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Presents Nove Majdalenky Project, Brno

A selection of studio, and one bedroom apartments ideally situated in the booming Czech Republic.

Fantastic value from just £56,000.

Another fantastic Overseas buy to let deal from the team at www.property-investment-deals.com





“Exceptionally high rental yields and fantastic capital growth prospects as well as a strong local demand. Czech Republic investment property, in the right area and at the right price, looks set to outperform the market.”

Alan Forsyth

About Us

www.property-investment-deals.com are a market leading property investment sourcing company in the UK.

We source more high yielding Buy to Lets in the UK than any other company and source deals in emerging countries that fit strict criteria.

We look for low cost of borrowing, high leverage and strong rental demand. We always put together a strong local team to oversee the process all the way through to the ongoing management of the investment property.

Alan Forsyth, our Managing Director, regularly writes for property magazines and websites. Alan’s views are regularly sought for opinions on the UK and overseas property markets.



Investment Overview

Great buy-to-let opportunity, benefiting from the growth of Brno and prices of a commuter town

Off plan investment - to complete Q1 2009

Rental yields (gross, including parking) expectations up to 8%

Average unit price inc parking approx £56,000 for a large studio apartment

LTV's expected up to 93% for non-resident purchasers.

No local capital gains tax if held for 5 years

Expected capital growth of 15 % per annum.

Prices 20% lower than comparable developments!

Just 7% deposits – and nothing else until completion – ie under £5000!



I have been out to Czech Republic, in Brno to be precise, several times over the last 6 months – checking out deals we have going on there and finalizing a third deal.

The first deal has been a terrific success already as without even trying any money up yet, investors have seen growth – **in fact the final apartments there are going for 30% more than our investors paid!**

I was therefore keen to tie up another deal and had arranged to meet lawyers, the largest letting agency in the Brno district, a developer and a local contact to discuss a deal I have been looking at for weeks.

Everything was excellent about this development – over 75% have been sold to the local market – and this is a year from completion.

The rental agency prepared an extensive report for me on rental options and our rental market and the yields are coming in around 7%!

So I was happy with all this – but needed to re-negotiate on the funds required – as the locals were making stage payments through the deal.

Well I am pleased to say I have managed to negotiate this right down to just 7% required now, and the remainder on completion – and we expect no problems getting mortgages on completion to cover this – so just £4000 down!

The location is excellent, a very prosperous area of Brno called Lesna with many families. A commercial park is nearby with many blue chip companies and professional employees and capital growth is 15-20% per annum currently in Brno.

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All the details are included within this pack – and we again are absolutely delighted with the figures involved and value we have secured and the returns on investment projected – as always our team will be buying into this deal!

Read through the pack – and any questions at all do not hesitate to contact myself or one of our team on 0115 947 4155 or info@property-investment-deals.com

Best regards

Alan Forsyth



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Summary

Booming Economy

Low Capital Outlay – Under £5000!

High Capital Appreciation - Forecast at 15%+ per annum.

High Yielding Investment Property.

Fully managed by experienced local agent

Low Deposit Required

Massive Undersupply of houses

Kitchen costs all included and negotiated on!

A winning combination of high leverage and high capital growth equals a phenomenal return on investment. This deal offers it all!

Low capital values, low entry costs and the potential for massive capital growth.

We have identified a site in a key area for owner occupiers and professional tenants.

Prices range from £58,000 to £85,000 – entry costs represent approximately 9% of the purchase price.



Why Invest in Central and Eastern Europe

The appeal of Central and Eastern Europe goes beyond the consolidation of the accession states. The thinning economic and social borders throughout the entire region and an increase in Foreign Direct Investment (FDI) from corporations' off shore business takes advantage of highly skilled but lower cost work forces meaning that the current climate for property investors is excellent. You are seeing economies and countries growing from low starting points and playing catch up with their richer but less efficient Western counterparts – with lower taxes, lower buying costs, rapidly increasing salaries and economies growing 3-4 times quicker it is easy to see the appeal to property investors from the UK and further afield.

The burgeoning middle classes of the CEE offer the investor an opportunity to maximise their investment as these 'nouveau riche' seek larger and nicer places to have their families.

CEE markets are not only booming in volume but they are also booming in price.

It is strongly forecast that most of these markets are likely to outperform more traditional markets, such as Spain or France throughout 2007 and beyond.

New jobs and an overall level of economic growth have resulted from major economic reforms.

The rapid price rises witnessed in Central & Eastern Europe have been fuelled by highly successful national economies that have attracted large amounts of inward investment.



Why The Czech Republic?

Economic Overview

The Czech Republic's economy is as strong as ever and shows no sign of slowing down. The Czech National Bank (CN B) is one of the most credible central banks in CEE at this time. The financial market's maturity and strong currency make the Czech Republic an ideal environment for the foreign investor. The Czech Republic has one of the highest per capita Foreign Direct Investment (FDI) in continental Europe.

With legal and tax reform underway, unemployment rates falling, low interest rates, and a well educated labour force, the Czech Republic has solidified its economic stronghold on the European market.

Basic Data:

Gross Domestic Product: 118.9 billion USD

GDP growth: 6.2 %

GDP per capita: 21,600 USD

Foreign Direct Investment: 9,073.5 million EUR (Czech National Bank, Balance of payments 2005)

Rate of Inflation: 2.5%

Unemployment: 8.4% (Prague 3%)

Population: 10.2 million

Currency: Czech Crown (CZK)



Property investment in the Czech Republic offers a terrific opportunity:

Economic, political and social stability

Freely available finance on attractive terms in a market that is now constantly offering new and improved products

The Czech property and mortgage market has really opened up over the last year with foreign investors able to borrow up to 100% of property value!

Borrowing rates are around 5%. This is key as this opens up fantastic leverage options in the Czech property market.

The rental market is good – with gross yields of 6-8% - so your cost of borrowing is paid for by your tenant while you enjoy double digit capital growth!

There is still a huge shortage of new Czech property for the local market ensuring prices will continue to rise.

Due to the internal changes making way for the arrival of the Euro common currency, property prices are steadily rising in the Czech Republic and will continue to do so over the next 6 years, to more closely match those of neighbouring European countries.

The rise is happening at a rapid pace that is gaining momentum on a monthly, not yearly, basis.

However, an investor can still buy property for a fraction of what this would cost today in Western Europe, earn a substantial ROI minus expenses on rapid turnover, or buy and hold for potentially greater future returns.



Why Brno?

Where do we start?!

Brno is the second largest city in the Czech Republic and it is strategically located in the middle of three regional capitals - Prague, Bratislava and Vienna and therefore experiences a large amount of passing trade from the other countries. It has a population of around 360,000 people. The city has recently won an award as Eastern Europe's (Visegrad) "European Cities & Regions of the Future 2006/07" and has seen sustained economic growth.

The city Brno is known particularly for a high number of the universities including the technical university (VUT), which is only 10 minutes walk from the development.

Being the business capital of Moravia it boasts some **big name companies** such as IBM, Siemens, Minolta CR, Honeywell Controls and FEI.

The economy has grown steadily since the 1980's however asset prices are still low compared to the UK and demand for property is at a premium.

The city of Brno is full of breath-taking architecture with a variety of lovingly restored building prior to WWI. The city is also extremely cosmopolitan with all the well known high street brands.

In the last 10 years Brno has experienced a large increase in commercial activity due to the relocation of a number of multinational companies.

A Selection of the Companies relocated to the Brno area – and the reasons why!

RyanAir has been flying directly from London to Brno on a daily basis since the end of 2005, and from Dublin since the start of 2006.

In 2008 **a major motorway is planned to be completed** that will link central northern Moravia with Poland making the area more attractive for Polish investors



and traffic.

The city of Brno has **won the competition for European City of the Future for both 2004/2005 and 2005/2006** which is organized by the prestigious FDI magazine, a Financial Times publication, in the category of Visegrad group cities.

It even beat Prague, Budapest, Warsaw and Bratislava in this category.

What was said in **2005/2006**: "Brno, the Czech Republic's second largest city and economic centre of the Moravian region, has seen rapid and sustained economic growth in recent years, averaging more than 9% a year for the past decade. Brno pulled ahead on economic development strategy, scoring top marks for investment promotion, clear incentives and public investment projects. It also ranked top for IT and telecommunications."

Swiss company Aguna chose to build their new plant in Brno. The company intends to invest almost 250 million crowns during the first two years. They will be able to employ at least 80 people in production and development of precision instruments. A large part of the employees will be college-educated specialists. "The quality level of the work force was the deciding factor for Aguna." They are just as capable and qualified as in Switzerland," said Tomáš Bohrn, Project Manager at CzechInvest, and added: "This precision engineering project demonstrates the huge potential of Brno as well as the South Moravian region to attract technically advanced engineering R&D investments."

Daikin Industries Ltd. is a world leader in the production of modern air-conditioning equipment and has set up in Brno creating more than 500 skilled jobs. "Our decision to invest at first in Plzen and now also in Brno is strategic and very important for the future. The Czech Republic should become the important base for our production for the fast-growing markets of the European Union," says Jiro Tomita, General Manager of Daikin Europe, and continues: "The factory in Brno will deliver compressors to our subsidiaries in Plzen and in Oostende, Belgium.

Symbol Technologies launched operation of their new centre in Brno for shared customer support and financial services for Europe, the Middle East and Africa (EMEA). Symbol Technologies has already invested more than seventy million Czech crowns into technological equipment and within three years plans to set



aside another almost half a million crowns for wages, training and operation. The centre will initially employ 200 people and this number is expected to increase by another 550 employees.

“We chose Brno for several reasons, namely the good offer of qualified labour, a good site and the good position of Brno in proximity to Symbol’s existing centres and customers in Europe,” said Steve Priestley, Vice President and General Manager of Symbol for EMEA.

Austrian-German producer of health care and hygienic products **Lohmann & Rauscher** announced publically the end of December, 2004 that they will build their new plant in South Moravia. The company is investing more than 41.5 million euros into expansion and modernization of its production facility here and will create over 160 new job opportunities.

Japanese Company **Ohmori Technos Corporation** has decided to build a new factory in the area of Brno. At the outset, the company will invest about 15 million euros. Estimations suggest that at least 150 new positions will be provided in the Brno area. Production in the new plant started in 2007.

“Today, **the Czech Republic is known as the center of industry in Europe.** In fact, a broad range of Japanese companies have successfully established their plants in the country. Assessing these situations, we have decided to carry out this investment,” commented Fumio Ohmori, president of Ohmori Technos Corporation.

The world’s largest airline, **Lufthansa** from Germany, has opened a new shared services centre in the Moravian side of Czech Republic. The new centre, in Brno, will assist customers of Central and Eastern Europe. It is expected to employ up to 100 people.

“Central and Eastern Europe is a strategic market for us where we plan in the coming years to double the volume of our activities,” commented Stephan Semsch, Lufthansa’s Director for Central and Eastern Europe, and added: “**We thoroughly assessed 30 possible localities in total and ultimately chose Brno for its strategically favourable position within the region and its proximity to the important airline hubs of Munich and Frankfurt. Other great advantages of**



the Czech Republic are its membership in the EU, quality telecommunications and technical infrastructure and the motivated, qualified and cost-effective work force.”

Daido Metal, producer of bearings for the automobile industry, signed an agreement on future agreement on the purchase of land with the city of Brno today to build a new production plant. The investment of Daido Metal will amount to nearly 13 million euro and the plant will employ up to 100 persons in the first stage. The production should be launched at the beginning of next year.

“The Czech Republic has a very strong position in Europe in the automobile sector and even many of our clients have their production plants here. The production of our Czech plant will cover the demand generated both in the Central European countries and on the entire continent,” says Issei Yoshida, Managing Director of Daido Metal Europe.

“Our Czech branch, Daido Metal Czech, will be the first company within the entire group to operate fully independently, without a strategic partner from the same field.

Accenture has expanded its operations in Czech Republic to include another delivery center for European outsourcing clients. The new center if Brno is the sixth operating in Central and Eastern Europe.

Accenture has another delivery center in Prague which it opened in 2001.

“We selected Brno for its proximity to our existing Prague and Bratislava delivery centers, as well as the region’s highly qualified workforce of talented information technology professionals who are fluent in multiple languages,” said Jozef Kokoška, managing director of Accenture’s Brno delivery center.

Siemens launched a new 390 million CZK facility in Drasov, 15 km from Brno on May 17 2006. It will employ 150 staff to start with another 20 to 30 expected to be added by year's end. Siemens has 11 production plants in Czech Republic and employs about 14 000 people.



IBA Group will expand its development center located in Brno as an investment project being supported by the Czech Government. 50 jobs are estimated to be created for Brno IT professionals.

Commenting on the event, Sergei Levteev, IBA Group President, said: “The reasons behind the decision to invest in the expansion of the Brno branch are conducive business environment in the Czech Republic, the country's EU membership, and the growing interest in IT outsourcing of the European business community”.

The Czech Republic and Brno in particular is clearly a city that is going places.

All indications strongly point that way and economically this is an excellent time to be investing.

The Development we have Selected - Development Overview

Great buy-to-let opportunity, benefiting from the growth of Brno

Off plan investment - to complete end of Q1 2009

Rental yields (gross, including parking) expectations up to 8%

Average unit price inc parking £59,000

LTV's expected up to 90% for non-resident purchasers.

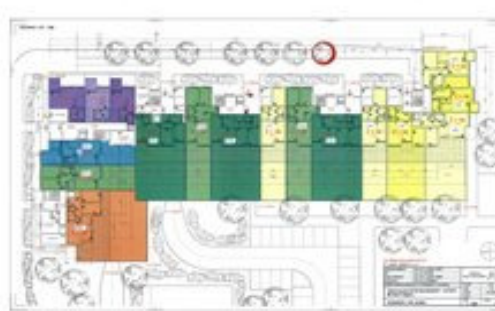
No local capital gains tax if held for 5 years

Expected capital growth of 15 % per annum.



Good public transport connection to the city centre 10 minutes away

Close to all main highways to Prague, Vienna, Bratislava and Budapest



The Deal

We have secured just 20 freehold apartments out of 140 – with the remainder going to the local market, in an outstanding development called Nove Majdalenky Project which will comprise 140 apartments, with underground parking, offering a wide range of sizes and layouts (from 47 m² to 120 m²), and all of the apartments will have a terrace, balcony or garden.



It is a well established experienced builder

An excellent area of Brno with a very good reputation for family living because of the green areas and proximity both to the center and recreational forest areas

13 minutes on public transport to center (5 km), 16 minutes on public transport to IBM (the biggest current rental market in Brno)

We have negotiated to have discounted kitchens included in the end prices and therefore this cost can be included in the mortgages, and have secured around a 5% discount – we also have secured excellent deals on the legal and finance costs for purchasing apartments here.

We have put together a really strong local team for this deal to ensure a smooth buying process for all investors – more about them below.

We feel the prices per square metre, and the overall price of these apartments – and the strong rental returns of around 7%, mean this is a phenomenal investment opportunity.

We have chosen what we consider to be the best 20 apartments for buy to let purposes after consultations with local letting agents – and all the rest have gone to the local market!

We have also negotiated exclusive finance terms – with just 7% deposits – and the remainder on completion! This allows you to maximize your leverage and return on investments!

Why this deal? Let's look at the value, and the comparables!

When identifying a development, the key factor has to be what value can we secure the apartment at, and the second is what payment terms can be negotiate.



Well on this project we are pretty pleased with what we have negotiated!

The price per m2 – the most important factor – is 20% lower than similar developments in terms of build quality and distance from the city.

In terms of payments in and payment plan we have negotiated a deal far better than any comparables – just 7% down now, and remainder on completion!

See the comparables below:

Project Name	Size of Apartment	Dist to Ctr (miles)	CZK/m2 (before VAT)	Payment Schedule
Nove				
Majdalenky	69 m2	3	39 293	7% down - 93% at completion
Villa Kunzova	66 m2	1	53 030	30%/60%/10%
Novy Jundrov	65 m2	3.5	50 461	10%/30%/60% on building
Nove Semilasso	75 m2	3	52 779	30%/30%/35%/5%

The prices we have secured this development at are fantastic as can be seen – and with the leverage, so critical in any investment decisions, being so strong, this allows you to get a fantastic Return on Investment!

Location on Google Map

<http://maps.google.ca/maps?f=q&hl=en&geocode=&time=&date=&ttype=&q=majdalenky,+brno,+czech+republic&sll=49.234786,16.625969&sspn=0.007188,0.019956&ie=UTF8&z=16&om=0>



How the numbers work

The average price of a large studio apartment is approx £59,000

Initial payment £1500 + VAT for reservation

Within 30 days 7% payment – approx £4000

Legal costs around £700 paid initially (50% of total costs). **If have already bought or are buying in Czech Republic, this amount will be halved – one of reasons many investors are buying several properties in Czech Republic!**

So Buy in from just £6500!

On completion - £700 legal costs and approx £600 finance costs

We have negotiated for the cost of the finishing and kitchens to be included with the overall price – so no further money required until completion – and the mortgage will cover this full amount!

On a large studio apartment – buy in for just £8000 all in!

For your second apartment, for those buying more than one, the buying costs are reduced even further – you can buy into your second one for under £7000!

Types of Apartments

Studio Apartments

One room with an open plan kitchen



1 Bedroom Apartments

Two rooms (one bedroom, one living room), of which one has an open plan kitchen

We have selected studio and one bed apartments that we think are ideal for buy to let investment – all apartments come with a balcony.

Rental Yields and Demand

We have had an extensive review done on the development – and I have discussed for several months with our recommended management agent.

We have chosen to work with one of the most experienced letting agencies in Brno.

Rental expectations are 7% yield.

The average salary in Brno is 24500 Czech Kroons per month so the rental market for these properties will be very strong. This means a positive cashflow will be achieved – which is very rare in emerging markets.

This managing agent is all lined up to manage these apartments for us on completion, and we have been in regular contact with over the last 4 months and will continue to work with them on your behalf as we get closer to completion.



Mortgages in the Czech Republic

Last year domestic mortgage banks lent 101 billion CZK. Still, the total potential tapped is only in single digits percentage wise, leaving plenty of room for growth over the foreseeable long term – with Western Europe having nearer 50% borrowing, there is a great deal of room for this to grow.

The concept of mortgages is relatively new to the Czech banking institutions but already the mortgage market is getting more flexible and happy to lend to foreign investors.

Mortgages are granted to foreign residents by local banks via an established SRO, (Czech limited liability company) or as an individual if you have a Czech residency – this is very easy to organize and we have a team in place to set this up.

We have excellent ex-pat mortgage brokers in place who can help get mortgages up to 95% of the property price!

The mortgage brokers can also achieve mortgages up to 30 years or until the clients' 70th birthday.

Interest rates are around 5% and 3 year fixed rates are available. The rates are dependent on LTV and the interest rate fixation period.

We are also looking into achieving even better terms if we make an agreement with a specific bank to offer exclusive financing for all of the apartments – as you can imagine the banks will be very keen to get this level of business – and we can use this to our advantage.

Buying through a limited company or as an individual (SRO v Residency)

The two options for an EU citizen for purchasing property are through an SRO (Czech limited liability company) or as an individual with a Czech residency permit. We can advise and help with this through our team of local experts.



Taxation

The main consideration of whether to go the route of one or the other remains taxation.

If you buy as an individual and hold the property for more than 5 years, this property not being your primary residence, you will not pay capital gains on the property in Czech Republic.

If you buy as an individual and sell before the 5 years, you will be required to pay capital gains tax as an individual.

We can help advise on this through our local team.

Local Team

Before we put any deal together, it is key that we have a strong local team in place – this starts with a **well-recommended lawyer, strong finance contacts that can process the mortgage applications as quickly and efficiently as possible, key contacts on the ground that will work for us throughout the time involved, putting the deal together – and, crucially, 1-2 excellent management agents to manage the ongoing property and tenant management.**

Well we now have all the team players in place – they are all experienced in their field and, as usual, we have met and communicated with them all many times over the last few months. As can see by the excellent detailed rental analysis above they share the confidence we have in this excellent development.

We have an excellent local solicitor, managing agent and finance provider. They are all fluent in English. The company providing the finance is probably the most experienced in Czech Republic, with an excellent reputation.

The entire service is all provided under one roof, allowing for reduced fees, and greater ease of communication. All legal work will be overseen by us, and investor



trips will be organized for those investors wishing to view the apartments and the beautiful city it resides in.

Return on Investment

The most powerful part of this deal is the 90-95% loan to value borrowing, and the double digit capital growth this area is experiencing, alongside the very high rental yields ensuring your cashflow stays positive.

Based on just 7% deposit, and say 15% capital growth – you can see 200% return on investment per annum!

This is all about maximizing your returns by using other people's money effectively and cheaply.

Purchase Process

This is very straight forward and we shall help with this all the way:

On Reservation: Pay our £1500 sourcing fee, plus 50000 Czk kroons paid directly to developer (which comes off your 7%)

In next 30 days sign Future Purchase Contract and pay 7% deposit – minus 50000 Czk kroons and pay 50% of legal costs

4 months before completion, apply for mortgage – we are confident based on values you will be able to get the full amount mortgaged.

On completion, Purchase Contract: 93% via mortgage (after final inspection – which we can do on your behalf)



The Purchase Contract is concluded on completion of the construction and registration of the units.

Conclusion

This deal is very low risk and high reward – a rare but fantastic combination.

The prices are low by comparison to others close by – and the low deposits mean this offers some fantastic returns on investment!

The development is an excellent investment opportunity. The asset price is low, with a strong rental demand giving a yield of 6.5-7.5%.

There is no doubt how well the economy is doing – by the sheer number of Multinational companies there and the young, ambitious work force.

Combine this ideal location with this deal, where we have packaged it so you get a fully finished apartment, with a very strong experienced local team.

The high rental returns of around 7%, projected capital growth and low cost of borrowing – so crucial in achieving a high return on investment – this deal ticks every box when looking for the ideal investment!

Our last deal of 85 apartments in Brno sold out very quickly – all were reserved within 4 weeks with some investors reserving up to 10 apartments!

We only have 20 in this development – and have already taken 4 pre-reservations.

To be able to put just 7% down, off plan in a booming established market showing such strong capital and economic growth is extremely rare – and means you have the opportunity to enjoy an excellent return on investment.



Rental yields of around 7%

Borrowing rates around 5%

Very strong local team in place

Large Studio apartments £58,000 inc VAT and parking

One beds from £74,000 inc VAT and parking

This deal is similar to all the deals we are now targeting in Central Europe – in an area going through continued economic growth, with a strong mortgage market in place and strong local demand from end buyers and tenants.

We expect these apartments to get snapped up very quickly – let us know any questions and to reserve, email us at enquiries@propertyinvestment-deals.com or call 0115 947 4155.

The availability is changing on an hourly basis, call us for the up to date list and one of our property experts can help advise on the best apartments to choose to ensure an outstanding investment!



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Appendix

Buying Property In The Czech Republic:

Temporary Residency Permit (EU Card)

Effective from 1st May, 2004, when the Czech Republic entered the European Union, EU citizens can (under certain circumstances) buy real estate without an SPV. An EU citizen is entitled to apply for a temporary EU card which enables the purchase of a property in the Czech Republic under his or her name.

Advantages:

Ability to purchase property under your own name
Less expensive than establishing an SPV

Disadvantages:

The process takes up to 30 days from initial application to realization,

The following section provides an outline of the costs that one could expect to incur in both the purchase transaction and on completion of the project in relation to the ongoing costs related to running the property as a buy to let investment.

We have identified a number of reputable partners to assist in all aspects of the property transaction, from the sourcing of the best applicable mortgage, to the local legal representation and due diligence. The partners sourced have both a proven track record on the local market, as well as the ability to deal in a professional manner with foreign clientele.



Costs associated with purchase for final investors (before VAT):

- a. Residence permit: 18 500 CZK (if Czech residence address is required this can be provided for 500 CZK/month – the developer may agree to provide this for free as at Bozetechova)

½ required to start and ½ at completion

- b. Legal fees (1 property): 22 000 CZK (this is higher because of additional contract needed for garage space and number of flats in deal)

½ required to start and ½ at completion

- c. Mortgage arranging (1 property): 17 000 CZK

After approval of mortgage but before drawdown

- d. Bank mortgage administration fee: 0.5 to 1% of loan value (possibly to be reduced)

Mortgage Brokerage -

The mortgage brokerage fee is calculated as a percentage of the loan received. The standard fee is 0.4% of the mortgage amount with a minimum fee of 16,000 CZK excl. VAT . An exact fee can be provided after the initial meeting.



Specification of apartment standards

1. Foundations

Ferro concrete strip

2. Vertical structures

load bearing walls – bricks

partition walls – bricks

Ferro concrete monolithic underground garages

3. Horizontal structures

ceilings – Ferro concrete, Tras system

staircases - Ferro concrete monolithic

4. Finishes

internal – sand

external – mineral smooth plaster with insulation

5. Water insulation

asphalt sheets

6. Plumbing structures

Zinc

7. Roof

aisle roof covered with plastic coated sheet

8. Joiner structures

entrance door – Kronodoor, coated, beech /krono EI-30-C2/, FA B plug, label,

knob – handle interior door foil – Kronodoor, coated, PVC foil, to residential

rooms 2/3 glass door, WC, bathroom, technical rooms – solid door, metal label

handle – handle casing frames – Kronodoor foil at the entrance door fire protection metal frame.

9. Windows

plastic five chamber, white, with insulating glass 1.1



inside parapet with nib, MDF board outside metal parapet

10. Floors

sanitary facilities – tile flooring according to the sample, grey joint sealer, costing 280 CZK per m² kitchen – basic laminated floor according to the sample, costing 280 CZK per m² other rooms – basic laminated floor according to the sample, costing 280 CZK per m² corridors, staircases – tile flooring, grey joint sealer Anhydrit under flooring

12. Paints dispersive white

13. Coats white synthetic coat

14. Wiring

Cu conductors

Sockets - ABB tango white

Preparation for kitchen units (dishwasher, refrigerator etc.)

Preparation for washing machine

Luca apartment distributor with circuit breakers

Preparation for electric hob

Lighting wires in the WC, corridor, bathroom and technical rooms, in the rooms – lamp holders with bulbs

15. Light current door control with intercom at the entrance door conduit and distribution for master antenna (digital television) 1 in the main room, cable television will be offered by the grounds administrator data distributions (Internet) – 1 outlet in the apartment, including the socket, outlet under the intercom, connection to the Internet will be offered by the grounds administrator



tel. line - 1 in the apartment near the entrance door, outlet under the intercom

16. Central heating

central heating

Geminox Modusat apartment stations

Radik /Kermi, Buderus/ radiators are equipped with the thermostatic heads

measuring of heat consumed in the apartment in the apartment station

main distribution by the services duct

Koralux Linear ladder in the bathroom

copper distribution in the apartment VK radiators in the walls