

Investment documentation Egerkingen residential complex



Einschlagstrasse 26–30
4622 Egerkingen

The investment property

This ideally-sited residential complex, consisting of three apartment buildings, is located in Egerkingen in a central location, in a family-friendly and quiet residential area.

This means that all shops such as the Coop, Gäupark, McDonalds, Aldi as well as public transport, the motorway connection etc. are in the immediate vicinity. This is a very important point nowadays, as not only young people, but also older people live in a residential complex and as they age they want to travel a shorter distance for their shopping. Thus, the needs of the elderly as well as of younger people are met fully.

The 21 apartments that are located in these three apartment buildings have all been continuously renovated. This is of course reflected in the rental, as the residential complex is always fully let to long-term tenants.

There are currently no pending terminations or future arbitration requests that could reduce / impair our returns from this residential complex in any way.

Renovations

- 2010: Window on the west side replaced
- 2010: New pillars in the underground car park
- 2016: New oil heating
- 2019: Various repairs in different apartments

The community of Egerkingen

Thanks to its central location, Egerkingen has developed in recent decades from a farming village in the former bread-basket of Switzerland into an ideal place to live, work and conference, growing into an urban community.

As a result, several different forms of housing have sprung up in Egerkingen, from detached single-family houses to apartments for singles and families to retirement homes with services in rent and ownership. This is an ideal mix for a lively and varied village life.

The municipality of Egerkingen enjoys very well-developed public transport (bus and train) and good private transport access. The agglomerations of the cities of Basel, Solothurn, Grenchen, Bern, Aarau and Lucerne can be reached within 30 minutes. This place is therefore ideally suited for commuters.

Egerkingen has developed progressively over the years, so that residents, entrepreneurs or tourists can all feel at home there.

Facts and Figures

Population as of December 31, 2019:	Total population:	3,829
	Swiss citizens:	2,581
	Foreign nationals:	1,248
Weekly visitors:	81 people	
Vacant housing stock:	approx. 0.44% (low value = good)	
Municipal tax rate:	107 %	
Micro / macro location:	very good	
Condition of the building:	very good	
Return on equity:	approx. 16.12%	
Q-Base-Capital-Group-AG share:	25% equity share	
Investment volume for investors:	max. 2,400,000.–	
Interest:	4.25% p. a. before VST	







Economic situation

The economic situation of Egerkingen speaks for itself, as there have been a few positive developments here over the years.

Small and medium-sized enterprises as well as commercial enterprises and national and international companies predominate in Egerkingen with around 3,400 employees at 287 sites in the 1st, 2nd and 3rd sectors. Commercial and office space is available for innovative companies at various locations, which in turn has positive effects on the rental of apartments.

New companies mean new jobs available, which in turn means a growing population, which results in fewer vacant apartments as more apartments are required. Hotel chains that operate internationally and throughout Switzerland have long found Egerkingen to be the ideal conference and meeting location. The diverse range of restaurants and hotels - from home-style „Beiz“ to starred restaurants; from ** to **** star hotels - is also available to residents.

Our assessments of the property

We at Q-Base Capital Group AG have a 25% equity share in this residential complex. This has been regularly financed by our house bank with 25% equity.

This residential complex was properly assessed by our internal due diligence. After a positive due diligence report, we decided to acquire this lucrative residential complex. The fact that this system is financed by us is an interesting factor for you as an investor, as it does not have to be financed with your capital. You therefore benefit from a direct interest payment from the first month. Another point that rounds off the picture is full letting through long-term tenants.

We look forward to investing your capital in our residential complexes to the best of our knowledge and belief and hope to enter into a long-term business relationship with you.

See for yourself, and get involved in other future residential complexes.

Your Q - Base Capital Group AG team



David Quadranti

Founder and President



Andreas Quadranti

Founder and member of the Executive Board

Invest in bricks and mortar

Q-Base Capital Group AG searches for and finds the real estate, negotiates the purchase price as well as the financing and closes the deal. Investors invest safely and flexibly in our financed real estate and benefit from a fixed interest rate. Real estate is less volatile and has historically outperformed the SMI. Your value increases.

Q-Base Capital Group AG does not pay anyone any fees or commissions for raising capital. We make the financed properties directly available to investors, not through sellers or brokers, events or networks that receive commissions. This means that the capital of the respective investors is invested in the properties free of charge.

Work with us on real estate deals traditionally reserved exclusively for the wealthy.



You can find more information and other investment properties on our website

www.q-base-capitalgroup.ch



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