

Investment criteria for properties and land

The Acquisition and Sales team of the Credit Suisse Real Estate Investment Management buys and sells properties, real estate projects and land in established markets or markets with growth potential that are distinguished by their liquidity, transparency and secure rule of law.

Investment criteria Switzerland

Affections

- Residential, office, commercial properties
- Living with services
- Senior residences, senior and geriatric care facilities, hotels
- Healthcare properties
- Student housing
- Schools, leisure facilities
- Warehouse, logistics and merchandise/product distribution centers
- Industrial buildings/production facilities

Investment sum

- Acquisition of property: properties from CHF 5 million
- Acquisition of property: properties from CHF 15 million
- Target volume approx. CHF 20 –100 million

Parcels of land

Land from 5 000 square meters, on which the above-mentioned utilization can be constructed. From time zoning (construction period of maximum three to five years)

Land location

Preferably large- and medium-sized city centers and their agglomerations

Deal structure

- Ownership structure: sole ownership, co-ownership share (conditional)
- Land lease (conditional)
- Asset deal (preferred)
- Share deal (conditional, with larger investment volumes only)

Investment criteria International

Countries

Countries in European Union, USA, Canada, Mexico, Chile, Hong Kong, Japan, South Korea, Singapore, Australia, New Zealand

Locations

Economic and urban centers, compact business districts in city centers or peripheral locations

Real estate segments

Commercial-use buildings, authorized construction projects (office, retail, logistics and mixed use properties)

Investment sum

Target volume: EUR 10 million to EUR 100 million per property

Building quality

Good condition, high standard

Transaction structure

Asset (preferred) and share deals

Negotiating partners

Negotiations with owners and their designated intermediaries

Requisite documentation

Brief property description, including information relating to exact address and legitimate ownership

Requisite documentation for review of investments

Summary

- Brief property description/project description with photos/visualizations
- Floor plans and cross section plans/feasibility studies
- Business case (sales price/investment costs according to BCP, net rental income, returns)

Land register documentation

- Up-to-date, complete land register extract with wording of servitude
- Up-to-date cadastral plan
- Land lease agreement

Location

- Map with delineated property/designated project

Rental agreements

- Copies of all rental agreements, including addendums for commercial properties
- Copies of two sample rental agreements for residential properties
- For projects, already concluded rental agreements or declarations in intent to lease

Supplementary documentation

- Market value appraisal, if available
- Properties: building insurance certification, not older than 12 months
- Share deals: audited financial statements and annual reports (past three years); overview of tax declaration/tax status
- Projects/developments: building permit, building specifications with interface list
- Land: zone plan, design plan; building regulations, feasibility studies if available
- Additional requisite documentation according to consultation with contact person

The "Disclaimer" referred to at the end of the Real Estate Investment Management brochure also applies to this document.