

Managed single family houses investment of 105 units in Sadkow, southwest of the city Wrocław

Address: Sloneczne Sady, Sadkow
 Surface: about 10 700 sm
 Floor: 2
 Elevator: No

Year of construction: 2023/2024
 yearly net rent (expected) : 770.730 \$ (9,1% ROI)
 Price (finishing costs incl.): about 8.500.000 \$
 Brokerage fees : No fees for buyer

- 15 km, 20 min. drive to the city center
- Near to mega factories: 8 km, 10 min. to LG; 10 km, 12 min to Nestle PURINA; 17 km, 17 min to Shein; 16 km, 15 min to AboutYou; 12 km, 12 min. drive to Bielany Wrocławskie –Wrocław’s biggest shopping and entertainment center; Less than 5 min. drive to A4 and A8 highways

Price and rent converted from polish Zloty. Included securing the rentals + property management

Sloneczne Sady

Housing estate of 100+ houses for rent near Wrocław, Poland

Rental houses for sale:

- First stage of 38 houses in construction:
- - 16 semi-detached houses (1 house – 107m)
- - 12 terraced houses (1 house – 80m)
- - 10 detached houses (1 house – 120m)
- In total, the investment will have 105 houses.

Target group for rental services:

- Middle and senior staff of nearby international production companies (12 LG companies, Nestle PURINA, AboutYou, Shine)
- Middle class of the city Wrocław looking for quite place to live in the suburbs (20 min. drive to the city center)



TIMELINE

- Construction has begun.
- The first stage (38 units) will be delivered in 2 waves:
 - I. in Q3 2023
 - 12 terraced houses
 - II. in Q2 2024
 - 10 detached houses
 - 16 semi-detached houses