



SAVVY TRADE LLC

DENİZ SENYURT

MOBILE : +1.571.271.6604

EMAIL : DENIZ@SAVVYTRADE.COM

AGENDA

- ▶ WHO WE ARE?
- ▶ SERVICES WE PROVIDE
- ▶ RELEVANT EXPERIENCE
- ▶ HOW CAN WE WORK TOGETHER?
- ▶ RELEVANT EXPERIENCE
- ▶ TESTIMONIALS
- ▶ INVESTMENT ALTERNATIVES I & II
- ▶ SUMMARY

WHO WE ARE?

- ▶ **BACKGROUND:** 25 yrs of experience in international trade & investment field, helped many foreign companies invest in the US Market.
- ▶ **OUR TARGET CLIENT:** Foreign companies interested in investing or expanding in the US Market.
- ▶ **OUR MISSION:** To build right connections for our clients, leading to successful international business deals.
- ▶ **SAVVY TRADE** understands the difficulties and hurdles attached to being a foreign investor in the US and has the solutions for those problems. We have the knowledge and experience in finding good investment alternatives for our clients.

SERVICES WE PROVIDE

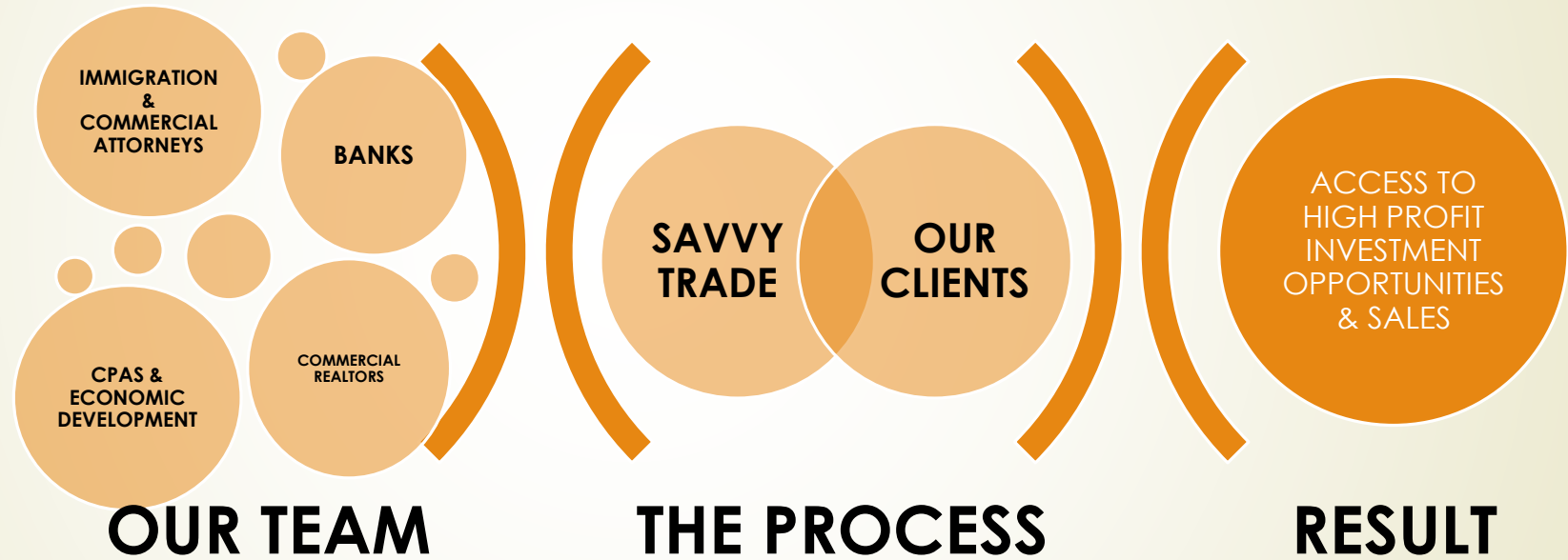
TRADE

- ▶ TRADE AND BUSINESS DEVELOPMENT
- ▶ B2B MATCHMAKING
- ▶ TRADE MISSION PLANNING
- ▶ TRADE DIPLOMACY

INVESTMENT

- ▶ CROSS BORDER DIRECT INVESTMENT STRATEGIES
- ▶ SITE SELECTION
- ▶ VALUATION & UNDERWRITING
- ▶ INVESTMENT/GOVERNMENT INCENTIVES

HOW CAN WE WORK TOGETHER?



HOW CAN WE WORK TOGETHER?

WE CAN HELP YOU

- ▶ IDENTIFY INVESTMENT ALTERNATIVES
- ▶ RUN MARKET AND FINANCIAL ANALYSIS FOR YOU
- ▶ DO DUE DILIGENCE & VALUATION/UNDERWRITING
- ▶ LOCATE LOCAL & FEDERAL LEVEL INVESTMENT INCENTIVES
- ▶ GET YOUR PROJECT FINANCED

RELEVANT EXPERIENCE

▶ EVENTS ORGANIZED:

- ▶ MAYOR OF HOUSTON ISTANBUL VISIT
- ▶ TURKEY GAS TRANSIT & TRADING HUB REVERSE TRADE MISSION
- ▶ ANKARA WOMEN ENTREPRENEURS & SUPPORT ASSOCIATION VISIT
- ▶ 2013 & 2016 ANNUAL TEXAS – TURKEY IRON AND STEEL NETWORKING & BUSINESS FORUMS
- ▶ USA EXPORT CONFERENCE
- ▶ TURKISH CABLE MANUFACTURERS TRADE MISSION
- ▶ TURKISH SHIPBUILDERS DELEGATION VISIT TO OTC

COMPANIES WORKED WITH:

- ▶ BORUSAN
- ▶ CIMSA
- ▶ KOLEKSIYON
- ▶ CAZGIR A.S.
- ▶ TEZCAN
- ▶ DEMES
- ▶ TEMSA

TESTIMONIALS

<https://www.savvytrade.com/references>



Sylvester Turner
*Mayor of
Houston*



John Moseley
*Chief Commercial Officer
at Port of Houston
Authority*



Bob Harvey
*President & CEO
at Greater
Houston
Partnership*



Michael Treyger
*Department Head at the
Office of the Governor of
Texas*





INVESTMENT ALTERNATIVES I

- ▶ **INDUSTRIAL INVESTMENT ALTERNATIVES**
 - ▶ **STEEL FACTORY IN PENNSYLVANIA** FOR SALE
 - ▶ **CEMENT PACKAGING FACILITY IN TEXAS** FOR LEASE
 - ▶ **LAND WITH C2 ZONING IN VIENNA, VA** FOR SALE

INVESTMENT ALTERNATIVES II

► NNN INVESTMENT ALTERNATIVES

- **UNITED BANK LOCATION**, PRICE: \$5,254,286, 7% CAP, 100% OCCUPIED, 10 YEAR LEASE, 2.5% ANNUAL RENT INCREASE, IRR: 9.22% IN FIVE YEARS, CASH ON CASH 8.68% IN FIVE YEARS, IN FAIRFAX, VA
- **M&T BANK LOCATION**: PRICE: \$3,040,000 , 6.25% CAP 100% OCCUPIED, 5+5 YEAR LEASE, NET OPERATING INCOME:\$190,000, IRR: 6.22% IN 5 YEARS, CASH ON CASH 5.83% IN FIVE YEARS, IN WOODBRIDGE, VA
- **CARABAS RESTAURANT LOCATION**: PRICE:\$1,709,000, CAP: 5.85%, NET OPERATING INCOME \$100,000, IN CENTREVILLE, VA
- **SHOPPING CENTER**: PRICE: \$3,400,000, CAP: 6%, RENT INCOME: \$204,125, IN WINCHESTER, VA
- **SHEETZ GAS STATION LOCATION**: PRICE: \$4,440,000, CAP:5%, IN DULLES, VA
- **7-ELEVEN LOCATION**: PRICE: \$1,747,368, CAP: 4.75%, WILLIAMSBURG, VA

DENIZ SENYURT CEO & FOUNDER



Deniz Senyurt has been in international trade and investment business for more than 25 years. She is actively involved with Virginia and Texas States' Economic Development Agencies, local Chambers of Commerce and Port Authorities. With her expansive network, she has helped many foreign companies/individuals invest in the USA. She understands the difficulties and hurdles attached to being a foreign investor in the USA and has the solutions for those problems. She also has the knack for finding good investment alternatives for her clients.

Deniz is highly experienced in implementing foreign direct investment projects. She worked with several foreign clients to establish their factories in the State of Texas. Her vast knowledge of US real estate market and the network of immigration, commercial and real estate attorneys, CPAs, and consultants will make the relocation of your business to the USA hassle free.

Moreover, Deniz is also knowledgeable about the state level incentives and works very closely with the local state level authorities so that her clients get the best investment incentives available in the market.



IN OUR
house

We **COLLABORATE** to succeed.

We are **OPEN** to new possibilities.

We **RESPECT** our differences.

We **EMPOWER** our teams to grow.



THANK YOU

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