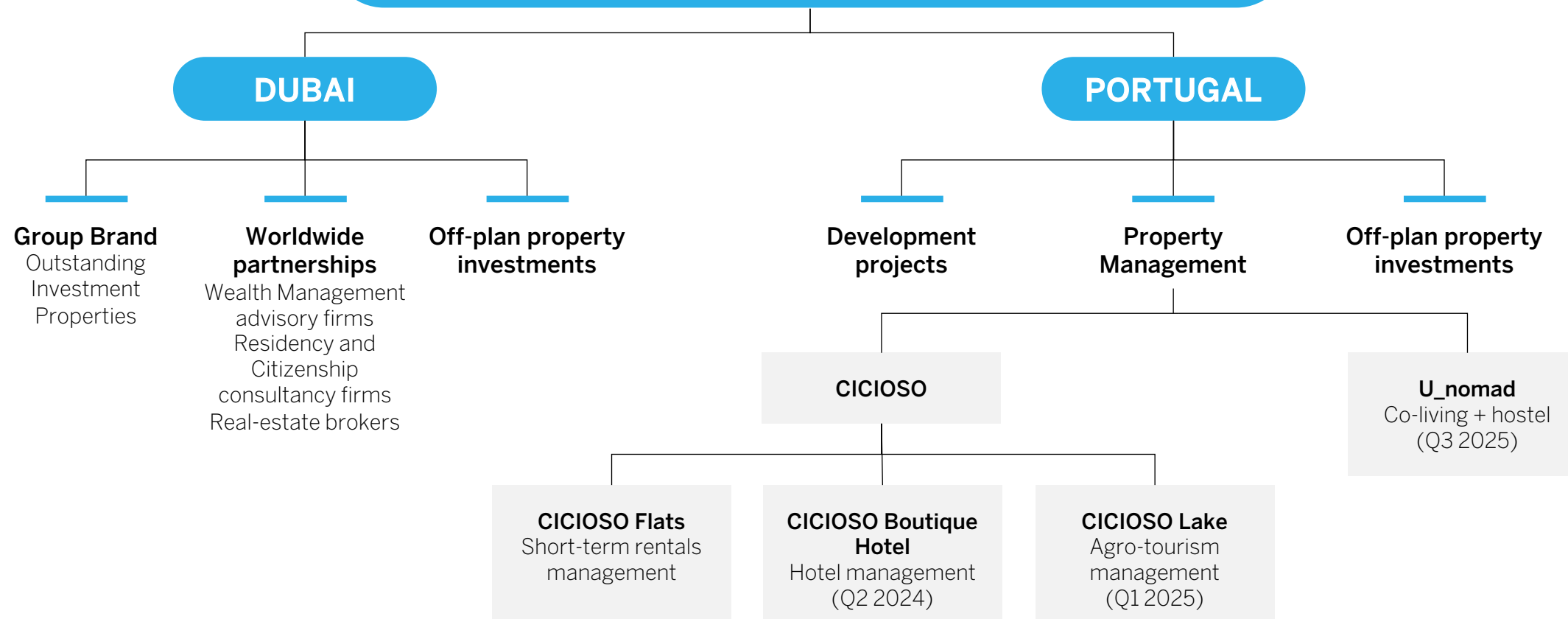


HELENA CAEIRO

Helena has a Marketing Management degree from IADE, the leading creative university in Portugal (class of 1998). Since early in her career Helena has been and entrepreneur, successfully developing and managing consumer focused businesses. Helena has also developed an outstanding career at the biggest financial advisory company in Portugal, and just like Eduardo she is involved with the real-estate market since 2005.

Outstanding Investment Properties Group

Outstanding Investment Properties



Outstanding Investment Properties

In numbers
Since 2014



68
projects



Over 180
tenants



45
units under management,
including:



70
student
bedrooms



9
short-term
rentals flats



1
agro-tourism
unit (opening
in Q1 2025)



1
hotel (opening
in Q2 2024)



28
residential units



5
high-end off-plan project
investments



1
touristic brand (**CICIOSO**)
with 3 sub-brands, 4
different accommodation
units, and growing...



23.000.000 € +
investment portfolio



1
co-living “residence +
hostel” being developed (as
the first of a national
network), under the new
brand **U_nomad**.

THE DRIVE

What our clients look
for?

THE OPPORTUNITY

What Portugal
has to offer?

THE SOLUTION

What OIP can do
for you?



AN INVESTMENT...

Within Eurozone, and...

In a Political, Economical and
Social stable and safe location;

Above the average yield
returns, and...

Schengen space;

That delivers good capital
appreciation potential, and...

Liquidity, in case some
unexpected circumstance requires
an exit from the investment.

THE DRIVE

What our clients look
for?

THE OPPORTUNITY

What Portugal
has to offer?

THE SOLUTION

What OIP can do
for you?



A stable, safe, very pleasant location within Eurozone and the Schengen Space.



A growing economy with very good capital growth real-estate opportunities in selected locations. Away from the traditional prime locations, the property market is still in a recovery trend, delivering a good momentum to investors seeking for a stable medium/long term investment that at the same time generates good rental yields, and can be sold at any time, making it also liquid and safe.



THE DRIVE

What our clients look
for?

THE OPPORTUNITY

What Portugal
has to offer?

THE SOLUTION

What OIP can do
for you?



OIP packaged solutions gives you the opportunity to invest in old properties and refurbishing it with a local trustworthy partner.



Access to investment locations
“ahead of the trend”.



“Headache free” refurbishment:

- Protection against unexpected extra construction costs;
- Protection against never ending refurbishments.



Great value for money projects, when compared to brand new properties in similar locations. The capital growth will be better than the one expected from a brand-new property.



Above the average
“real” monthly rental
income.



Free property
management.



How We Work

03 ESSENTIAL PROVEN STEPS

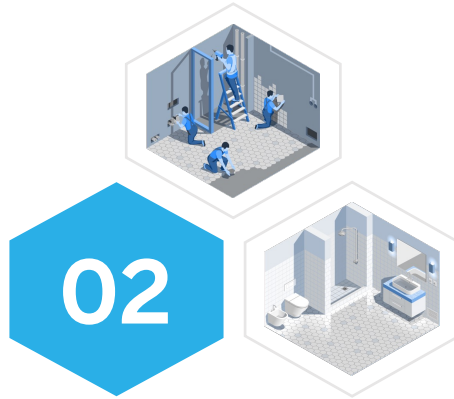
01



Old buildings can have huge potential

Identify and source the right building for the right purpose

02



Get the right team to boost the potential

Partner with local and experienced architects, engineers and contractors to make the best refurbishment at the right price

03



Generate Income

Get the right tenant for each property and start getting revenue for the investor.

Products And Services



BEST RETURNS

The best returns on investment can be achieved when the investor buys an older property in a good location and then refurbishes or rebuilds it in order to introduce a brand-new asset to the market that will generate either higher yield returns from rentals or great capital gains on resale.

OIP's specialization is in identifying superior properties in very good locations, creating a project for the property, and refurbishing or rebuilding it as well as returning it to the market with a much-enhanced value.

OVERSEAS INVESTORS

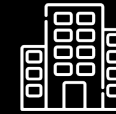
For overseas investors whose time prevents the sourcing and daily management of a property renovation, we recommend that they either purchase a brand-new property or choose one of the PACKAGED INVESTMENT SOLUTIONS that OIP offer, and still benefit from higher yields and greater potential capital gains.



THERE IS NO EASIER WAY TO INVEST AND PROFIT FROM A PROPERTY.

PACKAGED SOLUTION

When OIP bring a PACKAGED SOLUTION to the market, everything related to the project from renovation works down to future tenants is already planned to the point that even the delivery schedule is set. OIP's technical team oversee the entire refurbishment while the legal team provide full protection to the investor by ensuring that all the applicable documents are correct and in place, including those relating to purchase, to work contracts and future tenant guaranty.



Apartments



Villa



Townhouses



Guesthouses



Serviced Apartments



Student Residences



Restaurants



Commercial

10

REASONS TO CHOOSE OIP



WE UNDERSTAND THE INVESTOR'S CONCERNS.

As investors ourselves, we understand fully the motivations, doubts and fears that each investor has when deciding on property. Every investor is unique as is each property in terms of the mix of features that drive the investment.



CREDIBILITY.

Deep market knowledge, and very experienced technical and legal teams, allow us to deliver products with guaranteed performance.



SHARING THE RISK.

We are the first ones to take a risk on a project. Each investor is never "alone" over the investment period; our role does not end at the property sale but extends over time.



SIMPLIFIED EXIT STRATEGY.

We understand that sooner or later an investor will want to sell the property. That is why OIP look after only those assets which have good liquidity in the market, often due to the property's location.



PROPERTY MANAGEMENT.

Most of the products we promote have management companies in place that will become the tenants of the property and will be responsible for all of its proper maintenance.



FULL INTEGRATED SERVICE.

When needed, we offer a full concierge service, including accommodation, transport, legal and tax advice and representation, and even local tours.



MARKET TRENDS ANTICIPATION.

OIP undertake thorough probes into the market trends in each location to identify developing potential and to avoid late entry.



HIGH CUSTOMIZATION.

We value the inherent individuality of each investor and that of the property sought, so our services and products are tailored to fulfill specific criteria.



FUTURE CO-INVESTMENT.

All of our clients benefit from the wealth of knowledge and rich expertise OIP focus on each project. The trust that builds up has led a number of our clients to enter into successful joint investments with OIP.

WE CARE ABOUT YOUR AIMS!

Our Work

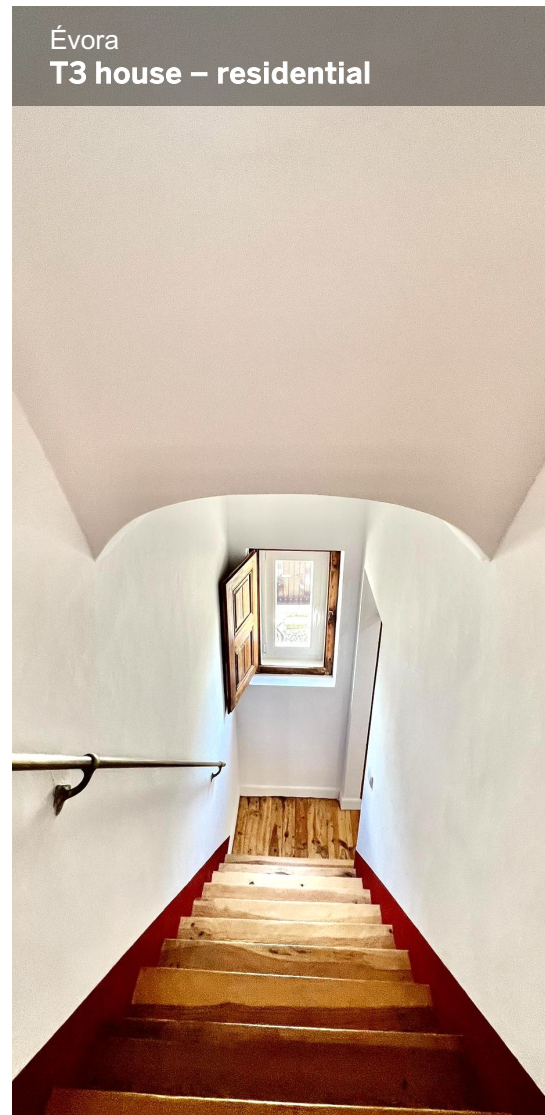
Évora
CICIOSO boutique hotel

OUTSTANDING
INVESTMENT PROPERTIES





Évora
T2 flat – residential



Évora
T3 house – residential



Évora
T2 flat – short term rentals

Évora
T2 Flat – short term rentals



Évora
T2 house – residential



Évora
T6 flat – students' residence

Évora
T2 Flat – short term rentals



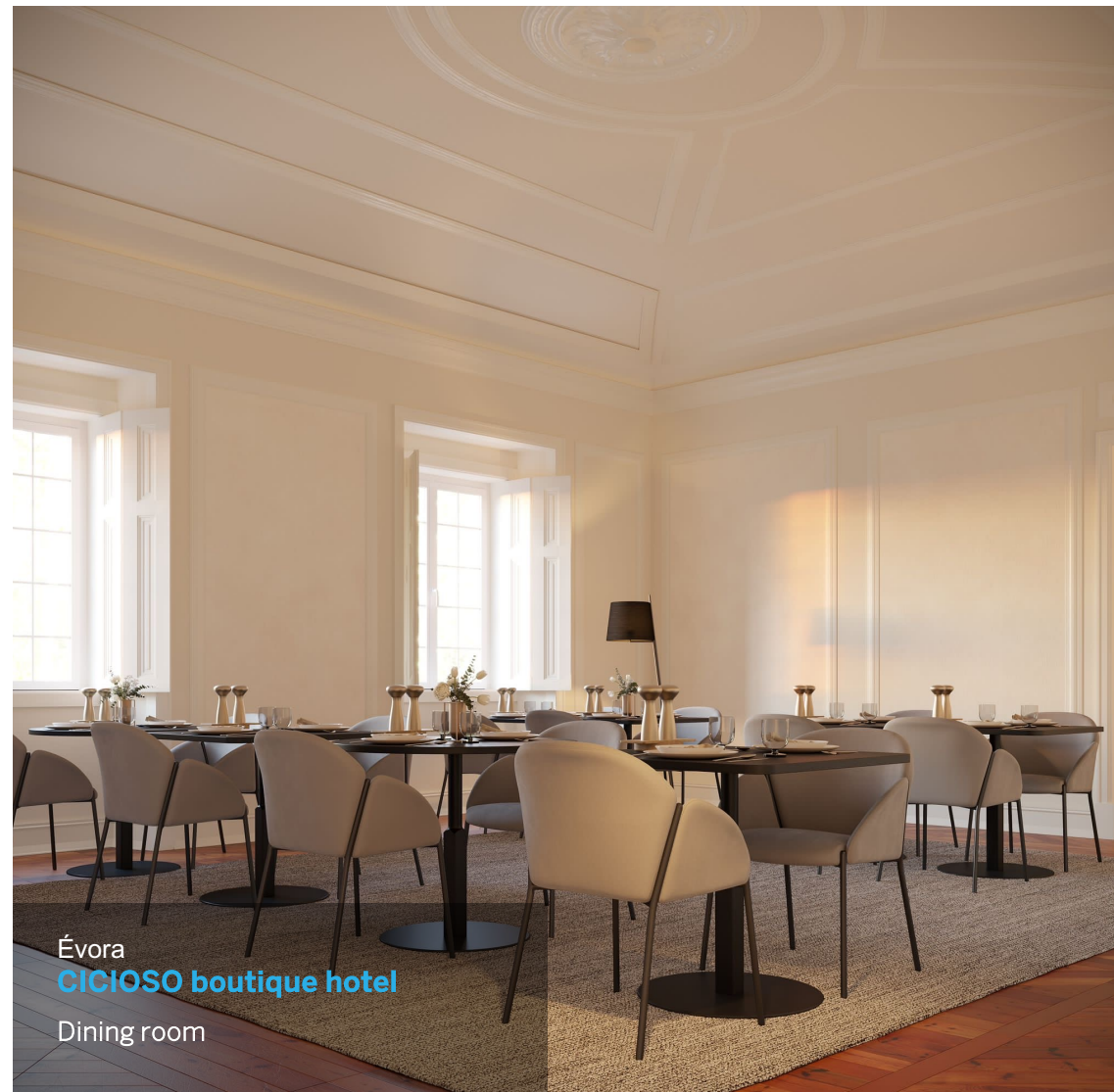
Évora
T2 Flat – short term rentals



Évora
T4 Flat – residential



Évora
T3 House – residential





Santarém
U_nomad – co-living + hostel
Hotel dorm



Santarém
U_nomad – co-living + hostel
Facade



Santarém
U_nomad – co-living + hostel
Single bedroom



Santarém
U_nomad – co-living + hostel
Living room



Monsaraz
CICIOSO lake
Terrace + pool



Monsaraz
CICIOSO lake
Living room / dining room




OUTSTANDING
INVESTMENT PROPERTIES