FOR SALE > COMMERCIAL PROPERTY PORTFOLIO in TALLINN, JÕHVI, RAKVERE

ESTONIA

November 2017

COMMERCIAL PROPERTY PORFOLIO SUMMARY

The total portfolio consist of **4 property units** in **3 towns in Estonia**. **One unit** is located **in Tallinn, two in Rakvere** and **one in Jõhvi** (3 properties).

Portfolio average rent rate is approx. 5.2 €/sqm/month and average vacancy rate is approx. 4.5 %. The portfolio includes such **well-known** anchor tenants as Bauhof, Swedbank, Eesti Post, Onninen, Uniprint, etc.

Address	Building NBA, sqm	Sales price, €	Property sector
Tähetorni 21c, Tallinn	2'649.8	1'650'000	Industrial
Ringtee 2, Rakvere	4'037	2'400'000	Retail
Laada 27, Rakvere	1'782.2	2'400'000	Office / Retail
Linda 15c/e/d, Jõhvi	4'638.2	2'690'000	Warehouse / Retail

INITIAL BIDS

Bids for the portfolio or single properties are welcomed at any time.

The **bids** are requested **to be sent** to margus.tinno@colliers.com .

The bids **must include** the **monetary offer** for a property or properties, **basic information on the bidder** and any additional **information related to the offered price**.

DEAL STRUCTURE

The deal is structured as an **asset sale**.

Additional information will be presented **by the owner upon request.** The owner reserves to limit the info.

CONTACT: MARGUS TINNO
+372 505 9686
margus.tinno@colliers.com

COLLIERS INTERNATIONAL ADVISORS OÜ
Lõõtsa 2a
11415, Tallinn
Estonia
www.colliers.ee, www.colliers.com

TÄHETORNI 21C, TALLINN

PROPERTY SUMMARY INFORMATION

- **Address:** Tähetorni 21c, Tallinn, Estonia
- **Type of ownership:** freehold
- **Land Registry No:** 4815201
- **Property owner:** Balti Kinnisvaraportfell AS (10830872)
- **Cadastral No:** 78404:406:6890
- **Intended land use:** Industrial 100%
- **Land plot:** 4'593 sqm
- **Net building area:** 2'649.8 sqm
- **Leasable area:** 2'580.2 sqm
- **Parking:** sufficient on the site and in the area
- **Year of construction:** 2003
- **Building and premise condition:** good
- **Other relevant info:** concrete structure, autonomous gas heating

CASH FLOW INFORMATION SUMMARY

- **Occupancy:** 100%
- **Use of premises:** industrial
- **Number of tenants:** 2
- **Anchor lease term:** 01/2020
- **Weighted average rent:** 4.67 €/sqm/month
- **Anchor tenant:** Uniprint AS
- **Annual rent indextation:** Estonian CPI capped at 1.25% and fixed
- **Monthly rent income, as of 11/2017: ca €12'050**
- **Owner's cost:** mainly land tax, insurance, CAPEX
- **Initial yield: 8.3%**

SALES PRICE

€1'650'000

Transaction type: sale of the asset.

CONTACT: MARGUS TINNO
+372 505 9686
margus.tinno@colliers.com

COLLIERS INTERNATIONAL ADVISORS OÜ
Lõõtsa 2a
11415, Tallinn
Estonia
www.colliers.ee, www.colliers.com

RINGTEE 2, RAKVERE, LÄÄNE-VIRU COUNTY

PROPERTY SUMMARY INFORMATION

- **Address:** Ringtee 2, Taaravainu village, Rakvere municipality, Lääne-Virumaa county
- **Type of ownership:** freehold
- **Land Registry No:** 2515731
- **Property owner:** Balti Kinnisvaraportfell AS (10830872)
- **Cadastral No:** 66204:002:0410
- **Intended land use:** commercial 100%
- **Land plot:** 19'177 sqm
- **Net building area:** 4'037 sqm
- **Leasable area:** 3'964.8 sqm
- **Parking:** sufficient on the site
- **Year of construction:** 2002
- **Building and premise condition:** good
- **Other relevant info:** autonomous gas heating; concrete and steel structure; additional building right

CASH FLOW INFORMATION SUMMARY

- **Occupancy:** 100%
- **Use of premises:** DIY retail
- **Number of tenants:** 1
- **Anchor lease term:** 12/2027
- **Weighted average rent:** 4.12 €/sqm/month
- **Main tenants:** Bauhof Group AS
- **Annual rent indextation:** Estonian CPI capped at 3%
- **Monthly rent income, as of 11/2017: ca €16'330**
- **Owner's cost:** land tax, insurance, CAPEX
- **Initial yield: 7.9%**

SALES PRICE

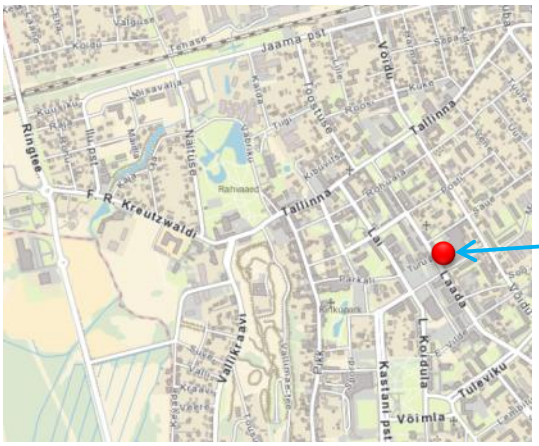
€2'400'000

Transaction type: sale of the asset.

CONTACT: MARGUS TINNO
+372 505 9686
margus.tinno@colliers.com

COLLIERS INTERNATIONAL ADVISORS OÜ
Lõõtsa 2a
11415, Tallinn
Estonia
www.colliers.ee, www.colliers.com

LAADA 27, RAKVERE, LÄÄNE-VIRU COUNTY



PROPERTY SUMMARY INFORMATION

- **Address:** Laada 27, Rakvere
- **Type of ownership:** freehold
- **Land Registry No:** 260831
- **Property owner:** Balti Kinnisvaraportfell AS (10830872)
- **Cadastral No:** 66301:001:0017
- **Intended land use:** commercial 100%
- **Land plot:** 849 sqm
- **Net building area:** 1'782.2 sqm
- **Leasable area:** 1'413.0 sqm
- **Parking:** limited, in the area (parking lot across the street)
- **Year of construction:** 2003
- **Building and premise condition:** good
- **Other relevant info:** very central location; autonomous gas heating; concrete structure; one elevator in the building (from 2006); the entrance to the neighbouring „Kroonikeskus" shopping center is through the building

CASH FLOW INFORMATION SUMMARY

- **Occupancy:** 95%
- **Use of premises:** office, retail
- **Number of tenants:** 9 (plus 3 advert agreements)
- **Anchor lease term:** 12/2021 Swedbank, 01/2024 BENU Apteek, 09/2027 Eesti Meedia
- **Weighted average rent:** 12.14 €/sqm/month
- **Anchor tenants:** Swedbank AS, BENU Apteek Eesti OÜ, Eesti Meedia AS
- **Annual rent indextation:** fixed or CPI
- **Monthly rent income, as of 11/2017: ca €16'250**
- **Owner's cost:** mainly land tax, insurance, CAPEX
- **Initial yield: 7.7%**

SALES PRICE

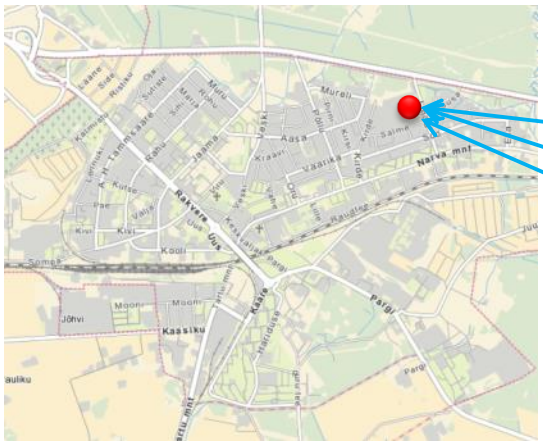
€2'400'000

Transaction type: sale of the asset.

CONTACT: MARGUS TINNO
+372 505 9686
margus.tinno@colliers.com

COLLIERS INTERNATIONAL ADVISORS OÜ
Lõõtsa 2a
11415, Tallinn
Estonia
www.colliers.ee, www.colliers.com

LINDA 15C/15D/15E, JÕHVI, IDA-VIRU COUNTY



PROPERTY SUMMARY INFORMATION

- **Address:** Linda 15c, 15d, 15e, Jõhvi, Ida-Viru county
- **Type of ownership:** freehold
- **Land Registry No:** 3375108 (15c), 3375208 (15d), 3375308 (15e)
- **Property owner:** Balti Kinnisvaraportfell AS (10830872)
- **Cadastral No:** 25301:009:0107 (15c), 25301:009:0108 (15d), 25301:009:0109 (15e)
- **Intended land use:** commercial 100% (15d/e), industrial 100% (15c)
- **Land plot:** 4'377 sqm (15c), 5'094 sqm (15d), 3'959 sqm (15e)
- **Net building area:** 1'187.8 sqm (15c), 2'531.1 sqm (15d), 919.3 sqm (15e)
- **Leasable area:** 4'634 sqm + land area 1'758 sqm
- **Parking:** sufficient on the site and in the area
- **Year of construction:** 2008 (15c), 1973/ren 2012 (15d), 2004 (15e)
- **Building and premise condition:** good
- **Other relevant info:** autonomous gas heating, concrete structure in 15d

CASH FLOW INFORMATION SUMMARY

- **Occupancy:** 90%
- **Use of premises:** retail, service, logistics
- **Number of tenants:** 11 (15d 9, 15c 1, 15e 1)
- **Anchor lease term:** 01/2018 Onninen, 08/2020 Omniva, 09/2021 Esvika Elekter, 12/2019 Ruuki
- **Weighted average rent:** 4.4 €/sqm/month (excl. land rent)
- **Anchor tenants:** Onninen AS, Eesti Post AS, Esvika Elekter AS, Ruukki Products AS, Saku Läte OÜ
- **Annual rent indextation:** fixed or CPI
- **Monthly rent income, as of 11/2017: ca €18'580**
- **Owner's cost:** mainly land tax, insurance, CAPEX
- **Initial yield: 7.8%**

SALES PRICE

€2'690'000

Transaction type: sale of the asset.

CONTACT: MARGUS TINNO
+372 505 9686
margus.tinno@colliers.com

COLLIERS INTERNATIONAL ADVISORS OÜ
Lõõtsa 2a
11415, Tallinn
Estonia
www.colliers.ee, www.colliers.com