

FOR SALE

BUSINESS COMPLEX ON STRATEGIC LOCATION IN KOPER



Investment Property at the Main Entrance to the Port of Koper and City Centre – Fully Rented - Yield 8,36% - Re-Development Opportunity

The object of the sale is a fully rented business complex situated on a strategic location near the entrance of Port of Koper (Luka Koper). The complex is less than 2 km away from the motorway and 1 km away from the historic town centre of Koper.

The size of the land plot is 25,882 m², while the net floor area of building is 7,991.6 m². The complex consists of the ground floor and partly first floor, is well maintained, a lot of parking places and is well accessible. The buildings were refurbished and renovated in 2004. The structure of the buildings is prefabricated; the supporting structure is skeletal reinforced concrete. The property has two access roads: from south-west directly from the roundabout on the Ankaranska cesta and from north-east via the industrial road. The building is air-conditioned.

The property is rented to various tenants. The building includes show rooms of well-known car brands, service workshops for busses and cars, vehicle safety tests, car-wash, car rental, warehouses, premises for various services, offices and parking spaces for cars and trucks. The majority of

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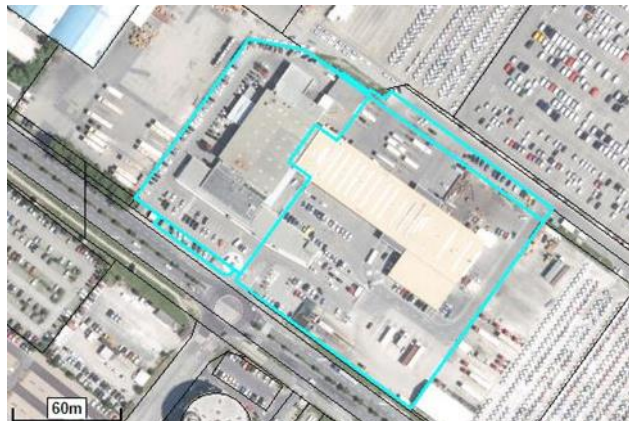
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lease contracts are granted for indefinite terms, while a smaller part are fixed term tenancies with long term character.

The land use zoning of the property is "central activities", which allows the construction of various commercial real estate such as: retail, hotels, hospitality, logistics, diverse service buildings, individual production facilities, administration buildings, representative offices, education, health-care and cultural facilities as well as facilities for sport and recreation etc. A detailed zoning plan (OPPN) is required before re-developing the site.

Under special circumstances individual part of the complex may be acquired.



BASIC INFORMATION OF THE PROPERTY

Property type	Commercial property
Address	Ankaranska cesta 12, Koper, Slovenia
Land use zoning	Business park, "central activities", zoning ID KC-47
ID of the land	1569/116, 1569/118, 1569/119, 1570/81, 1570/99 - cadastral municipality Koper 2605
Land area	25.882 m ²
ID of the building	2033, 1931 - cadastral municipality Koper 2605
Year of construction	1989-1990
Year of renovation	2004
Net area of buildings	7.991,6 m ²
Usable area of buildings	7.727,4 m ²
Owner	Intereuropa d.d.
Floor number	Ground floor + first floor (partly)
Air-conditioned	Yes
Parking lots	Yes
Public transport	Yes
Energy Certificate	Energy Certificate - Measured, 27.01.2015
Supplied Energy	64 kWh/m ² a
Supplied Electricity	72 kWh/m ² a
Primary Energy	251 kWh/m ² a
Emissions of CO ₂	55 kg/m ² a

LIST PRICE: 9.900.000 € (Excluding VAT)

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TENANTS, RENT AND OPERATING COSTS OF THE PROPERTY

Business activity of tenants (rounded value)	60% Car services, Vehicle safety tests, Car-wash 20% Warehouses, Archives 15% Car Show-room 5% Offices
Lease terms	Mostly indefinite time period lease contracts with short notice periods, while a smaller part are fixed term tenancies.
Non-rented part (currently)	Less than 1%
Yearly lease	827.540 €/year + operating costs
Operating costs paid by land-lord	122.973 €/year (data for year 2017)
Yearly Net Revenues	704.567 €/year
Yield	8,36%



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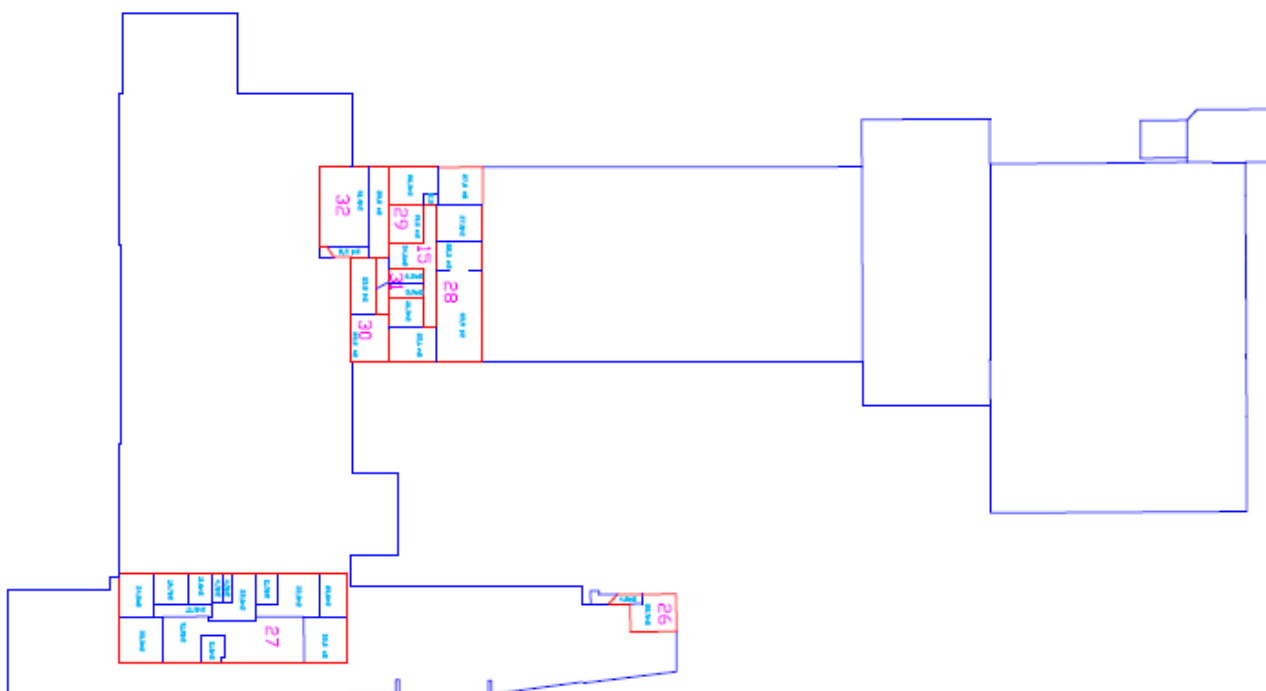
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GROUND-FLOOR PLAN:**FIRST-FLOOR PLAN:****RE/MAX COMMERCIAL**

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CONTACT – EXCLUSIVE SELLER:**RE/MAX Commercial**

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In this transaction RE/MAX Commercial acts as exclusive representative of the seller and therefore charges no commission to the buyer.

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