

# Investment documentation Schönenwerd residential complex



Höhenfeldstrasse 20 / 22  
5012 Schönenwerd

## The investment property

This residential complex, consisting of two multi-family houses, is located in Schönewerd in a central location in a family-friendly and quiet quarter with a mix of single-family and multi-family houses.

This means that all amenities such as the Coop, the post office, restaurants, the outdoor swimming pool, public transport, the motorway connection, etc. are in the immediate vicinity.

This is a very important point, as not only young people live in a residential complex, but also older people. Efficiency and short travel distances are highly valued in old age.

Thus, the needs of the elderly as well as of younger people are met fully.

The 14 apartments that are located in these two apartment buildings have all been maintained since 2002.

Since the rents are in a moderate and low range and the apartments have been continuously maintained, the residential complex is always fully let.

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

# The community of Schönenwerd

Schönenwerd has a central function in various areas. For example, the educational offerings up to the Matura level can cover all needs. With the Swiss International School, it is even possible to attend a bilingual day school. Attractive day-to-day structures that complement school allow work and family to be optimally balanced.

Thanks to the central location of the municipality and its very good public transport options, it only takes a few minutes to get to Aarau and Olten. The major centers of Basel, Berne, Lucerne and Zurich can be reached in less than an hour.

Schönenwerd also offers a wide range of leisure and sports activities for all age groups.

## Facts and Figures

Population as of January 1st, 2020:	5,063 inhabitants
Vacancy rate:	0.90% (medium / good)
Tax rate:	Natural persons: 115% Legal persons: 125%
Micro / macro location:	very good
Condition of the building:	very good
Return on equity:	approx. 15.60%
Q-Base-Capital-Group-AG share:	27% equity share
Investment volume for third parties:	max. CHF 830,000
Interest:	4.25% p. a. before VST





## Economic situation

The economic situation of Schönenwerd has been very promising in recent years.

Schönenwerd is best known as the former location of the Bally shoe factories, which shaped the village's image and life from the middle of the 19th century. until the ,90s. Through Bally, Schönenwerd developed from a farming village to an industrial village with extensive workers' living quarters.

Schönenwerd is located on the Aare between Olten and Aarau in the Swiss Plateau and at the southern foot of the Jura.

The community is constantly evolving, which brings positive prospects for the future.

## Our assessments of the property

We at Q-Base Capital Group AG have a 27% equity share in this residential complex. This has been regularly financed by our house bank with 27% 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. 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.

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.

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](http://www.q-base-capitalgroup.ch)



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