

**Loan Amount:** € 3,960,570    **Loan Term:** 12 Months    **Interest:** 12%



## SUMMARY

Komaxl GmbH presents the BAD GRIESBACH Projekt Wohnbau, a prime project development opportunity located at the site of Europe's largest golf resort in Bad Griesbach, Bavaria. The project involves the conversion of the flats of the former Hotel Rottalblick into energetically optimized holiday flats with a direct connection to the thermal spa, offering an exceptional investment opportunity.

A sworn expert has determined that the average purchase price within a 1,500-meter radius of the Hotel Rottalblick is 2,918 € per square meter. Considering the planned energy optimization, the expert suggests a sales price of 3,150 € per square meter, aligning with market expectations. The energy optimization includes facade insulation, triple-glazed windows/balcony doors, and a PV system on the roof, contributing to the project's unique selling proposition.

The investment highlights of the project include the perfect location in Bad Griesbach, renowned for its golf and wellness attractions, and the very well-kept condition of the property. The purchase price per square meter of living/usable space is below 1,000 €, presenting an extremely favorable opportunity. The conversion of 54 hotel flats into 40 energetically optimized holiday flats is expected to provide a profit of 1,500 € per square meter of living space, with an estimated project yield of 84%.

The macro location of Bad Griesbach offers a picturesque setting and is a magnet for tourists, thermal bath enthusiasts, and golfers. The former Hotel Rottalblick benefits from its central location and direct connection to the thermal spa through a bathrobe corridor, providing a unique lifestyle experience for residents. The property, built in 1978 and continuously maintained, boasts a well-preserved condition and fulfills all legal requirements, including fire protection.

The investment package includes documents such as calculations, floor plans/sections, extract from the land register, energy certificate, fire protection information, market analysis of the location, and market information on resorts.

The property spans a 3,000 square meter plot of land, with the current living/usable space of 2,948 square meters. Additionally, there are three retail spaces, rented at 10 € per square meter, and 54 underground parking spaces. The project presents an ideal opportunity to capitalize on the attractive market demand in Bad Griesbach for holiday flats, offering a lucrative investment prospect.

Overall, the BAD GRIESBACH Projekt Wohnbau combines a prime location, favorable purchase price, energy optimization, and desirable amenities to deliver a compelling investment opportunity in one of Europe's premier golf and wellness destinations.

## INVESTMENT PLAN

|                                       |                |
|---------------------------------------|----------------|
| Purchase price                        | 2,900,000.00 € |
| Real estate transfer tax              | 101,500.00 €   |
| Notary                                | 43,138.00 €    |
| Broker                                | 207,060.00 €   |
| Development costs, architect, permits | 119,000.00 €   |
| Processing fee Crowdfunding           | 84,267.00 €    |

|                  |                       |
|------------------|-----------------------|
| Fee Crowdfunding | 101,121.00 €          |
| Interest         | 404,484.00 €          |
| <b>TOTAL</b>     | <b>3,960,570.00 €</b> |

## COLLATERAL

A First Rank Mortgage € 4,950,630.00 on the Property in Bad Griesbach, Resulting on LTC 125.0 % LTV 80.0%

## LEGAL NOTICE

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