

INVESTMENT

FINANCE



SLOVAKIA

PROPERTY



## OFFICES AND RESIDENCES, SLOVAKIA

**Summary:** residence tower construction.

**Investment:** 50.000.000 EUR

**Location:** Bratislava, Slovakia

**Term:** 3 years

**Interest rate:** 5,0%

**Gross development yield (avg.):** 22%

**Net development yield (avg.):** 17%

### PROJECT

Objective of the project is the construction of multifunctional building - Residence Tower, which consists of 4 parts: hotel, apartments, office and retail, is a multifunctional building with total area of 55,415 sqm. There are 5 underground floors and above ground 32 floors. Land plot size is 4,866 sqm.

The Residence Tower will be located in very popular location adjacent to the city center. All apartments and

hotel part will be sold. The retail and office parts will be rented in cooperation with a reputable real estate agency.

### PROJECT OWNER

The project owner has been operating on the Bratislava real estate market since 2008. The CEO is also co-owner of 3 more companies, which are active in local real estate investments and development activities. He has already participated in development of 4 projects.

### EXPECTED PROFITABILITY

The total funding required amount to 50 million EUR, rest of the investment will be covered by pre-sales.

The profitability of the project shows that the sale of the hotel and apartments with the corresponding parking lots will generate a gross income higher than total project costs by approx. 2 mil. EUR.

The office and retail parts will remain in the ownership of the SPV as yielding assets with an estimated value of approx. 16,1 mil EUR (calculated 8% yield).

The profitability analysis shows that the project should generate a remarkable gross development yield (GDY) of 32%. A discounted value of the project by 15% should still generate a comfortable GDY of 12%.

\*The photo is an illustration.