



Designed in Switzerland. Produced Locally

Bi-level

Tri-level

Homes

Multifamily

ESGRE



Design



Fund



Market



Deliver

ESG RE | CAPITAL STRUCTURE

Parcel Number:	2215
Address:	Zürcherstr./Oberseglingen 8193 Eglisau, ZH
Product:	ICON Living
	13 Bi-level 8 Tri-level
	306m ² 459m ²

Note: All development underwriting figures have been prepared using conservative investment and financing assumptions. All figures in CHF (Swiss Franks)

Capital

Sponsor Equity: Equity, product, cash
Deposits: 10% Buyer downpayments
Construction Debt: 10% Interest-Only, 1 year term
Permanent Debt: 3% P&I, 1% Amortisation, Swiss-specific

Uses

Build Cost: Total development delivery cost
Contingency: Reserves for unforeseen events
Finance Cost: Total debt payments
Land Cost: Offer purchased price

Underwriting

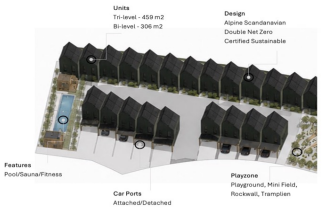
A very conservative 50/50 project execution scenario is used for underwriting whereby 50% of units are sold and 50% of units are held as rental properties. If development reaches full sales potential total projected revenue is CHF 68.8 Million.

Market-Specific Comps

Unit Sales:	CHF 9'000. per square meter
Unit Rent:	CHF 6'500. monthly

DEVELOPMENT

Wohnen am Obersgeli 3 Phases Total



Capital

Equity	CHF	4'662'000
Deposits	CHF	3'616'000
Senior Debt	CHF	36'520'000

Project

Gross Revenue	CHF	35'802'000
Build Cost	CHF	15'500'000
Contingency	CHF	3'000'000
Finance Cost	CHF	3'652'000
Land Cost	CHF	23'500'000

Exit

Revenue	CHF	35.80 M
Total Debt	CHF	36.30 M
Rental Assets	CHF	32.90 M
Equity Invested	CHF	4.62 M

Liquidity

Debt Repaid	CHF	36.30 M
Refinance	CHF	7.60 M
Rental Income	CHF	234 k
Net Liquidity	CHF	25.30 M

Balance Sheet

Property Value	CHF	32'900'000
Permanent Debt	CHF	7'600'000
Equity Value	CHF	25'300'000



Andrey F. Burrell | +41 76 816 8310 | andrey@esg-re.com

ESG RE GmbH
Obersegli UW Development

PROJECT SUMMARY

Full Sales Potential	CHF 68.8M
Underwritten Revenue	CHF 35.8M
Rental Assets	CHF 32.9M
Permanent Debt	CHF 7.6M
Stabilized Equity Value	CHF 25.3M



OBERSEGLI

Eglisau, Zurich

21 Townhomes

3 Development Phases

UW-50% Sold/50%Rental

Portfolio at Stabilization

Property Value: CHF 32.9M

Permanent Debt: CHF 7.6M

Portfolio Value: CHF 25.3M



Modular Legend

- Structural Wall
- Balcony/Terrace
- Sliding Door System
- Pocket Door System
- Interior Wall
- Built-in Cabinetry

