

# The Business Exchange launches unique dollar-based offshore investment opportunity in Mauritius

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Serviced office space provider The Business Exchange (TBE), in partnership with Maxcity Properties, the largest and most established real estate company in Mauritius, has launched an exciting new opportunity, offering investors the unique chance to own offshore property in Mauritius, a dollar-based country.



At a very accessible price point, 117 sectional title serviced office space units are for sale from US \$36,500 each: “This is the ideal opportunity for investors seeking an affordable yet safe way to invest offshore, in an asset class operated and managed by a trusted and experienced South African company,” says David Seinker, founder and CEO of TBE.

All units will form part of a rental pool that TBE will manage. Investors receive their net rental, the sum being dependent on the size of the property they own (calculated according to square meterage). With occupancy projected to reach up to 80%, buyers can expect net returns before tax on their investments of up to 10% from as early as year 2, with projected property appreciation of 30% over seven years.

After being incorporated in 2014, TBE has grown to seven locations across South Africa and Mauritius, with further expansion plans for the rest of the continent. TBE successfully launched its first international location in Mauritius in 2019, with the site proving a resounding success. The building quickly became one of TBE’s top-performing locations after achieving full occupancy in record time.

Mauritius is increasingly being recognised as one of the foremost investment destinations on the African continent, presenting a sound environment both politically and economically. Major international brands, including Samsung, Broll, Expedia and NBA, have already based themselves at TBE in Mauritius in a serviced office environment.

Covid-19 has accelerated the adoption of a hybrid approach to work – one that balances the flexibility of working from home with the benefits of having an office space where employees can meet, interact and engage in person.

Seinker explains that companies concerned about getting tied down by long, inflexible leases in the current fast-changing reality also benefit from a number of other advantages when they choose the option of a fully-serviced professional office in which to practice this hybrid approach. Among these are saving on rental costs, fit out, furniture and IT infrastructure. That, in turn, translates to more cash in hand to hire the kind of creative and innovative thinkers who know how to make the most of any serendipitous encounters.

“Mauritius is a prime location and this is a great opportunity for South African investors to own offshore property in a Dollar-based country,” Seinker says.

“With this offering, TBE is targeting investors seeking to purchase property in a unique, high-growth asset class. Furthermore, it offers a hedge against the rand in a location set to see stable and predictable growth and expansion in the near future,” he adds.

Investors interested in this unique opportunity may get in touch with Danita de Canha by emailing [danitad@tbeafrica.com](mailto:danitad@tbeafrica.com).

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