

Investment Management | Services & Costs

• Analysis & Optimization

- ✓ Positioning your investment object within the current and future market situation and pursuing the investment goals that are tailor made to the customer.
- ✓ Assessment, update and modification of all specific values of the object by taking the current and future market situation into account, as well as providing a comprehensive reporting with all economical and technical aspects.
- ✓ Examination and controlling of all additional costs and services (including contracts) as well as identifying possibilities of optimizing the return on investment (of future costs and services of the whole investment span).

• Consultation & Support

- ✓ Consultation and support with all appointments relevant for the purchase (bank, notary, lawyer, tax counselling etc.).
- ✓ Assessment of- and consultation with all contracts relevant for the investment (management and service contracts, insurances etc.).
- ✓ Bilingual (GER/ENG/HEBR) communicating and negotiating on behalf of the client with all parties involved (tenants, property management, property maintenance, service providers, authorities etc.).
- ✓ Monitoring monetary transactions (rents, additional costs, savings etc.) and distributing surpluses.
- ✓ Renting of single units (in cooperation with the respective property management, where applicable).

• Development & Renovation

- ✓ Identification and monitoring of current and future maintenance and repair activities.
- ✓ Identification, planning and execution of potential development of the object, apartment or commercial unit (renovation, modernization, conversion, development, division and furnishing).
- ✓ Leading negotiations with tenants regarding rental conditions and lease terms.

• Financing & Funding

- ✓ Realization of financing and funding concepts with our partner institutes or a financial institution of your choice (refinancing, promotional loan etc.).

Our compensation for our investment management is calculated as follows:

- *Investment management per unit (apartment or commercial unit): 25,00€ per month*
- *Investment management of properties with multiple units: 25,00€ per unit and month (min. 500,00€ per property and month; contingent on the volume of the properties)*
- *Renovation, modernization, conversion and development projects as well as new construction and furnishing (including planning, supervision and controlling): 3% of the commissioned volume (min. 500,00€ per project)*
- *Renting: 1-2 net rents, based on time and effort (execution might only be possible via responsible property management)*
- *Coordination/negotiation of object division or tenant related issues: depends on the work involved and needs to be negotiated separately.*

(all prices are exclusive of VAT; potential additional expenses will be billed separately)

In special cases, some of the services can be omitted if not required or can be dropped by the client when placing the order. We will be happy to submit an offer for you that is customized to your needs.

➤ Let us take care of your property - TRUST-AGN Holding is looking forward to hearing from you