



MBI, S.A. Buyer Brief

Opportunity for the sale of MBI, S.A.

Executive Overview

This brief outlines the opportunity to acquire MBI, S.A., a Nicaraguan corporation whose primary asset is a strategically located property in Managua. This transaction represents the sale of the corporate entity, offering flexibility for the buyer's future plans. The property is currently utilized for hospitality purposes, but potential buyers are encouraged to explore alternative permitted uses that align with their investment strategy.

Transaction Structure

The opportunity is structured as the **sale of the corporate shares of MBI, S.A.** This means the buyer will acquire the company, thereby gaining ownership of all its assets, including the real estate. This structure is distinct from a direct sale of the underlying property and may offer specific legal and financial advantages.

Asset Overview

The core asset is a property situated in a prime Managua location. Details regarding the specific size, build characteristics, and existing infrastructure will be made available during the due diligence phase. The company, MBI, S.A., holds clear title to the property and all related operational assets.

Location Advantages

The property is located in the desirable **Colonial Los Robles** neighborhood of Managua, in close proximity to **Metrocentro**, a major commercial hub. This central location offers:

- **High Visibility:** Excellent street frontage and accessibility.
- **Commercial Synergy:** Situated within a dynamic business and retail district.
- **Infrastructure:** Well-served by utilities and transportation networks.
- **Accessibility:** Easy access for clients, customers, and employees.

Current Use

The property is presently operating as a hospitality venue. This includes accommodation services and related amenities typical of a hotel or similar establishment. The existing operations provide a baseline for revenue generation and operational understanding.

Alternative Use Potential

While the current use is hospitality, the property's zoning and location permit a variety of alternative uses. Prospective buyers are encouraged to consider the following possibilities:

- **Medical or Dental Clinic:** Leveraging the accessible location for patient convenience.
- **Professional Offices:** Suitable for a range of businesses seeking a central Managua address.
- **Boutique Lodging Concept:** A modernized or specialized hospitality offering.
- **Mixed-Use Redevelopment:** Potential to combine commercial and possibly residential components.
- **Law Office or Legal Firm:** Centrally located professional space with strong access to commercial, business, and client traffic.

Buyer Considerations

Potential buyers should consider the following:

- **Corporate Acquisition:** Understanding the implications of purchasing the company MBI, S.A.
- **Due Diligence:** Thorough review of financial records, legal documentation, and physical assets is essential.
- **Market Analysis:** Evaluating the specific market demand for the chosen operational use.
- **Permitting and Zoning:** Confirming all necessary permits and zoning regulations for intended future use.

Next Steps

Interested parties are invited to submit a Letter of Intent (LOI) to initiate discussions. Upon review and acceptance of the LOI, a period of exclusive due diligence will commence. Further details regarding the acquisition process and access to comprehensive information will be provided to qualified buyers.