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INVEST FOLDER






TOTAL BUILDING  
UNITS IN CO-PROPERTY BUILDING




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# INVEST | TOTAL BUILDING | ASSET DEALS




	PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm OCCUPANCY RATE	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
	GREENHILL CAMPUS / G  Interleuvenlaan 15/G 3001 Leuven	1.816 sqm offices  82% rented	1/ IT COMPANY  2/ LEADING BELGIAN SPACE COMPANY	170.160 € + expected average rent on vacant units : 36.800 €  TOTAL ERV 206.960 €	2.450.000 €	8,45%
	AMADEUS SQUARE / B  W.A. Mozartlaan 8 1620 Drogenbos	2.199 sqm offices + storage  100% rented	1/ AUTOMATIVE PARTS DISTRIBUTOR	189.640 € taking into account free rent periods and excluding break indemnities by the tenant	2.900.000 €	6,54%
	RIVERSIDE / J  Boulevard International 55 / J 1070 Anderlecht	2.000 sqm offices  100% rented	1/ WHOLESALE OF PHARMACEUTICAL PRODUCTS	297.584 €	3.600.000 €	8,27%
	RIVERSIDE / F  Boulevard International 55 / F 1070 Anderlecht	2.455 sqm offices + storage  80% rented	1/ Leader of outsourced services to companies  2/ Worlwide private cruise company  3/ Interim- and selection agency	341.433 € + expected average rent on vacant units : 30.000 €  TOTAL ERV 371.433 €	4.000.000 €	9,29%
	ORION  Belgicastraat 13 1930 Zaventem	5.605 sqm offices  62% rented	1/ Cybersecurity and technological integration  2/ PUBLISHING SECTOR  3/ AUTOMATIVE SECTOR	324.112 € + expected average rent on vacant units : 203.147 €  TOTAL ERV 527.259 €	5.000.000 €	10,55%

PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm OCCUPANCY RATE	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
 <p>GREENHILL CAMPUS / I  Interleuvenlaan 15/I 3001 Leuven</p>	<p>5.051 sqm offices  100% rented</p>	<p>1/ Company active in the design and manufacture of multifrequency GPS/GNSS positioning technology and</p>	<p>541.510 €</p>	<p>6.700.000 €</p>	<p>8,08%</p>






# INVEST | UNITS IN CO-PROPERTY BUILDING | ASSET DEALS

	PROPERTY DESCRIPTION ADDRESS	TOTAL Sqm UNIT(S)	TENANT(S)	ANNUAL INDEXED RENTAL INCOME (excl.charges)	PRICE	GROSS YIELD
<b>LESS THAN 1.000.000 €</b>						
	GREENHILL CAMPUS / A  Interleuvenlaan 15/A 3001 Leuven	216 sqm offices  A0.2	HR SERVICE PROVIDER	36.875 €	450.000 €	8,19%
	GREENHILL CAMPUS / D  Interleuvenlaan 15/D 3001 Leuven	1/ 278 sqm offices D1.1	1/ Company dealing with content business	34.901 €	1/ 450.000 €	1/ 7,76%
		2/ 263 sqm offices D0.1	2/ Company active in the field of furnishing devices for the public domain	38.664 €	2/ 467.500 €	2/ 8,27%
		3/ 263 sqm offices D1.2	3/ Belgian open-ended investment fund	42.484 €	3/ 560.000 €	3/ 7,59%
	RIVERSIDE / K  Boulevard International 55 / K 1070 Anderlecht	467 sqm offices  R0.1	COMPANY SPECIALIZING IN IN-STORE MEDIA MARKETING	77.725 €	750.000 €	10%
	RIVERSIDE / E  Boulevard International 55 / E 1070 Anderlecht	525 sqm offices  L1.1	Global publisher of engineering software dedicated to the design, construction and operation of factories, ships and offshore platforms	80.556 €	850.000 €	9,48 %€
	RIVERSIDE / F  Boulevard International 55 / F 1070 Anderlecht	525 sqm offices  R1.1	<b>UNDER AGREEMENT</b>  INTERIM- AND SELECTION AGENCY	86.122 € without taking in account any free rent still in effect at the time of acquisition	990.000 €	8,70%





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<b>BETWEEN 1.000.000 € AND 2.500.000 €</b>					
 <p>RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht</p>	525 sqm offices L1.1	THE LARGEST PRIVATE CRUISE COMPANY IN THE WORLD	91.420 € without taking in account any free rent still in effect at the time of acquisition	1.050.000 €	8,70%
 <p>GREENHILL / F Interleuvenlaan 15/F 3001 Leuven</p>	790 sqm offices Ground floor + F1.2	COMPANY ACTIVE IN MEASUREMENT TECHNOLOGY	79.995 €	1.150.000 €	7%
 <p>RIVERSIDE / G Boulevard International 55 / G 1070 Anderlecht</p>	804 sqm offices R0.1 + R0.2 + R2.1	CHEMICAL DISTRIBUTOR	107.602 €	1.400.000 €	7,68%
 <p>AMADEUS SQUARE / 4 W.A. Mozartlaan 4 1620 Drogenbos</p>	756 sqm offices K0.2 +K1.2	HIGH-TECH COMPANY THAT PRODUCES EQUIPMENT FOR STEEL INDUSTRY	108.740 €	1.460.000 €	7,45%
 <p>RIVERSIDE / G Boulevard International 55 / G 1070 Anderlecht</p>	866 sqm offices L1.1 + L2.1	THE LARGEST ONLINE MARKET FOR THE VEHICLE TRADE	114.513 €	1.580.000 €	7,25%

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<b>BETWEEN 1.000.000 € AND 2.500.000 €</b>						
	RIVERSIDE / D Boulevard International 55 / D 1070 Anderlecht	987 sqm offices L0.1 + L1.1	COMPANY SPECIALIZING IN THE FIELD OF PROTECTION OF PROPERTY AND PEOPLE	152.493 €	1.600.000 €	9,53%
	RIVERSIDE / F Boulevard International 55 / F 1070 Anderlecht	924 sqm offices L0.1 + R0.1	LEADER OF OUTSOURCED SERVICES TO COMPANIES	163.891 €	1.930.000 €	8,49%
	3T ESTATE - BUILDING A Luchthavenlaan 25A 1800 Vilvoorde	1.763 sqm offices L2.1 -> L2.7	A LEADING MEDICAL SOFTWARE PROVIDER	142.018 €	1.775.000 €	8%
	BRUSSELS 7 / I Nijverheidslaan 3-5 1853 Grimbergen (Strombeek-Bever)	1.246 sqm offices 2nd floor	WELL KNOWN WORLDWIDE OPERATIONAL TENANT (HIGH-END KITCHEN APPLIANCES)	169.276 €	2.125.000 €	8%
	WOLUWE HEIGHTS Avenue des Communautés 110 1200 Woluwé-Saint-Lambert	1.078 sqm offices East 5.1 + West 5.2	MARKET LEADER IN THE BENELUX COUNTRIES FOR THE SALE OF NATURAL MINERAL WATER BOTTLES	145.672 €	2.500.000 €	5,83%

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<b>BETWEEN 1.000.000 € AND 2.500.000 €</b>					
 <p><b>ROYALE 180</b> Rue Royale 170-188 1000 Brussels</p>	175 sqm retail -1 + 0	1/ Optical Center	112.349 € + expected average rent on vacant unit: 25.400 € + on 4 indoor parking places : 8.000 € <b>TOTAL ERV 145.749 €</b>	<b>2.500.000 €</b>	<b>5,83%</b>
	699 sqm retail 0 + 1	2/ Optical Center; home loans-insurance; hairdresser			
	151 sqm retail 0 + 1,5	3/ Real estate agency			
<b>MORE THAN 2.500.000 €</b>					
 <p><b>WATERLOO OFFICE PARK (O)</b> Drève Richelle 161/O 1410 Waterloo</p>	1.598 sqm offices  R0.1 + R1.1	<b>WHOLESALE OF PROMOTIONAL TEXTILES</b>	<b>279.559 €</b>	<b>3.350.000 €</b>	<b>8,35%</b>
 <p><b>WOLUWE HEIGHTS</b> Avenue des Communautés 110 1200 Woluwé-Saint-Lambert</p>	2.066 sqm offices  5th floor	<b>MARKET LEADER IN THE BENELUX COUNTRIES FOR THE SALE OF NATURAL MINERAL WATER BOTTLES</b>	145.672 € + expected average rent on vacant units : 123.500 € <b>TOTAL ERV 269.172 €</b>	<b>4.000.000 €</b>	<b>6,73%</b>
 <p><b>TT CENTER</b> Sint-Jozefsstraat 10 3500 Hasselt</p>	4.022 sqm retail 0+1	1/ Sports bar	428.913 € + expected average rent on vacant units : 85.000 € <b>TOTAL ERV 513.913 €</b>	<b>7.500.000 €</b>	<b>6,85%</b>
	1.827 sqm retail +1	2/ Bouldering			
	1.121 sqm retail +1	3/Vacant area			



# Interested?



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