

Real Estate Portfolio in Sárvár for sale

EP Real Kft is a real estate development company based in Sárvár, Hungary and offers a comprehensive selection of first quality residential and commercial properties in Sárvár and the surrounding area.

The portfolio spreads from small furnished apartments, shops and offices, one castle and two empty plots in the centre of Sárvár. EP Real Kft developed only their own projects and now the complete real estate portfolio of EP Real Kft is for sale as a "Share Deal". As buyer you have the advantage that some of the objects are rented already with good conditions, providing a reasonable rental income each month. In addition the 2 empty plots, located in the city centre, are ready for a property development project.

There is a high potential that the EP Real Kft properties in Sárvár and the surrounding area will increase in value.

Portfolio of EP Real Kft

1. Batthyany utca 22, Sárvár

| | |
|------------------------------|-------------------------------------|
| Object type: | Commercial and residential property |
| Plot Registration Nr. | 82 |
| Address: | Sárvár, Batthyany utca 22 |
| Year of construction: | 2002 |
| Lot size: | 544 m ² |
| House size: | 840 m ² |



Description:

New erected building in the center of Sárvár at the main street with a passage way to the Szechenyi u., right at the main bus station of the city centre. The ground floor at the street side and the 1st floor is rented to a textile shop. In the 2 levels above (2nd and 3rd floor) are 5 apartments, sized between 29 and 85 m².

2. Batthyany utca 16, Sárvár

| | |
|------------------------------------|-------------------------------------|
| Object type: | Commercial and residential property |
| Plot Registration Nr. | 75, 76, 77 |
| Address: | Sárvár, Batthyany utca 16 |
| Year of major refurbishment | 2000 |
| Lot size: | 765 m2 |
| House size: | 599 m2 |



Description:

Commercial and residential house in the most frequented location of Sarvar. The shop in the ground floor is currently rented by DM-market. In the first floor above the shop are 3 newly established apartments with the size 44, 67 and 73 m2. All apartments are completely furnished.

3. Nádasdy utca 13, Sárvár

| | |
|------------------------------|---------------------------------|
| Object type: | Office and residential property |
| Address: | Sárvár, Nádasdy utca 13 |
| Year of construction: | 1990 |
| Lot size: | 863 m ² |
| House size: | 266 m ² |



Description:

The Nádasdy u. is the 2nd parallel street to the main street in Sárvár. Very central but also very quiet. In the ground floor is the EP Real Kft office and company seat. On the back side and on the upper floor are 2 apartments, size 43 and 87 m². A garage for 2 cars and a large garden completes the property.

4. Undeveloped plots in Széchenyi utca 27 + 29, Sárvár

| | |
|---------------------|---|
| Object type: | Parcel, undeveloped |
| Address: | Sárvár, Széchenyi utca 27 + 29 |
| Lot size: | 1.790 m ² (958 m ² + 832 m ²) |



Description:

Located in Széchenyi utca are 2 lots of land (street nr. 27 and nr. 29) with a lot size of 958 and 832 m² (together 1.790 m²). This land is flat and clean. The 2 plots could be merged to make it fit for a bigger development project (e.g. apartment house, serial houses, terraced houses, ...).

5. Castle Karolyi in Ostffyasszonyfa

| | |
|--------------------------------------|-----------------------------------|
| Object type: | Castle |
| Plot Registration Nr. | 486/1 |
| Address: | Ostffyasszonyfa, Tancsics utca 21 |
| Year of construction: | 1900 |
| Major refurbishment (outside) | 2015 |
| Lot size: | 4.480 m ² |
| House size: | 790 m ² |



Description:

Located in the centre of the village Ostffyasszonyfa, the castle is named according to his early possessor, Count Károlyi. As a first renovation step the roof, the ceilings and the guttering were renewed in order to make the building structurally sound. A further outside renovation is also finished. The final renovation (mainly of the inside area) shall be done by the buyer after a final dedication for the building.

Summary:

| | | |
|---|---------------------------------------|--|
| 1. Batthyany utca 22, Sárvár: | Lot size: 544 m ² | House size: 840 m ² |
| 2. Batthyany utca 16, Sárvár: | Lot size: 765 m ² | House size: 599 m ² |
| 3. Nádasdy utca 13, Sárvár: | Lot size: 863 m ² | House size: 266 m ² |
| 4. Parcel in Széchenyi u. 27-29, Sárvár: | Lot size: 1.790 m ² | |
| 5. Castle Karolyi, Ostffyasszonyfa: | Lot size: 4.480 m ² | House size: 790 m ² |
| <hr/> | | |
| All EP Real Kft properties: | Lot size: 8.442 m ² | Living Area: 2.495 m ² |

Actual tenants as of March 2020 and rental income per Month:

Batthyany utca 22, Sárvár:

Shop JIn Hua Trading Kft Shop size: 497 m2
5 Apartments Size: 29, 48, 50, 57, 85 m2

Batthyany utca 16, Sárvár:

Shop DM Market Shop size: 354 m2
3 Apartments Size: 44, 67, 73 m2

Nádasdy utca 13, Sárvár:

Office, groundfloor Office size: 60 m2 + cellar
2 Apartments Size: 43, 87 m2

| | |
|--|---------------------------------|
| Complete EP Real Kft rental income per mths | Nett amount 6.000,- € |
|--|---------------------------------|

Remarks to the tenant situation:

DM Market in Batth. utca 16 is a highest level, reliable tenant. Their intention is, to extend the lease contact until end of 2027 (details in the contract).

The Asia Shop in Batth. utca 22 is a reliable tenant without any payment delay over the last years. Rental contract is for a binding period of 3 years, ending by end of the year 2022, with a possibility to further extend the duration.

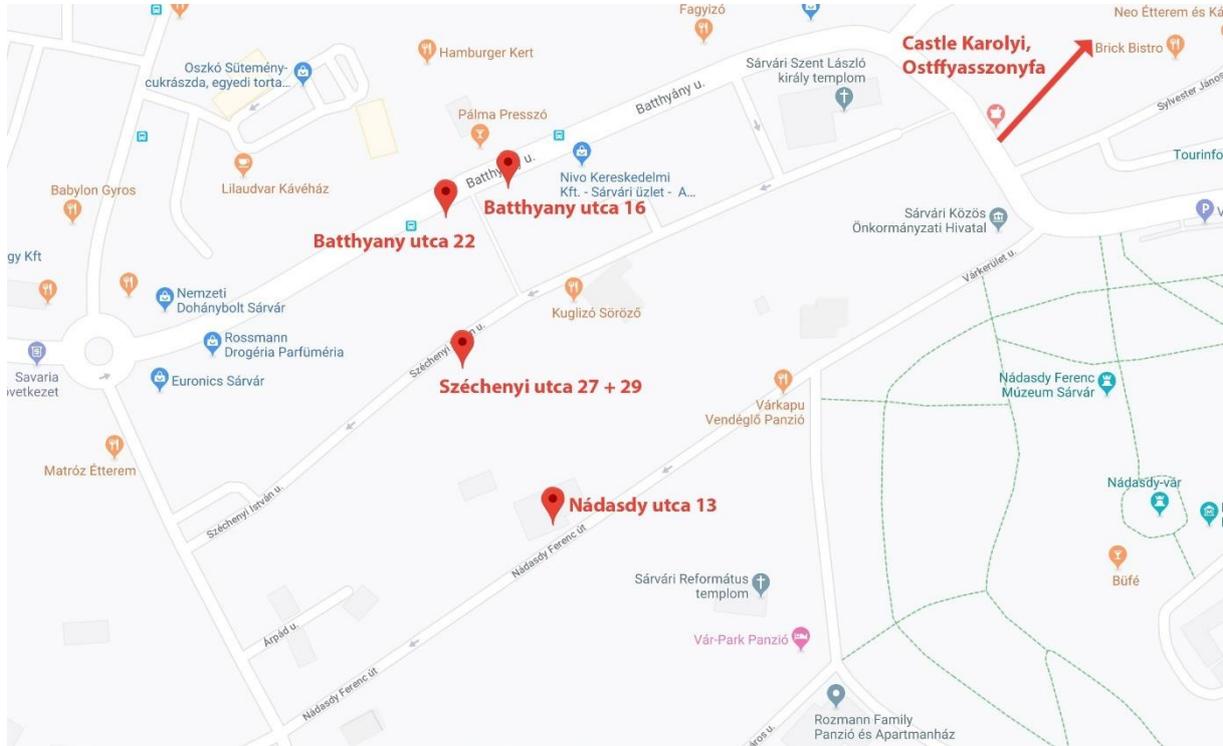
The tenants of the 10 apartments in total show a very low fluctuation (in part caused by the low rent). There is further potential, to increase rental income with this group of tenants. Apartment rental contracts may be cancelled from both sides with the usual notice period.

The office-part of Nádasdy utca 13 is currently for internal own use with some more potential if offered to external clients.

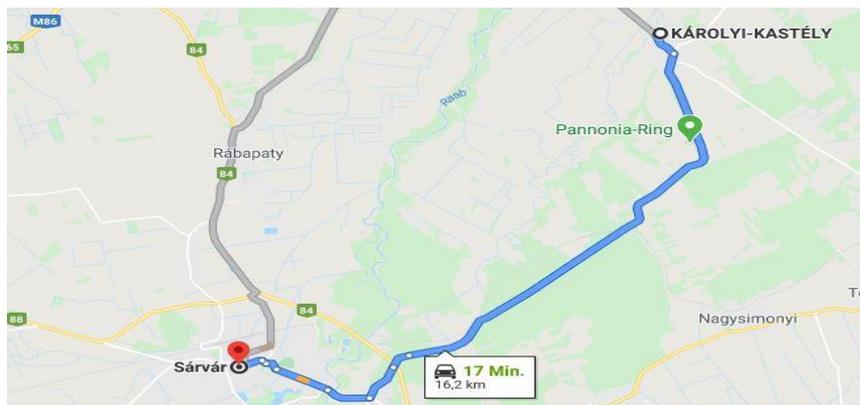
Location Maps:

On this map you can see all properties located in Sárvár.

All 4 properties are located in 600 meters distance – it is only a 10 minutes walk to see all objects.



The only property located outside the city can be reached by car in approx. 18 minutes starting from Sárvár.



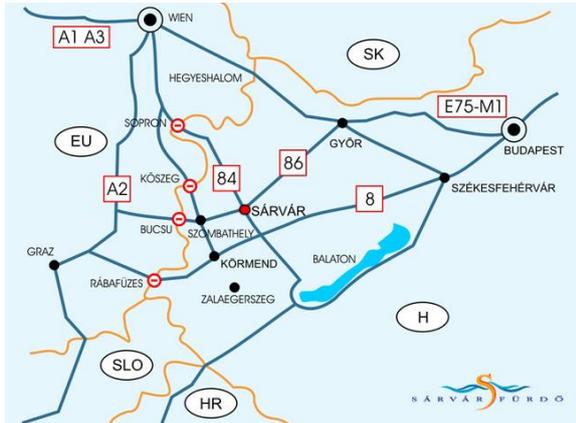
Coordinates for all Objects (for Google Maps):

| | |
|---------------------------|-----------------------------|
| 47°15'12.2"N 16°55'57.7"E | Batthyany utca 22, Sárvár) |
| 47°15'13.2"N 16°55'59.0"E | Batthyany utca 16, Sárvár) |
| 47°15'08.0"N 16°55'59.9"E | Nádasdy utca 13, Sárvár |
| 47°15'10.0"N 16°55'57.6"E | Széchenyi I 27 + 29, Sárvár |
| 47°19'51.8"N 17°02'27.4"E | Ostffyasszonyfa, Castle |

General information about Sárvár:

Sárvár is located in the middle of the “Spa road”, leading from Sopron via Bük to Keszthely and Heviz near the Balaton lake.

The distance to Vienna is 120 km and the distance to the Austrian border is only 40 km. The city with approx. 16.000 inhabitants offers many wellness hotels with thermal baths. Sárvár is a tourist hotspot in the region.



The Nadasy Castle is one of Hungary’s most outstanding monuments, the town’s symbol. It is located in a large park on the southern side of Kossuth Square and includes a museum.



Health- Wellness- and Medical Tourism

Medical and wellness tourism based on natural healing water resource plays an important role in the future development of Sárvár. The medical and wellness spa of Sárvár spreads over 55.000 m² of land with 3.600 m² water surface.



The region is well known for its wide variety of health and medical services, ranging from cure/health spa, dental surgery, to beauty farms. Many of them combined with hotels.

As one of the most successful examples of medical/hotel centers e.g. WABI (near Sopron, see also www.wabi.hu) or Vitalmed-Hotel Sárvár (attached to the thermal spa in Sárvár, see also www.vitalmedhotel.hu) may be mentioned.

Hotels in Sárvár

The 2 best known hotels in Sárvár opened only a few years ago: The Spirit Spa Hotel and the The Park Inn/Radisson.

| Hotel | Category | webpage | Rooms |
|---------------------|----------|--|-------|
| Spirit Spa | ***** | www.spirithotel.hu | 275 |
| Park Inn-Radisson | **** | www.sarvar.parkinn.hu | 222 |
| Danubius Health Spa | **** | www.ohb.hu/sarvar | 136 |
| Vital Med Hotel | *** | www.harmoniahotel.hu | 32 |
| Hotel Viktoria | *** | www.hotel-viktoria.hu | 29 |
| Hotel Bassiana | **** | www.bassiana.hu | 27 |

After those a number of approx. 30 ***hotels with about 20 to 25 rooms.



The five star spa hotel Spirit is located in a beautiful park.



Danubius Thermal Hotel



Park Inn Hotel (open since 2007)

For active tourists the town and the surrounding area offer many sport possibilities, such as biking, fishing, horseback riding, walking tours, paddling in the citie´s lakes and canoeing on the Raba river. Golf courses are in a distance of approx. 20 km.

Economy

Next to the positive impact of tourism and thermal water the short distance to Austria, to Vienna (without any borders anymore) and to the airports Vienna/Schwechat and Bratislava contributes to a positive development of the city and the region.

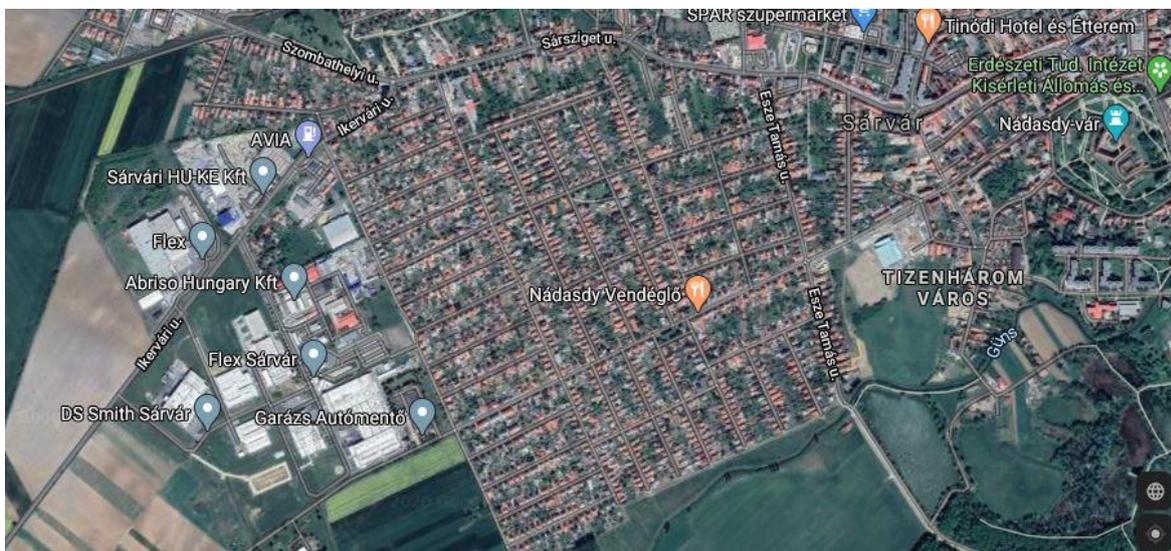
Examples of industrial development:

FLEX Industrial Park Sárvár (EMS – Electronics Manufacturing Services), Hirsch Servo (Styrofoam manufacturing), Amtek (High precision metals) Versteijnen (Logistics) SCA (Packaging). Lafuma (Outdoor Products), Bernard Matthews (Food Processing).

The race course Pannonia Ring, a sport center for car racing and motorbike racing offers races for professionals and non-professionals.



The Castle Karolyi in Ostffyasszonyfa - part of the EP-Real Kft portfolio - is only 3,6 km away from Pannonia Ring (only 5 minutes by car)!



The FLEX Industrial Park (westside of the City) with over 1.000 employees

Information about the company EP-Real Kft:

The Kft was founded in 1997 by 2 Austrian owners. The company seat is located in Sárvár, Nádasy u. 13.

Statistical number: 11319704-6810-113-18

Registration at the Trade Court: 18-09-103073

Since its foundation the company was involved only in property development, purchase and sale of property, rental business and related activities.

The deed of foundation states as main activity: rent and lease of own land, buildings and apartments. As secondary business many directly or indirectly related activities are registered, such as:

- Any kind of building construction business
- Architectural practice and engineering consultancy
- Facility management
- Property agency
- Hotel business

By the end of 2019 the companies balance sheet shows the following main data (in 1.000,- €):

| | |
|-------------------------------------|------------|
| - Bookvalue of property | 618 |
| - Accounts receivable | 95 |
| - Cash | 64 |
| Total assets | 777 |
| | |
| - Share capital | 393 |
| - Retained profit | 341 |
| - Profit of the year | 21 |
| - Debts and deferrals | 22 |
| Total Equity and liabilities | 777 |

Details of the balance sheets are available on request.

The company is currently managed by the following persons, non of them is employed by the company:

- Richard Pfaffstaller, Managing Director (and shareholder)
- Ingrid Ehn, Managing Director (and shareholder)
- Szalai Valéria, Office and Administration (temporarily on consultancy basis)
- Szalai András, Maintenance, housekeeping (temporarily on contract basis)
- Anga Gábor, Accounting and tax advice (consultant)
- Dr. Szabo Szolt, Lawyer and Legal Representative (consultant)
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All of them are long term working for EP-Real Kft, for more than 10 years already (Dr. Szabo since 2012).

Price:

On request.

The complete real estate portfolio of EP Real Kft is for sale as a “Share Deal”.

Single properties might not be sold (except by special arrangement, e.g. property 4. Undeveloped plots, or property 5. Castle Karolyi).

Contact:

Seller:

Richard Pfaffstaller and Ingrid Ehn.

Please contact: richard@pfaffstaller.com, Tel.: +43 664 33 700 33

All information and images in this document without warranty.

Vienna, March, 29th, 2020

