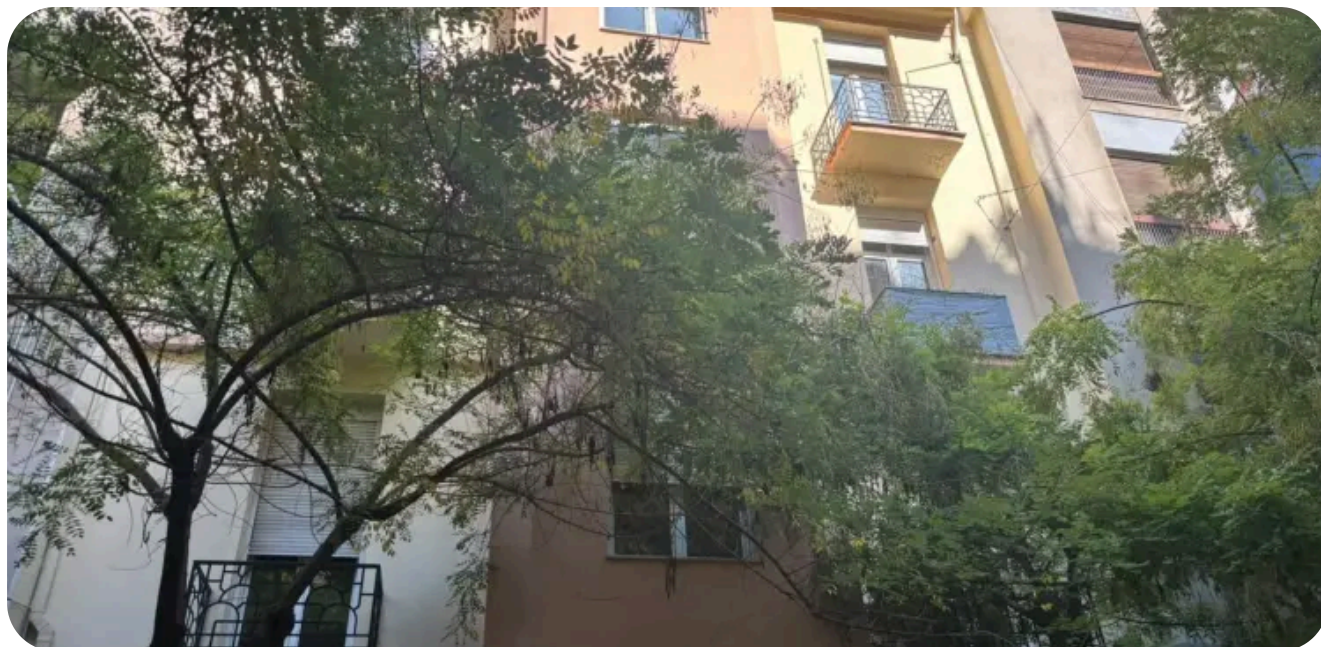




Open to investors

Residential building on Amerikis Square

12 apartments and 2 shops · 760 m² · residential building

Athens, Amerikis Square area, Greece · Property code BI-GR-001

Offer to the investor

Property	Residential building on Amerikis Square, Athens: 12 apartments and 2 shops, renovated in 2006.
Status	Bridges has agreed terms with the owner and reserved the building. Document and building checks are under way.
We are looking for	An investor for the purchase amount: about €1,431,500 including deal costs and cosmetic works.
We offer	Participation in the purchase through the project company and a share of net income from letting all 12 apartments.
Bridges does	Due diligence, the notary purchase, preparing the apartments, letting, upkeep, taxes and reports.
The investor receives	A share in the company that owns the building, distributions from rent, access to documents and regular reports.
Yield	€86,400-93,600 of rent a year, 6.6-7.2% on the purchase price, about 4.7-5.1% net on the investment amount.

Key facts

Type	Residential building with shops	Status	Reserved, open to investors
Apartments	12	Shops	2, ground floor
Apartment area	760 m ²	Floors	ground floor, 3 floors and roof
Full renovation	2006	Services	elevator, gas heating
Condition	ready to let, cosmetic works	Strategy	letting under Bridges management

About the property

A building in central Athens on Amerikis Square. In 2006 it was fully renovated: services were replaced, an elevator and gas heating were installed. The apartments are ready for tenants after cosmetic works. Bridges acquires the building into a separate project company and lets all 12 apartments under its own management.

Units by floor

Ground floor	2 shops, 2 apartments of 53 and 47 m ²
Floors 1-3	3 apartments per floor: 63, 58 and 89 m ²
Roof	30 m ² apartment and terrace

- No renovation needed, cosmetic works only
- Elevator and gas heating
- Ground-floor shops as extra income
- Roof terrace

Investment terms

Purchase price	€1,300,000
Acquisition costs	about €71,500 (transfer tax, notary, lawyers, 5.5%)
Cosmetic works and furniture	about €60,000 (€5,000 per apartment)
Investment amount	about €1,431,500
Owner of the building	project company in Greece
Participation format	a share in the project company or a loan to it, per agreement
Management	Bridges: letting, tenants, upkeep, taxes, reports
Investor distributions	from net rent, on the agreement schedule
Bridges fee	management fee and a share of the result, fixed in the agreement
Exit	sale of the building or a share buyback

Yield

Monthly rent per apartment	€600-650
Annual rent, 12 apartments	€86,400-93,600
Gross yield on purchase price	6.6-7.2%
Vacancy and management	8% and 15% of rent
Net annual income	about €67,600-73,200
Net yield on investment amount	4.7-5.1%

How the deal works

We do not resell the property. The building is bought by a project company set up by Bridges. We are responsible for the acquisition, works, letting and reporting; the investor finances the purchase and receives their share of the income.

01	Reservation	Bridges has agreed terms with the owner and reserved the building.
02	Due diligence	A lawyer checks title and encumbrances, an engineer checks the building. The investor receives the reports.
03	Project company	We set up a separate company in Greece. The building will be registered to it, not to Bridges or third parties.
04	Investor agreement	We sign an investment agreement: share, rights, income distribution, exit.
05	Purchase at the notary	Funds go from the project company account to the seller through the bank; title is registered in the land registry.
06	Preparation and letting	Cosmetic works, furniture, lease agreements. Bridges lets all 12 apartments.
07	Income and reports	Rent goes to the project company account; after expenses the investor receives distributions and a regular report.

Bridges is responsible for

- Sourcing, negotiation and the purchase price
- Due diligence: lawyer, engineer, taxes
- Setting up the project company and the notary deal
- Works, furniture, preparing the apartments
- Finding tenants, leases, collecting rent
- Building upkeep, utilities, company taxes
- Regular investor reports

The investor receives

- A share in the company that owns the building
- Their share of net rental income
- Approval of key decisions: budget, sale, price
- Access to documents: land registry, contracts, accounts
- Reports: money, occupancy, expenses, photos
- A clear exit: sale of the building or a share buyback

How investor money is protected.

Separate company	The building belongs to the project company. It has no other debts and no other properties.
Money through the bank	The purchase is paid from the company account through the bank and the notary. No cash, no intermediaries.
Title in the registry	The company ownership is registered in the Greek land registry; the investor receives the extract.
Decisions together	Selling the building, new debt and major expenses only with the investor consent.

Which agreements are signed.

Non-disclosure agreement	Before the full property dossier is shared.
Investment agreement	Amount, share in the project company, rights, distributions and exit.
Articles and shareholders agreement	How the company makes decisions and what requires investor consent.
Purchase agreement	Acquisition of the building by the project company at the notary.
Management agreement	Bridges duties for letting and upkeep of the building and the fee for them.

The final structure of the agreements is agreed by both parties lawyers before signing.

What is checked before the deal

Title	Land registry extract, encumbrances, status of each apartment and shop.
Permits	Compliance of the apartments and the rooftop unit with the permit documents.
Technical	Condition of services, elevator, roof and facade after the 2006 renovation.
Rent	Confirmation of rental rates by local transactions and our clients demand.