



Just in Time
REALTY

How to do real estate business in Lima, Peru?

FOR REAL ESTATE AGENTS IN USA

Presented by Janet Tapia

Our Allies

We have had the pleasure of working with renowned national and international associations and being part of this important networking.



ASPai



AMEP



ABI



NAR



Miami Realtors



ORRA

Our agenda



- 01 | Update Real Estate Market in Peru
- 02 | Foreign direct investment
- 03 | Foreign direct investment balance/
Countries investing in Perú
- 04 | Foreign Investor Requirement/
Restrictions
- 05 | Transaction & Financing Process
- 06 | Why is Miami the Hot Spot for
Peruvian Investors?

Update Real Estate Market in Peru

What districts are in Lima Top and why it is one of the principal focus of attention for investors?

List of Districts in Lima Top

- Barranco
- La Molina
- Miraflores
- San Borja
- San Isidro
- Santiago de Surco





On average, the houses and apartments in Lima Top have an extension that exceeds 1076.39 sqft. Therefore, within the real estate offer in the capital, here are the homes with the largest footage.

DISTRICT	sqft average	sqft price aprox
Miraflores	1345.48 sqft	\$2,500
Barranco	656.599 sqft	\$2,824
San Isidro	1291.67 sqft	\$2,700
San Borja	1302.43 sqft	\$2,400
Surco	861.113 sqft	\$2,200

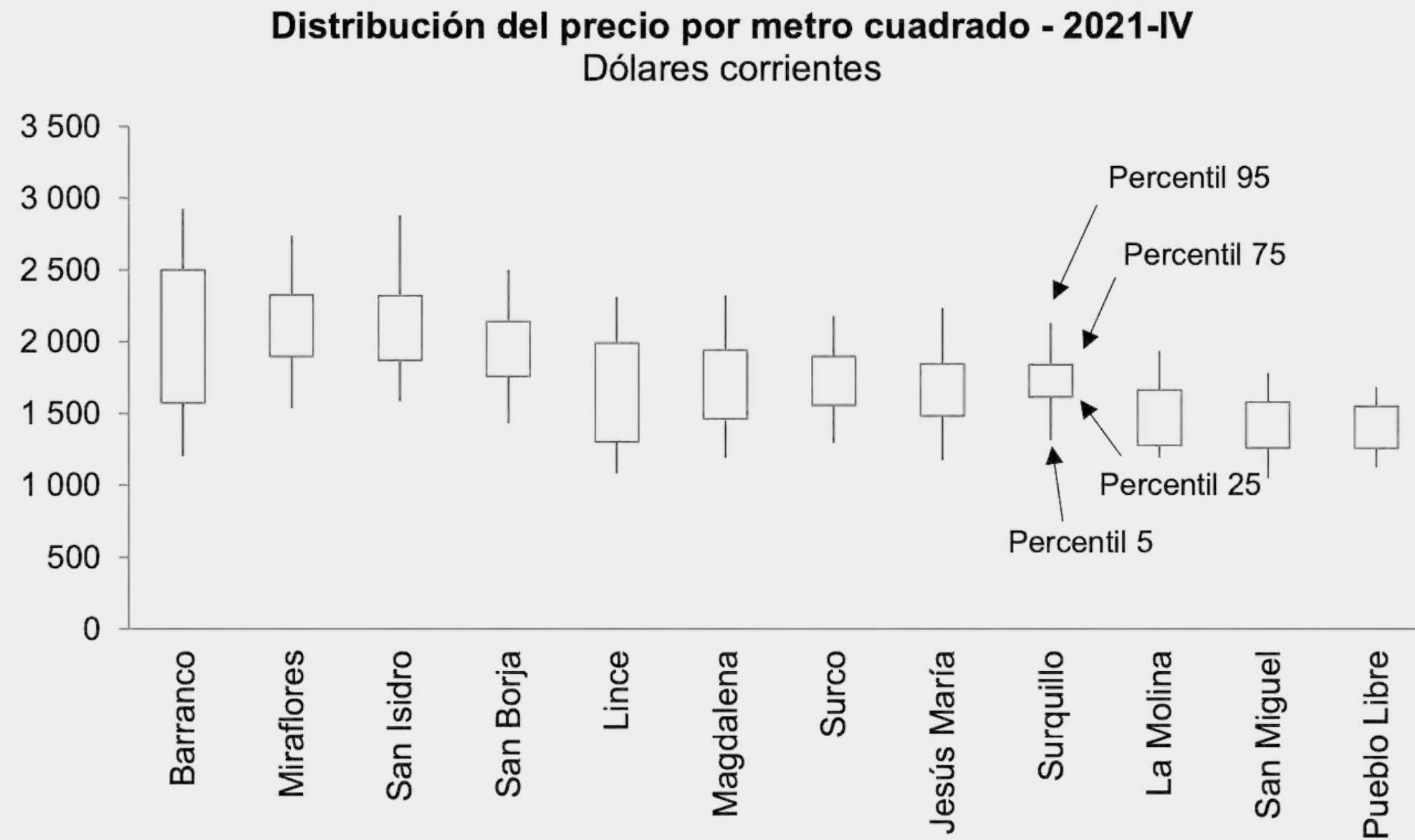
Update Real Estate Market in Peru

MEDIANA DE LAS ÁREAS DE DEPARTAMENTOS EN OFERTA POR DISTRITO EN M2

	IV 16	IV 17	IV 18	IV 19	I 20	II 20	III 20	IV 20	I 21	II 21	III 21	IV 21
Barranco	100,0	85,0	94,7	81,9	79,5	84,0	85,0	80,5	79,5	76,0	75,0	76,5
Jesús María	94,0	84,8	85,0	82,0	79,0	83,0	82,0	82,5	84,0	80,0	80,0	80,0
La Molina	110,0	107,2	105,2	105,0	100,0	109,0	102,5	101,0	103,0	98,0	100,0	98,0
Lince	83,0	83,5	84,0	80,0	80,0	83,0	76,0	79,0	82,0	82,0	80,0	75,0
Magdalena	100,0	84,0	86,6	90,0	84,0	84,0	83,0	84,5	84,0	81,5	84,0	82,0
Miraflores	117,0	124,1	120,0	108,0	113,5	115,0	100,0	107,0	100,0	100,0	99,0	101,0
Pueblo Libre	88,0	80,0	80,0	80,0	79,0	84,0	77,0	79,0	78,0	81,0	81,0	80,0
San Borja	124,5	121,1	120,0	112,0	117,0	110,0	101,0	110,0	110,0	105,0	105,0	104,0
San Isidro	150,5	155,0	155,0	140,0	150,0	146,5	151,0	120,5	110,0	106,5	110,0	112,5
San Miguel	85,0	80,0	79,5	79,1	78,0	83,0	78,0	77,5	77,5	78,0	76,0	77,0
Surco	122,3	123,0	129,0	120,0	116,0	105,0	129,0	107,0	110,0	105,0	110,0	108,0
Surquillo	80,0	80,0	77,5	77,0	75,0	73,5	74,5	76,0	75,5	76,0	74,0	76,0
<i>Promedio</i>	105	101	101	96	96	97	95	92	91	89	90	89

<https://www.bcrp.gob.pe/docs/Publicaciones/Notas-Estudios/2022/nota-de-estudios-16-2022.pdf>

Update Real Estate Market in Peru

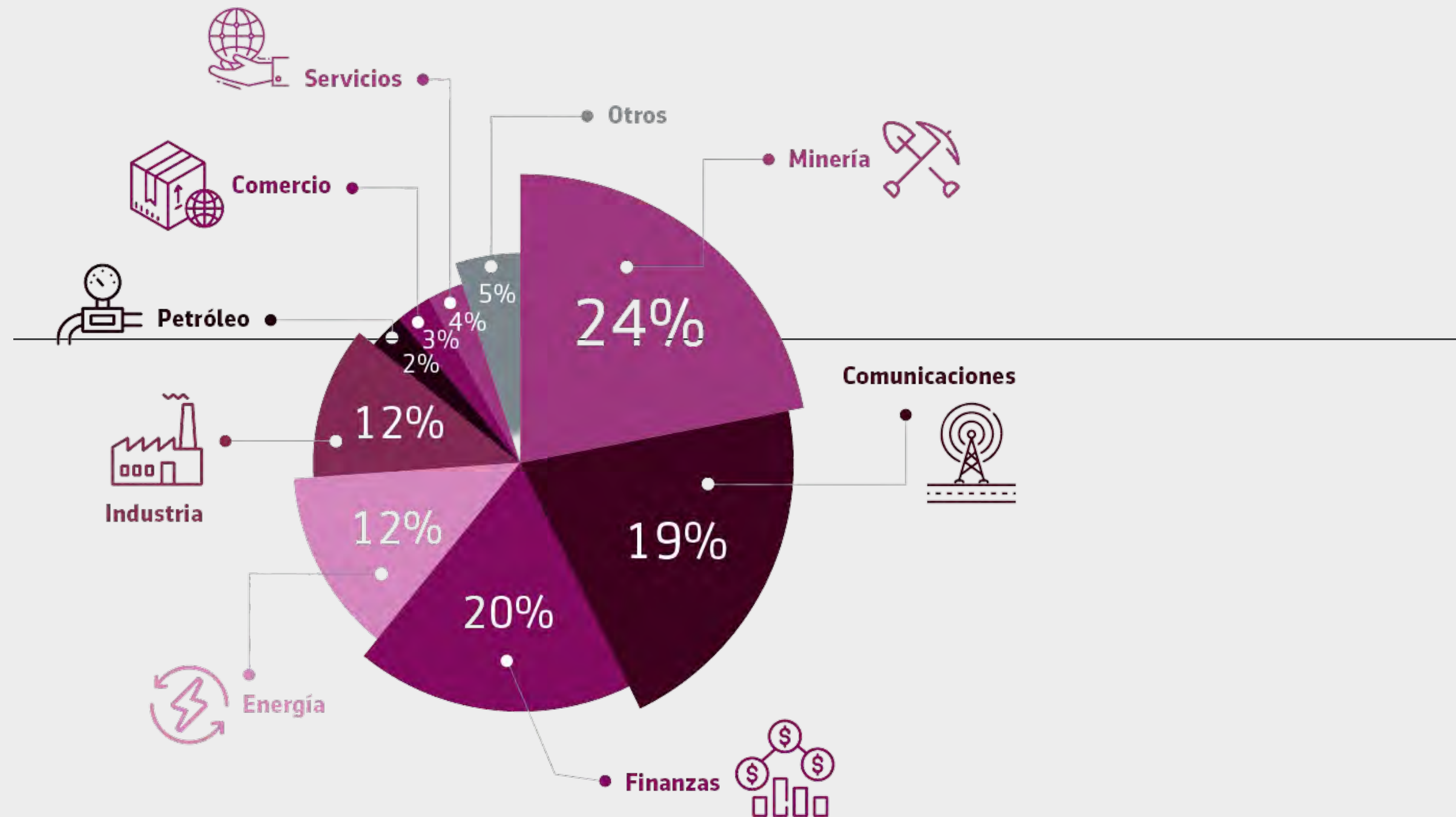


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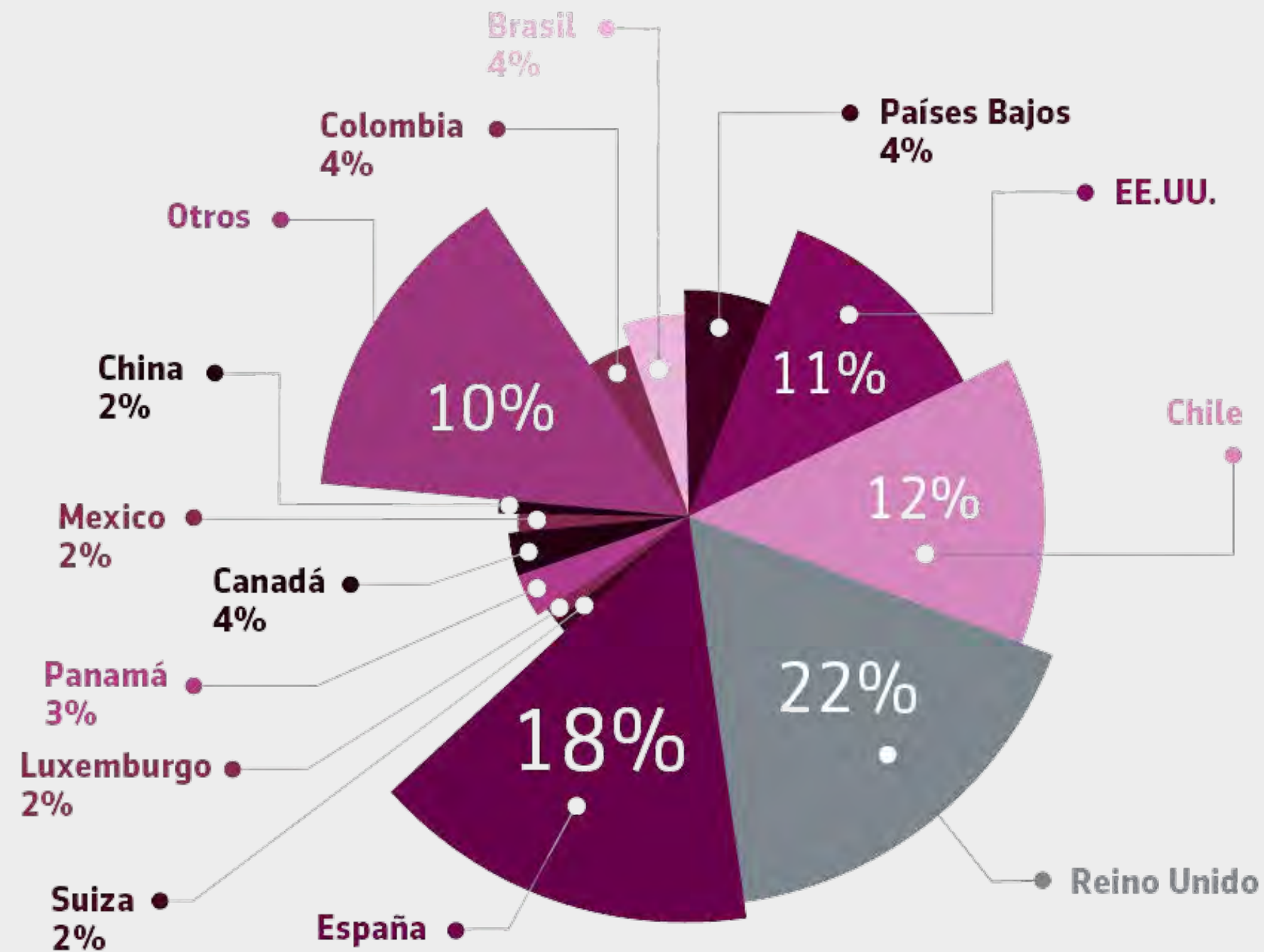


Foreign direct investment

Foreign direct investment balance



Countries investing in Perú



Restrictions

In Peru, foreigners have few restrictions in matters of investment and acquisition of property; Those few have to do with the 71 of the Political Constitution of Peru

However, within fifty kilometers of the frontiers, foreigners may not acquire or possess by any title whatsoever:

- ⊗ Mines
- ⊗ Forest
- ⊗ Water
- ⊗ Fuels or sources of energy
- ⊗ Lands

Requirements

Buyer will be in a Peruvian territory

- ✓ Business Visa
- ✓ Stamp in the passport, able to hire
- ✓ Apply for a Special Permit to Sign Contracts - PEFC online Banco de la nacion
- ✓ If you are married, your spouse must be involved in the purchase of the property.

Requirements

Buyer will not be in a Peruvian territory

✓ Must grant a consular power of attorney | RREE

✓ At the consulate, he/she will grant power of attorney to a person domiciled in Peruvian territory

✓ If you're marriage, its important he/she participate in the purchase

Transaction Process



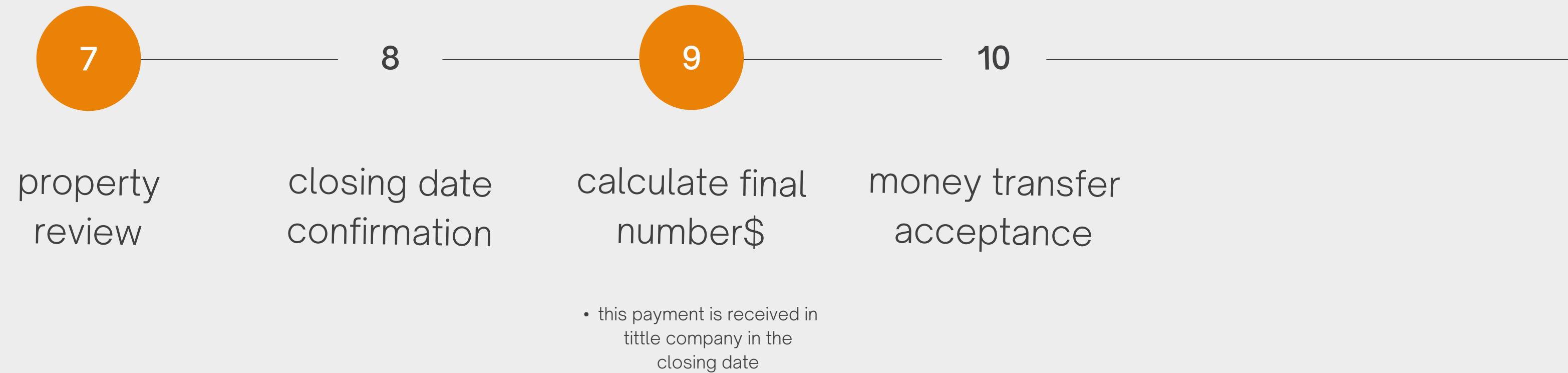
no digital sign



evaluation of mortgage credits for foreigners

- property appraisal is charge to the sellingside

Transaction Process



Finance and Taxes

VALUE PROPERTY= \$120,000

UIT = S/.46,000

$$\text{Alcabala} = (\text{value of the property} - 10\text{UIT}) \times 3\%$$

money exchange dollar to soles: \$1 dollar = s/. 3.72

$$\text{Alcabala} = (\text{S}/. 444,000 - \text{S}/.46,000) \times 3\% \quad \text{both had to be in the same currency (soles)}$$

$$\text{Alcabala} = \text{S}/. 11,940 \text{ soles}$$

$$\text{Alcabala} = \$ 3,209.68 \text{ dollars}$$

Finance and Taxes

before 2018, only peruvians that lives in peru they paid 5%. Peruvians who dont live here and foreigners paid 30% tax of the sale

2018 Peruvians who don't live, live in Peru, and foreigners pay a 5% tax of the sale

- SWIFT/ BANK CODE OF THE BANK TO TRANSFER THE MONEY
- TITTLE COMPANY HAVE TO CHECK HOW INVESTOR SUPPORT THAT MONEY
- CAPITAL RECOVERY CERTIFICATE with SUNAT

Finance w/ Real Estate Developer

Deposit structure

\$1000 provisional receipt of separation

5 days to review the contract

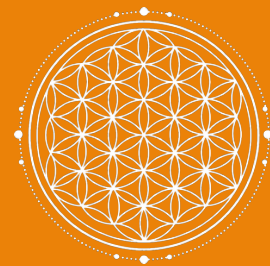
10% of the total price of a property

each month 10% or depending on the agreement of the client and the real estate developer

before the delivery of the apartment you have to make the complete cancellation

- Title Company depending on the property registration fees \$800 approx
-

NEW CONSTRUCTION



Just in Time
REALTY



OTROS PROYECTOS EN VENTA / MOVE IN CONDITION

ALTA

RIQUENA NAVARRETE 2801 - SAN ISIDRO 2100
STYLISH APARTMENTS

Calle Dean Valdivia 207
esq. con Av. Rivera Navarrete
SAN ISIDRO, LIMA



grau¹⁵

EL ARTE DE VIVIR BARRANCO

Av. Miguel Grau 1540
BARRANCO, LIMA



THE PARK

RIQUENA NAVARRETE 2801
APARTMENTS

Av. Rivera Navarrete 2801
LINCE, LIMA



360°

STYLISH APARTMENTS & BOUTIQUE OFFICES

Av. Reducto esq. con
Av. Paseo De La República
MIRAFLORES, LIMA



Black

STYLISH APARTMENTS

Plaza Constancio Bollar esq.
Con Av. Arequipa
SAN ISIDRO, LIMA



CONNECT

BARRANCO

Av. Almirante Grau 1380
BARRANCO, LIMA



ALGUNOS PROYECTOS ENTREGADOS / PROJECTS DELIVERED

MID | Stelar | Canvas | Harmony | Palmeras | Osma 307 | SkyTower 757 | Boem | Upper Pardo | Life-127 | Barranco 360 | Hotel Tierra Viva
Plaza La Dalmacia | Torres del Mar | José Gonzales | Melitón Porras | Jacabandá | Tambo de Oro | Mont Blanc | Diego Ferré
Caminos del Inca | Parque Alcalá | Parque Aracena | Parque Astorga | Parque Los Eucaliptos | Parque Pisac

MORE UNDER CONSTRUCTION PROJECTS FOR SALE IN PERU - GET COMPLETE DETAILS OF UNDER CONSTRUCTION PROPERTIES LIMA TOP AND PIURA



TORRE A
TIPO 04

Área Techada
86.82 m²

Área Ocupada
86.82 m²

Dormitorios
1



\$246,000 approx

apartment+ 2 parking +
1 storage

5% commission

SPLIT COMMISSION 50%

Quick Move-Ins Available

JUST IN TIME REALTY PERU



WHY IS MIAMI THE HOT SPOT FOR PERUVIAN INVESTORS?



FINANCING

MORTGAGE LOAN IN MIAMI OF UP TO 70% OF THE VALUE OF THE PROPERTY WITH VERY GOOD INTEREST RATES



HIGH ROI

MIAMI IS ONE OF THE TOP U.S. CITIES FOR INVESTING IN AN AIRBNB BECAUSE OF ITS HUGE TOURISM AND HOSPITALITY INDUSTRY



STABLE INCOME

ECONOMIC DATA CONFIRMS THE STRENGTH OF THE CURRENT AND FUTURE REAL ESTATE MARKET IN FLORIDA

JUST IN TIME REALTY PERU



WHY IS MIAMI THE HOT SPOT FOR PERUVIAN INVESTORS?



TOURIST PLACE

**IS A MELTING POT OF CULTURE,
CELEBRATING ITS DIVERSITY
THROUGH FOOD, ART, AND
ENTERTAINMENT**



ECONOMIC

**THE REAL ESTATE MARKET IS
RESILIENT IN TIMES OF RECESSION**

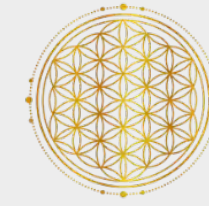
Miami is known for being the main city in the United States with one of the best real estate markets, but specifically we can emphasize that in South Florida the economy is very solid and constantly growing



Janet Tapia

CEO & BROKER OF JUST IN TIME

CIPS® | CRS® | Realtor® | Global Membership Miami Realtors



Just in Time
REALTY



I'll guide you at the beginning of your journey in the Peruvian Real Estate market



SCAN ME