

ALL-ROUND SERVICE FOR YOUR INVESTMENT APARTMENT

Invest in a tailored package of attractive investment apartments – and let us take care of managing your investment.

MODERN APARTMENTS IN VIENNA

Thanks to the Austrian capital's attractiveness as a place to live and resulting strong demand for high-quality residential space in prime areas of the city, projects in outstanding locations have great potential. The PARKAPARTMENTS AM BELVEDERE offer a rare opportunity to purchase investment property close to the city centre.

Renting is popular among the people of Vienna: three-quarters of all apartments in the Austrian capital are rental apartments, and the figure is increasing steadily. The city's population is forecast to pass the two million mark by 2029. Meanwhile, the trend towards single-person households has led to greater demand for high-quality apartments with good transport links.

SIT BACK AND LET US DO THE WORK FOR YOU!

SIGNA has built up extensive experience of managing a wide range of properties. As a professional property manager we can handle all of the activities associated with your investment apartment, in collaboration with experienced service providers.

OUR ALL-ROUND SERVICE PACKAGE INCLUDES:

- Finding the first tenant
- Dealing with acceptance of the property and handover to the tenant
- Preparing regular bills
- Handling tenant-related matters as part of the property management agreement
- Ongoing maintenance
- Rental to subsequent tenants
- Documents required for tax returns



ENDURING VALUE

Investment apartments combine the following advantages:

- Stable value
- Index-linked rental income provides protection against inflation
- „Rundum sorglos“ package including services from professional partners

A sample calculation of the expected returns can be found on page 3. We will also be pleased to prepare a forecast tailored to your needs.

PARTNERS YOU CAN DEPEND ON:

Owner



Property manager



Tax adviser



PARKAPARTMENTS AM BELVEDERE

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Scheduled completion: Q3 2018
Avg. heating energy demand: 26,81 kWh/m²a

OUTSTANDING PROSPECTS



Contemporary apartments with enchanting views of the Belvedere Palace, Schweizergarten park, Anninger hill or the setting sun:

The PARKAPARTMENTS AM BELVEDERE are star architect and Pritzker prize winner Renzo Piano's first project in Austria. The elevated towers open up beautiful views over the treetops of the adjacent parks – even from the bottom floor.

LOCATION

Situated in the heart of Quartier Belvedere, next to the expansive green spaces of the Schweizergarten, the grounds of the Belvedere Palace and the Botanical Gardens; just a stone's throw from the new Hauptbahnhof station with its outstanding amenities and transport links; and close to the kindergartens and schools in the Sonnwendviertel quarter: a central location (only three stops from St. Stephen's Cathedral by underground) is one of the stand-out features of the PARKAPARTMENTS AM BELVEDERE.

ATTRACTIVE PROPERTIES

A prime location, fixtures and fittings, local amenities and transport links are the keys to generating a profit from renting out an investment property – and the PARKAPARTMENTS AM BELVEDERE tick all of these boxes.

Practical layouts

- > Generously proportioned small apartments, tailored to current demand

Balkony, loggia or terrace

- > Additional living space

Floor-to-ceiling windows

- > Impressive views

Underfloor heating, cooling ceiling and sun protection system

- > Cosy, relaxing - and cost-effective

Burglar-proof doors and video intercom

- > For an added sense of security

Generously proportioned cellar compartments with socket

- > Additional storage space

and much more ...

SAMPLE CALCULATION¹

As an investor, you earn rental income that is input tax deductible. At present, you also reap the benefits of low long-term fixed interest rates. By retaining the property in your portfolio after repaying any loans, you become the owner of an asset that generates additional income in the form of rent. Alternatively, selling the apartment gives you the opportunity to capitalise on an increase in its value.

The sample calculation is based on the following two-room apartment with approx. 54m² of living space and an approx. 7m² balcony:

NET PURCHASE PRICE	€ 306.100
YEAR 1	
Personal investment	€ 173.269
Rent p.a.	€ 9.648
Interest + repayment of principal p.a.	€ 5.990
YEAR 20	
Present value of property	€ 454.848
Rent p.a.	€ 14.055
Interest + repayment of principal p.a.	Paid off
Forecast return ² p.a. after tax ³ over 20 years	3,4 %



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DISCLAIMER

This non-binding preliminary information does not represent investment advice, an investment recommendation, an offer, a recommendation or solicitation of an offer to buy. The illustrations, sample calculations and conclusions are general and do not take into account individual investors' requirements in terms of returns, their tax situation, appetite for risk or the suitability of the investment. They are not a substitute for advice tailored to the investor and property in question, nor do they provide a comprehensive description of the risks involved.

Project planning was carried out under the assumption of a long-term property investment based on current regulations. The calculation was based on assumptions and expectations, the fulfilment of which cannot be guaranteed. In the event of changes in and deviations from the underlying assumptions and expectations, such changes and deviations will only be to the advantage/disadvantage of the investor. This also applies to changes in tax legislation or administrative practice, the law of tenancy, the property market and market conditions in general. Any tax advantages that individual investors wish to achieve are not a suitable basis for a transaction, nor is there any guarantee that such advantages will be realised. The legal relationship is based on the sales contract to be concluded by the parties. Unless otherwise stated, all amounts shown in the calculation are net amounts. No liability is accepted for typographical errors or misprints. All images are for illustrative purposes only. This document is subject to change at any time without prior notice. Last updated: November 2016

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¹ The sample calculation is based on a personal investment of 50% of the purchase price plus incidental costs (property transfer tax, registration fees, contract formation, kitchen) plus incidental financing costs. A 20-year loan with a fixed interest rate of 2.5% over the entire term is also assumed; repayment of 2% of the loan p.a. with repayment of the outstanding amount by way of the sale of the apartment in year 20. Completion is scheduled for the third quarter of 2018. The figures are taken from a forecast for a typical investment apartment and do not represent a comprehensive forecast.

² The forecast return comprises the surplus rental income and the proceeds from the sale of the apartment. The increase in value is based on an assumed inflation rate of 2% p.a.

³ The income tax payable depends on the owner's top tax rate. The sample calculation assumes other income earned in Austria of EUR 70,000; income of up to EUR 11,000 is not taxable, and progressive tax rates starting at 25% are applied to income above this threshold.