

INVESTMENT

FINANCE



CZECH REPUBLIC

REAL ESTATE

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## OFFICE BUILDING COMPLEX PURCHASE, CZECH REPUBLIC

**Summary:** purchase of 3 office buildings.

**Total funding:** 67.410.000 EUR

**Location:** Prague, Czech Republic

**Term:** 10 years

**Interest rate:** 5,0%

### PROPERTY

The administration center is the modern and interesting complex of three office buildings with its own park, piazzettas between the buildings, shops and cafes. It was built in 2009, total rentable area is 27,377 m<sup>2</sup> and 414 parking spaces. Each buildings have 8 + 2 floors.

The office complex is categorized as a Class A building which represents the newest and highest quality buildings in the market. Class A buildings are generally the best looking buildings with the best construction, and possess high-quality building infrastructure.

### OPERATIONS

The offices currently have 97% occupancy, with long-term tenants. The project owner plans to purchase and operate the buildings. Investor's yield is expected between 4,5-5,5% after increasing occupancy and decreasing operational expenses. Expected NPV is 33,6 million EUR, IRR is 13,2% with a profitability index of 45,5%.

### PROJECT OWNER

The company is a successful business operating since 1994 with more than 15 million EUR revenues generated and 45 million EUR worth of assets available. The project does include cash equity and additional collateral in form of property.