



Real Estate
development



**A LANDMARK CONSTRUCTION
OR DEVELOPMENT PROJECT IN
THE HEART OF THE RESORT
TOWN OF JURMALA**

Investments

DEAR INVESTORS!

We offer you a unique opportunity to invest in the most attractive segment of the rental property market - apart-hotel, ownership of the apartments or shares in the landmark project "Rīgas 53", which is located in the heart of the resort town of Jurmala, in Dzintari.

The property is a plot of land with a total area of 5,370 sq.m. with a harmonized project for the construction of an apart-hotel with a maximum allowable area of 4,822 sq.m.

The proposed apart-hotel is an investment product of institutional quality, combining such important characteristics as optimal size and configuration of the premises, providing universal possibilities of using the asset, advantageous location in the heart of the resort town of Jurmala, in Dzintari, as well as stable rental income flow, ensured by the presence of a constant flow of tourists and tenants. Excellent fundamental and financial characteristics of the property allow the potential co-owner to count not only on rental flows, but also on the growth of the value of the property itself, which accelerates the period of return on investment.

Historically, apart-hotels in the resort city of Jurmala have been in high demand, which is certainly reflected in the cost per square metre. However, with the current economic situation in Latvia, the cost of real estate has decreased. Therefore, a unique opportunity has opened up to acquire this asset at the very beginning of its growth phase, as properties of this quality are the real "blue chips" of resort real estate.

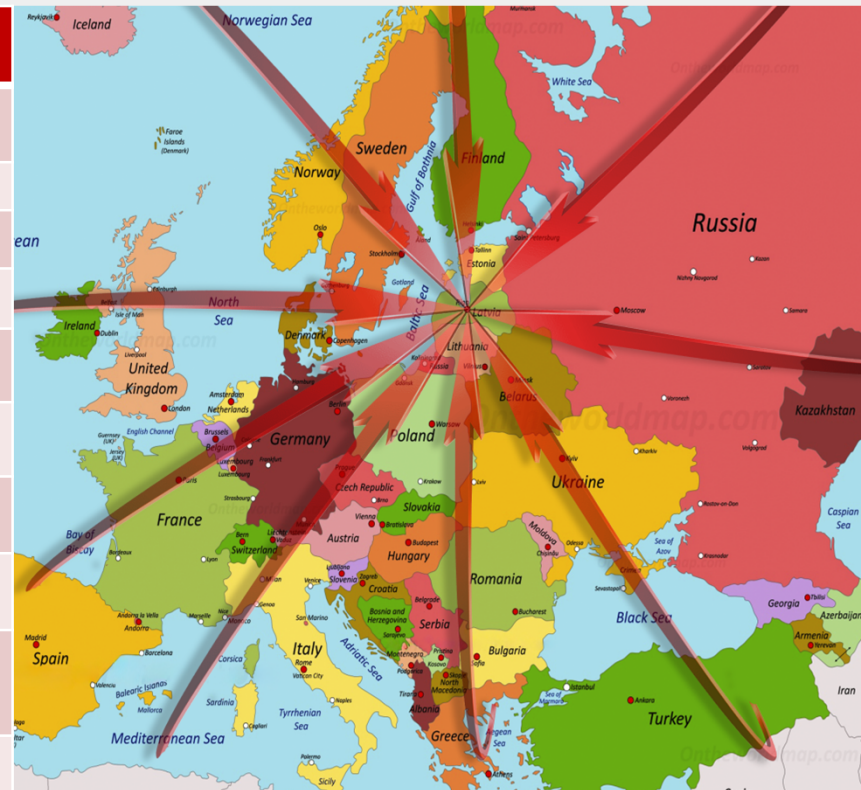
The property has undergone a thorough and comprehensive audit. During our search for a worthy asset, we have analysed hundreds of rental property projects in the resort town of Jurmala and are proud to present to you "Rīgas 53".

With Redevelopment, you have the opportunity to invest in the best properties, for any amount from one hundred thousand to several million euros, and earn a stable monthly rental income.

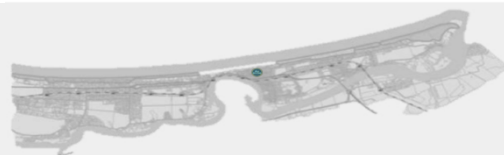
Project profile

FIRST-CLASS LOCATION IN THE RESORT TOWN OF JURMALA, FAVOURABLE FOR THE CONSTRUCTION OF AN APART-HOTEL

Address:	53 Rīgas street, Jūrmala, Latvia
Location / map coordinates:	56.9720316 23.822157
Cadastral number:	1300 0083 704
Total site area:	5 370 m ² (0,5370 ha)
Legal status:	In unconditional ownership
Property status:	Flat property
Total building area:	4 822 m ²
Number of rooms <70 m ² :	76 rooms
Number of parking places:	84 parking places
Cost of a property with an agreed project:	€ 1 500 000,00
Project IRR:	30,27 %



Project location



RESORT CITY OF JURMALA IMMEDIATE SURROUNDINGS



12. hotel Jurmala SPA,
25 minutes on foot



13. Jomas str.,
10 minutes on foot



14. Kazan Cathedral,
10 minutes on foot



15. R/S Majori,
25 minutes on foot



11. Dzintari beach,
15 minutes on foot



10. C/H Dzintari,
13 minutes on foot



9. Dzintari Mežapark,
10 minutes on foot



8. LightHouse restaurant,
18 minutes on foot



7. R/S Dzintari,
5 minutes on foot



6. center of Riga,
25 minutes by car



5. aquapark Livu,
5 minutes by car



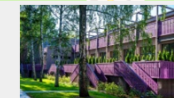
1. PARKHOUSE
1 Mežaparka avenue
rent € 13,33 - 20,20
area 60,00 - 201,60 m2



2. DZINTARU PĒRLE
47 Rīgas street
rent € 15,00 - 20,00
area 67,00 - 154,90 m2



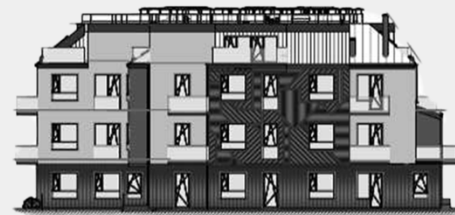
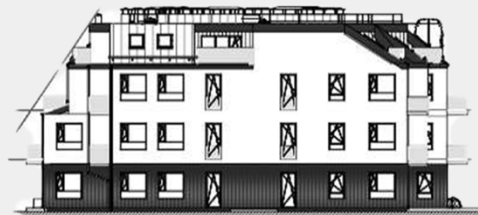
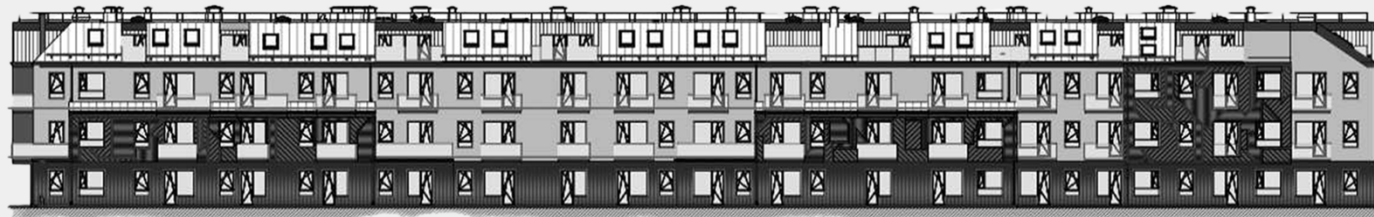
3. SUMMER HOUSE
48 Dzintaru avenue
rent € 15,11 - 21,79
area 36,00 - 70,00 m2



4. EDINBURGH
10 Mežaparka avenue
rent € 17,54 - 45,00
area 40,00 - 88,00 m2

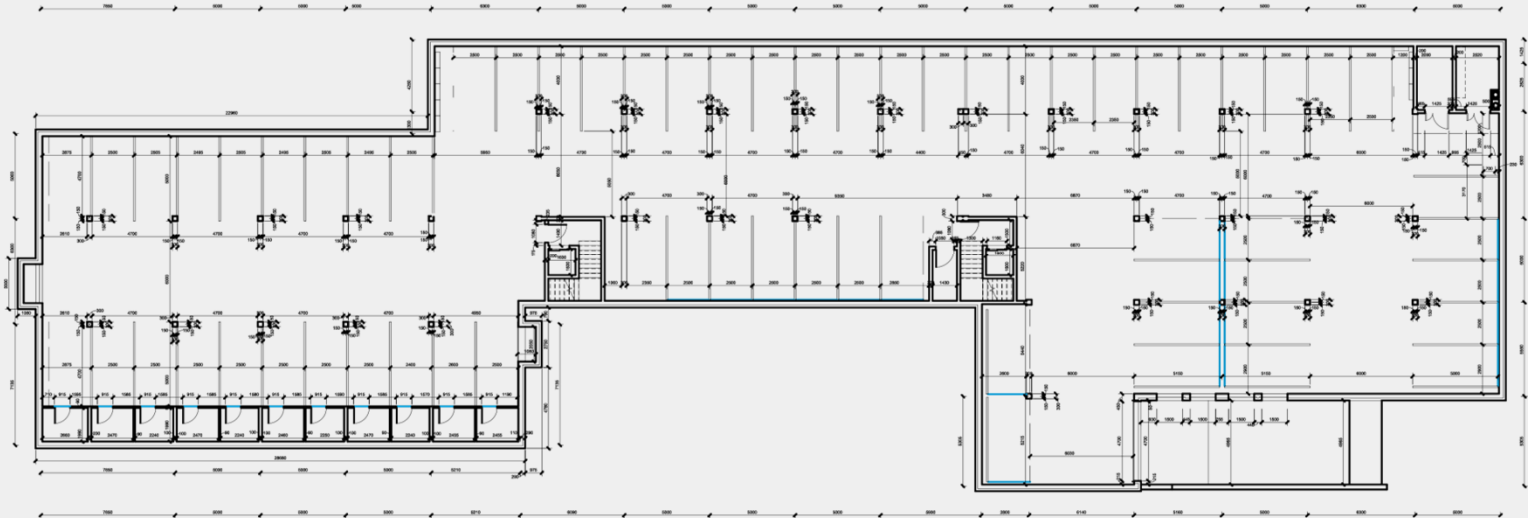
Design

BUILDING FACADES



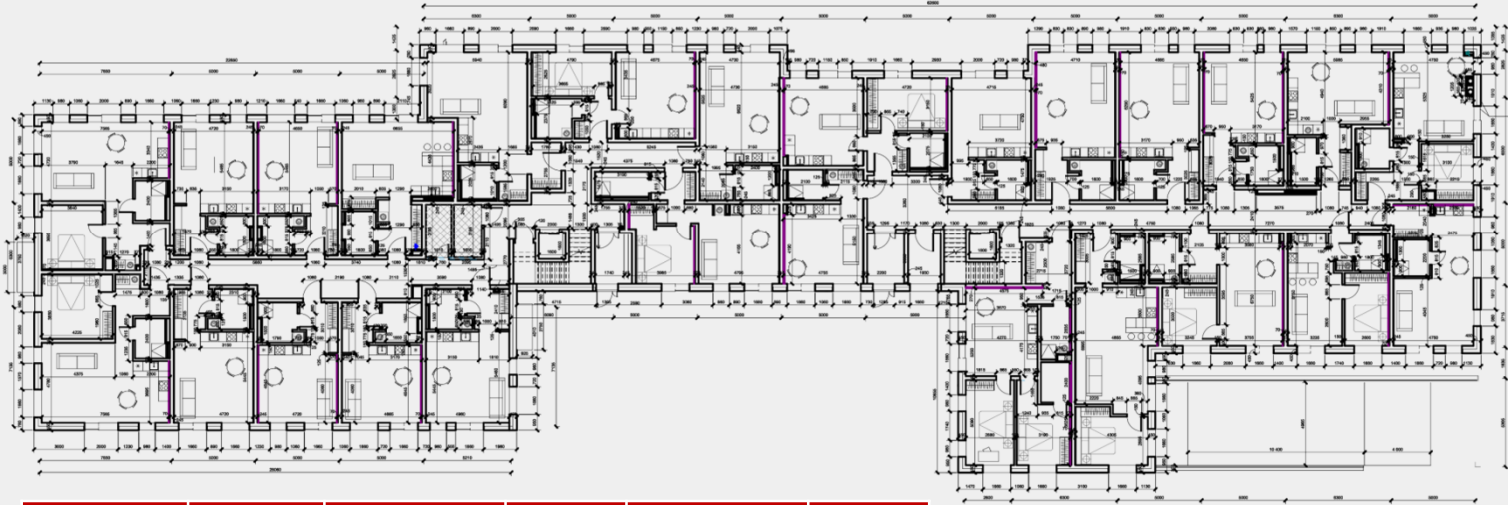
Design

GROUND FLOOR



Design

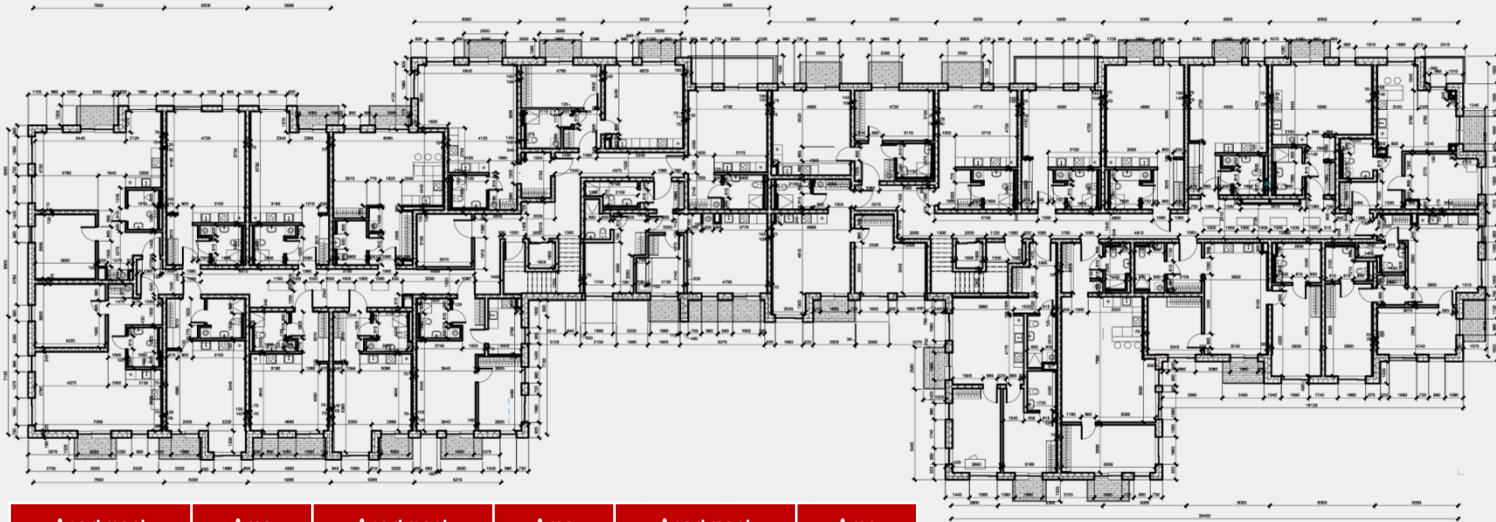
FIRST FLOOR



Apartment	Area	Apartment	Area	Apartment	Area
Apartment 1	38 m ²	Apartment 10	48 m ²	Apartment 19	48 m ²
Apartment 2	33 m ²	Apartment 11	47 m ²	Apartment 20	39 m ²
Apartment 3	33 m ²	Apartment 12	41 m ²	Apartment 21	38 m ²
Apartment 4	36 m ²	Apartment 13	49 m ²	Apartment 22	48 m ²
Apartment 5	63 m ²	Apartment 14	33 m ²	Apartment 23	58 m ²
Apartment 6	61 m ²	Apartment 15	40 m ²	Apartment 24	69 m ²
Apartment 7	37 m ²	Apartment 16	40 m ²	Apartment 25	31 m ²
Apartment 8	36 m ²	Apartment 17	36 m ²	Apartment 26	49 m ²
Apartment 9	44 m ²	Apartment 18	38 m ²		

Design

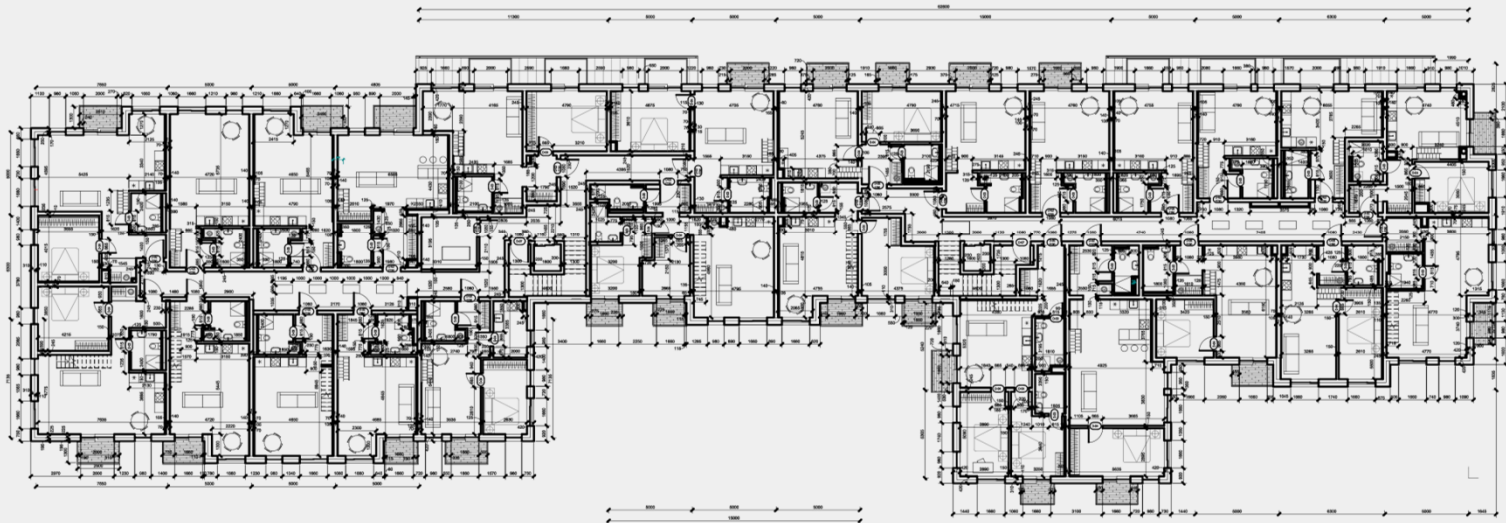
SECOND FLOOR



Apartment	Area	Apartment	Area	Apartment	Area
Apartment 27	47 m ²	Apartment 36	47 m ²	Apartment 45	48 m ²
Apartment 28	35 m ²	Apartment 37	47 m ²	Apartment 46	65 m ²
Apartment 29	38 m ²	Apartment 38	33 m ²	Apartment 47	71 m ²
Apartment 30	39 m ²	Apartment 39	49 m ²	Apartment 48	68 m ²
Apartment 31	63 m ²	Apartment 40	33 m ²	Apartment 49	47 m ²
Apartment 32	64 m ²	Apartment 41	33 m ²	Apartment 50	50 m ²
Apartment 33	42 m ²	Apartment 42	40 m ²	Apartment 51	60 m ²
Apartment 34	39 m ²	Apartment 43	36 m ²		
Apartment 35	44 m ²	Apartment 44	38 m ²		

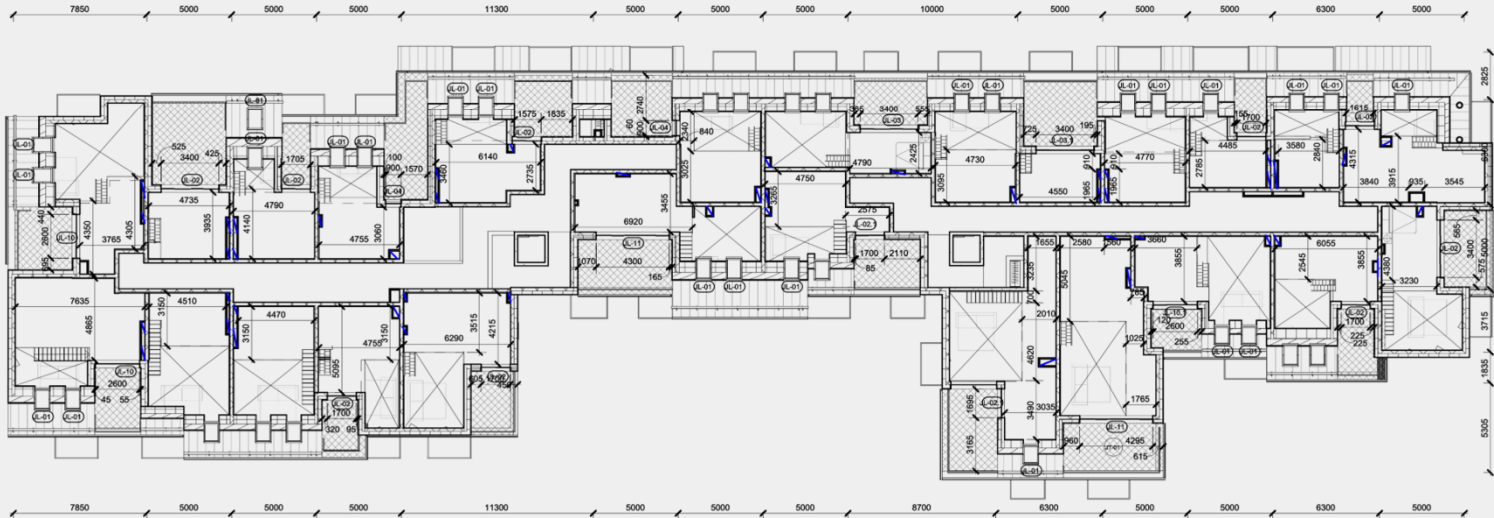
Design

THIRD FLOOR



Design

SECOND LEVEL OF THE THIRD FLOOR



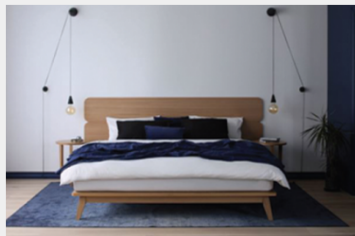
Demo- number 4



Explanation of premises, 1st floor, room 4

Nr.	Type	Area
4.01	Corridor	6 m ²
4.02	Bathroom	5 m ²
4.03	Living room	25 m ²
4.04	Terrace	5 m ²
4.00	Total area	41 m ²

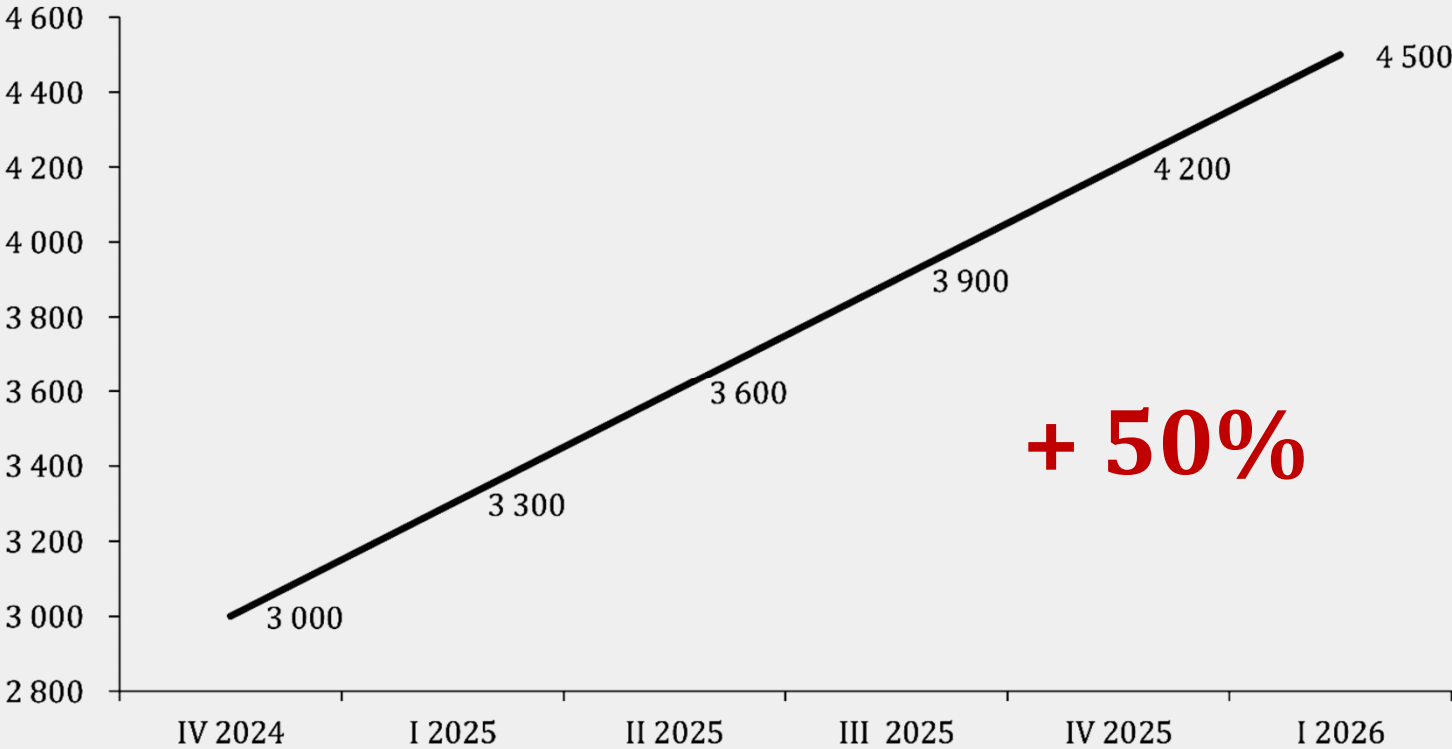
Demo- number 53



Explanation of premises, 3rd floor, room 53

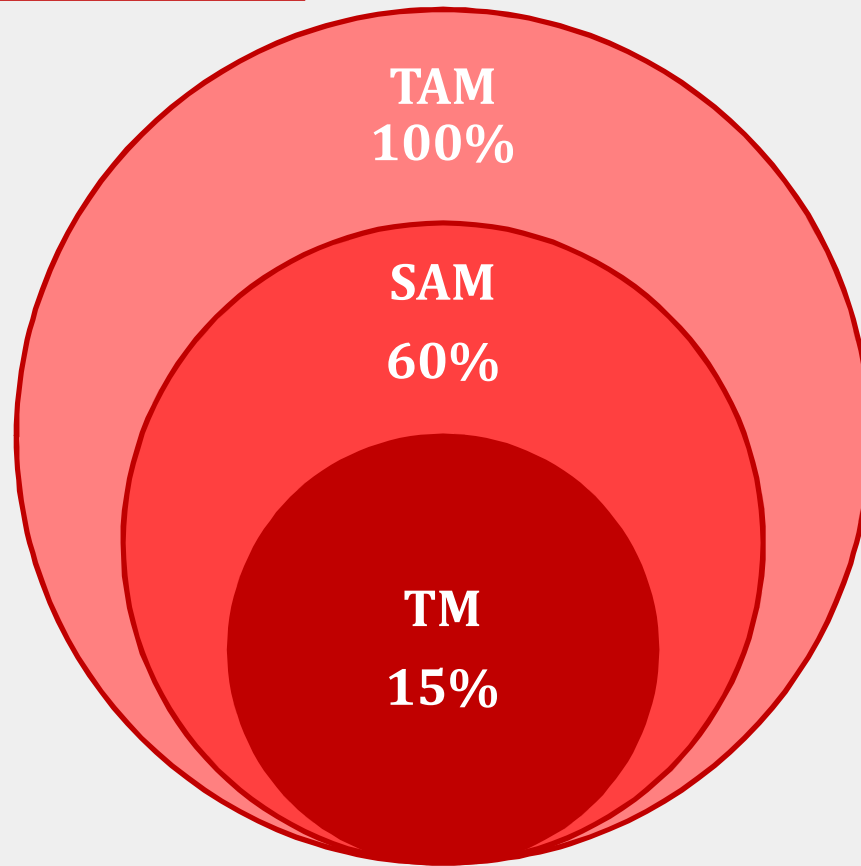
Nr.	Type	Area
53.01	Bathroom	5 m ²
53.02	Living room	30 m ²
53.03	Balcony	3 m ²
53.04	Mansard	20 m ²
53.05	Roof terrace	6 m ²
53.00	Total area	64 m ²

Value increase



Market research

DZINTARI, RESORT TOWN OF JURMALA



Total Available Market
100 %

Served Available Market
60 %

Target Market
15 %

Competitors

COMPARISON OF SALES AND RENTAL VALUE

COMPARISON OF SELLING AND RENTING VALUE PER M2

<p>PARKHOUSE 1 Mežaparka avenue, Jurmala</p>	<p>DZINTARU PĒRLE 47 Rīgas street, Jurmala</p>	<p>EDINBURGH 10 Mežaparka avenue, Jurmala</p>	<p>SUMMER HOUSE 48 Dzintaru avenue, Jurmala</p>
			
<p>Sales value per m2: from € 2 470,00 till € 3 630,00</p>	<p>Sales value per m2: from € 3 196,00 till € 3 700,00</p>	<p>Sales value per m2: from € 2 700,00 till € 4 517,00</p>	<p>Sales value per m2: from € 3 200,00 till € 4 149,00</p>
<p>Rental value per m2: from € 13,33 till € 20,20</p>	<p>Rental value per m2: from € 15,00 till € 20,00</p>	<p>Rental value per m2: from € 15,11 till € 21,79</p>	<p>Rental value per m2: from € 17,54 till € 45,00</p>

Project team



Deniss Jefremovs

Operational consultant



Aleksejs Moisejevs

Development management



Antons Lupinskis

Executive director

Redevelopment is Latvia's number one property development company.

Redevelopment takes care of investor relations, property operational management, mono-fund units allocation and circulation, informing investors about their assets status and current income. Redevelopment also acts as a guarantor of transaction security, and the operator of the property selection for investment.

Rental information

Financial overview of the baseline scenario, 3-year investment horizon

Renter:	Tourists and visitors to the resort town of Jurmala
Rental period:	2 years (24 months)
Basic rental rate per m2/month:	€ 31,89
Average market rental rate per m2/month:	€ 30,00
Average room vacancy rate in Jurmala:	9%
Annual gross rental yield rate:	7,76%
Annual rental operating yield rate:	6,35%

Contacts

Development company “Redevelopment.lv” SIA

- 39/1 Tomsona str., 48 office, Riga, LV-1013, Latvia
- phone: (+371) 27 175 475 / (+371) 20 260 990
- e-mail: info@redevelopment.lv
- website: <https://redevelopment.lv/>