

Investment documentation Lenzburg residential complex



Friedweg 7 and 9
5600 Lenzburg

The investment property

This residential complex at a top location, consisting of two smaller multi-family houses, is located in Lenzburg at a central and very desirable site, in a family-friendly and quiet residential area. The beautiful old town of Lenzburg is only a few minutes' walk away.

The property consists of 6 apartments which are in very good condition. All apartments have been renovated.

The proof of the advantages offered by the location in Lenzburg, Lenzburg itself and of course the beautiful renovated apartment buildings lies in the long-term tenants. This small residential complex is therefore permanently fully let.

As a result, there are currently no pending dismissals or future arbitration requests that could reduce / impair our returns in any way.

Renovations

- 1997: Kitchen and bathroom renovations
- 2003: Roof renovation
- 2014: Replacement of the entire oil heating system with hot water processing
- 2015: blinds replaced
- 2020: 4.5 room apartment renovated

The city of Lenzburg

Over the centuries, Lenzburg has developed its own typical small-town character. Tradition is maintained and progress promoted. There is probably no other place in the Central Plateau where both the castle and the old town are of national importance. Life is good here and people like to come to Lenzburg to enjoy its charm and to treat themselves.

The small town has developed its own profile that consciously combines cultivated tradition with progress and combines an efficient infrastructure with lovingly promoted culture.

Whether in the stylish old town of national significance, or in modern developments in the centre or on the periphery, you will find housing in Lenzburg to suit your taste.

Shops, kindergartens and schools are always close by or can be easily reached with the regional bus.

The favourable traffic situation, the surrounding recreation areas and numerous other local advantages make Lenzburg an attractive and interesting place to live and work.

Many other factors make this city worth living in and add up to an above-average quality of life.

Facts and Figures

Population as of December 31, 2019:	Total population:	10,828
	Swiss citizens:	7,750
	Foreign nationals:	3,078
Vacant housing stock:	approx. 0.66%	
Municipal tax rate:	105 %	
Micro / macro location:	very good	
Condition of the building:	very good	
Return on equity:	approx. 14%	
Q-Base-Capital-Group-AG share:	33.33% equity share	
Investment volume for investors:	max. 400,000.–	
Interest:	4.25% p. a. before VST	









Economic situation

The Lenzburg district has a total of 20 communities with around 59,000 inhabitants. With a total area of 10,275 hectares, around a third of which is forest, the Lenzburg district is one of the smaller districts in Aargau in terms of area.

More than 25,000 employed people live in the Lenzburg district. In 2008 there were over 2,850 workplaces here. In terms of numbers, SME companies predominate. All companies offer full or part-time employment for almost 18,500 people.

Thanks to its attractive location, the Lenzburg location is ideal for companies from different areas. In addition to the service sector, which leads, the technology and food sectors are also represented.

Each company depends upon its qualified and motivated employees. Lenzburg offers your employees an attractive, high-quality living space.

The Lenzburg region's economic and residential spaces have a lot to offer.

Our assessments of the property

We at Q-Base Capital Group AG have a 33.33% equity share in this small residential complex. This means that the residential complex was regularly financed by our house bank with 33.33% equity.

This residential complex was properly assessed by our internal due diligence. After a positive due diligence report, we decided to acquire this small but very lucrative residential complex. Another point that rounds off the picture is the fact that it is fully let, at moderate rents. Due to the moderate rents, full letting is practically 100% guaranteed.

Since we come from this area ourselves, we can also confirm the many advantages of the city of Lenzburg. The city of Lenzburg rarely has properties for sale because the location is unique and very popular. Thanks to our excellent network, we were able to acquire a property in Lenzburg.

Another interesting factor for investors is that this system has already been financed by our house bank and does not have to be financed with your capital. You therefore benefit from a direct interest payment from the first month.

We look forward to investing your capital in our residential complexes in the most advantageous manner to the best of our knowledge and belief, and hope to work with you in developing a long-term business relationship.

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

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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