

NRW Region Buildings, Germany
Turn-key Cashflow Package

Fully Secured Equity Investment

Project Metrics

Targeted Return p.a.	7%
Targeted Equity Multiple	1.4 - 1.6x
Offering Type	Direct Equity
Offering Size	€30m
Minimum Investment	€1m
Targeted Investment Period	3 Years (Plus)
Project Property Type	Buildings with Cash Flow
Project Director	Equite Management
Key Dates	Acquisitions start H1 2017

Further Information

 **Equite Management Sàrl**
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About Equite

Equite is a privately held 15 year old, Luxembourg headquartered real estate management structure with a consistent track record of developing real estate via wholly controlled operating subsidiaries.

Led by senior executives with more than four decades of combined development experience in four EU countries who have collectively developed over 70,000 sqm of residential real estate representing more than €130m in asset value.

Project Description

Equite will purchase, improve and package a number of cashflow producing residential and commercial buildings in appealing, city centric areas of the Nordrhein-Westfalen state of Germany into a **turnkey solution**. Selected buildings will be held indefinitely, while others will be packaged and sold to institutional investors "the Project". The management company Equite has successfully operated in Germany since 2002. Equite offers the "Sponsor" an opportunity to participate in **direct equity** investment. The class of property for this Project has already been identified and is available at dramatically below replacement cost, with high occupancy levels and **yielding attractive cash flow**.

Key Project Points
+ Alignment of Interests

Equite directors, property managers and resellers are directly invested in the Project

+ Local Expertise

Equite's team has 20+ years of hands-on experience plus network of contacts in Germany

+ Instant Cashflow

the Project offers instant, ongoing cashflow with room for improvement

+ Low Point of Entry

properties are purchased at prices dramatically below the replacement cost

+ Multiple Profit Paths

ultimate profiting from value added resale or asset appreciation over time


Market Summary

The Project focuses on one of Germany's most dynamic industrial, service and education markets that is currently grossly undervalued in view of the Manager and other market observants. This market discrepancy offers attractive capital gains upside through multiple exit strategies, while offering attractive cash flow yield in the meantime.

No investment strategy is without risk and markets influence investment performance. Investment markets and conditions can change rapidly. All investors should consider investing only if they can accept the risks associated with investing including a loss of invested capital. Please consider the charges, risks, expenses and investment objectives carefully before investing. For a private investment memorandum containing this and other information, please call Equite Management at +352 27 862 506 or request it at invest@equite.lu. Read it carefully before you invest or send money.