

Residential Complex Ústí nad Labem

30.06.2020

Confidential



Residential complex in Ústí nad Labem in the cadastral area of Bukov

Current status:

52 residential units of sizes from 39.22 m² to 128.47 m²

Total area of flats: 3 473 m²

6 non-residential units with a total area of 393 m²

Number of floors: 5 above-ground floors

Built-up area: 1 352 m²

At the same time, all units are leased for a long time with an **annual yield of CZK 6.65 Million**

The offer also includes:

Complete project for the extension of additional 2 floors containing 29 residential units

Parking **with 76 parking spaces** with a **total area of 3 876 m²**

Neighboring land with a potential for additional development

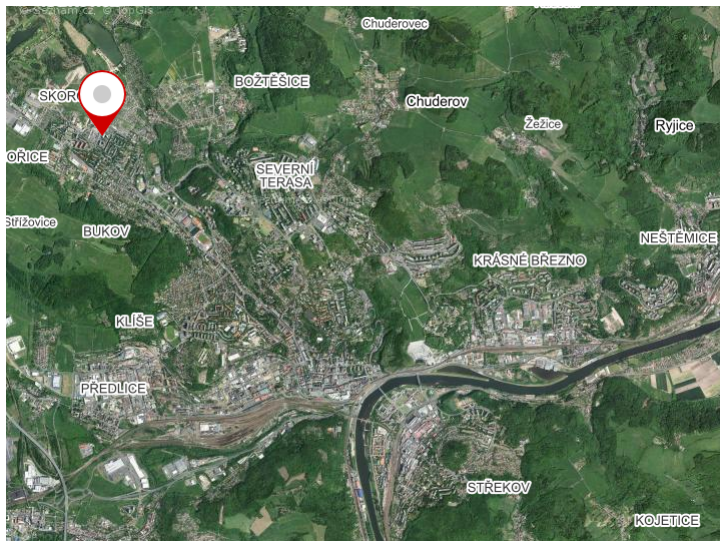
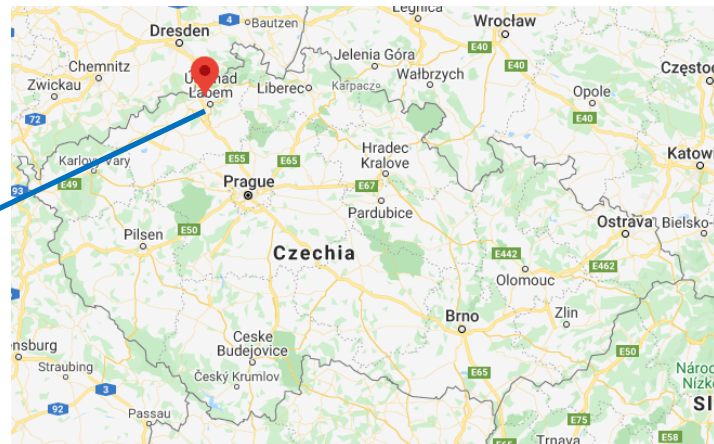
City: Ústí nad Labem

Population: 92 716* (2020)

City district: Bukov

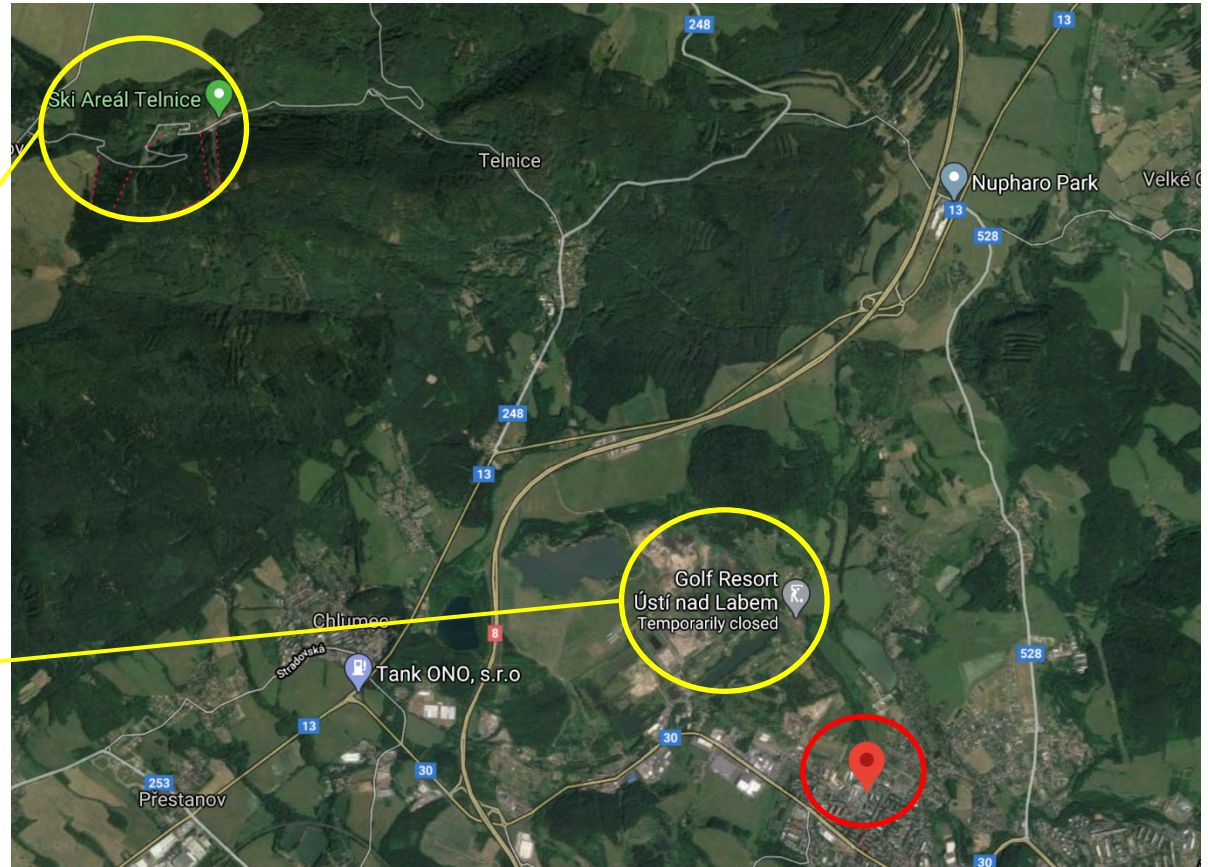
Region: Ústí nad Labem

- 40 min from Prague
- Strategic location between Prague and Dresden



*Data from the Czech Statistical Office

Location



Residential complex

Total area of flats: 3 473 m²

Non-residential area: 393 m²

Built-up area: 1 352 m²

Number of floors: 5 above-ground



100% stakes in the following SPVs are available for purchase:

ADVARSEL s.r.o. – Owner of the apartment building

Advarsel reality s.r.o. – Owner of the parking and neighboring land

70% of tenants rent flats for more than 5 years with contracts for an indefinite period

Current profitability:

| CZK | Annual Revenues |
|-----------------------|---------------------|
| Flats Rent | 5 122 785,60 |
| Office Rent | 960 000,00 |
| Cellar Rent | 212 000,00 |
| Parking | 336 000,00 |
| TOTAL per year | 6 630 785,60 |
| Average Flat Rent | 122,90 CZK/m2 |

Huge potential for rent increase as the rent rate in the location was 164CZK/m2* per month in May 2020.

*Rent rate data received from Comsense analytics Report

Profitability after building extension:

After extension Project

| CZK | Annual Revenues |
|------------------------|----------------------|
| Flats Rent | 5 122 785,60 |
| Flats Rent (Extention) | 3 490 797,30 |
| Office Rent | 960 000,00 |
| Cellar Rent | 212 000,00 |
| Parking | 336 000,00 |
| TOTAL per year | 10 121 582,90 |

Calculated Average Flat Rent: 122,90 CZK/m2

Profitability after building extension & rent increase:

After extension Project and Rent Increase to 160CZK/m2

| CZK | Annual Revenues |
|------------------------|----------------------|
| Flats Rent | 6 669 312,00 |
| Flats Rent (Extention) | 4 544 640,00 |
| Office Rent | 960 000,00 |
| Cellar Rent | 212 000,00 |
| Parking | 336 000,00 |
| TOTAL per year | 12 721 952,00 |

Calculated Average Flat Rent: 160 CZK/m2

Parking

The property has a private parking

Number of parking spaces: 76

Total area: **3,876 m²**

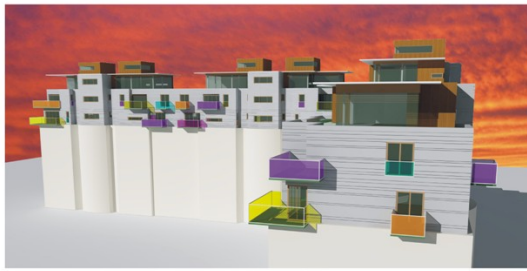


Complete extention project with 29 new flats

Residential area* created by the project: 2367 m²

Increase of rentable area by more than 50%

*calculated as usable area of apartment without balcony area



Northeast View



Southwest View

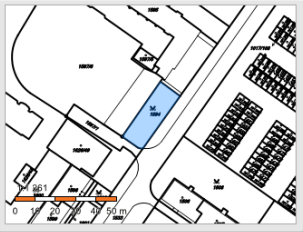


Neighboring land with a potential for further development

- The offer also includes a neighboring plot of land
- Potential for a residential building development
- Possibility of additional appreciation of the investment
- Area of the land: 386 m²

Informace o pozemku

| | |
|---------------------------|-------------------------------------|
| Parcelní číslo: | 1594 |
| Obec: | Ústí nad Labem (554804) |
| Katastrální území: | Bukov (775096) |
| Číslo LV: | 4247 |
| Výměra [m ²]: | 386 |
| Typ parcely: | Parcela katastru nemovitostí |
| Mapový list: | DKM |
| Určení výměry: | Graficky nebo v digitalizované mapě |
| Způsob využití: | zeleň |
| Druh pozemku: | ostatní plocha |



Sousední parcely

Vlastníci, jiní oprávnění

| Vlastnické právo | Podíl |
|---------------------------------------------------------------------|-------|
| Advarsel reality s.r.o., Týnská 1053/21, Staré Město, 11000 Praha 1 | |

Způsob ochrany nemovitosti

Nejsou evidovány žádné způsoby ochrany.

Seznam BPEJ

Parcela nemá evidované BPEJ.



