



ANCHOR

LEX 78 - BRUNNER BANK MANSION

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INVESTMENT OPPORTUNITY

TEASER

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INTRODUCTION

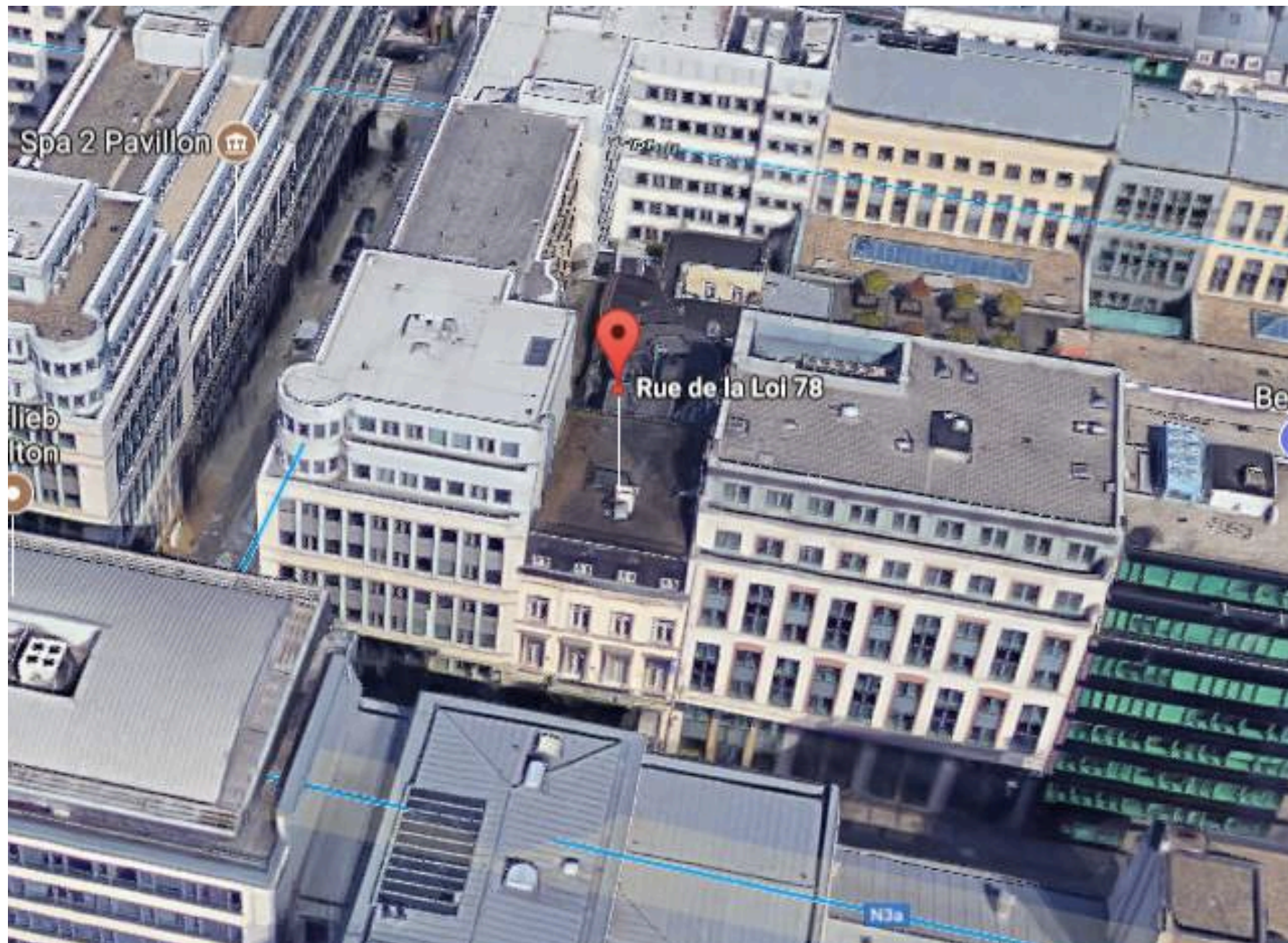
This document presents a unique investment opportunity in the very heart of Europe and the Europe Institutions.

The magnificent classic "Hôtel de Maître" Mansion and architectural gem for sale, offers more than 2.500 m² of mixed luxury commercial, office and residential space, located at number 78 in the prestigious Rue de la Loi/ Wetstraat.

The objective of this document is to highlight to potential investors the key components of the opportunity on offer.

All information contained within this document is private and confidential.





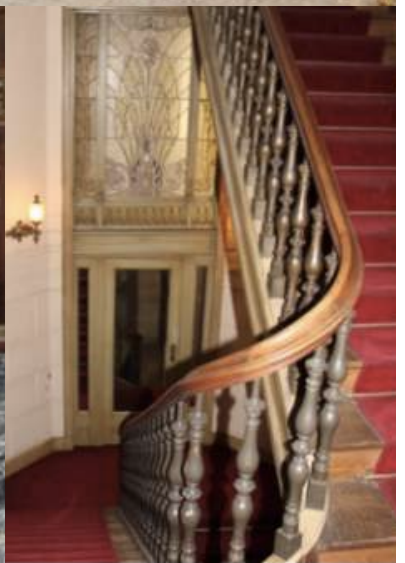
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EXECUTIVE SUMMARY

- Unique property located in Rue de la Loi, in the heart of the European “Leopold” Quarters of Brussels, 3 minutes walk from the main European Institution.
- The Mansion, constructed in 1860, consists of three separate entities linked on the ground floor. The current built-up area of the entities is approximately 2,000m².
- Property has been valuated in March 2017 by an external expert at € 4.2 M.
- Property purchase price has been negotiated at €2,600,000 or 40% discount on the current estimated market value.
- Proposed project to refurbish, extend and transform the mansion into luxury serviced meeting and office space in line with the demand in the area. The total built-up area would increase to 2.650m².
- Rental return of 10% per annum.



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LOCATION & HISTORY

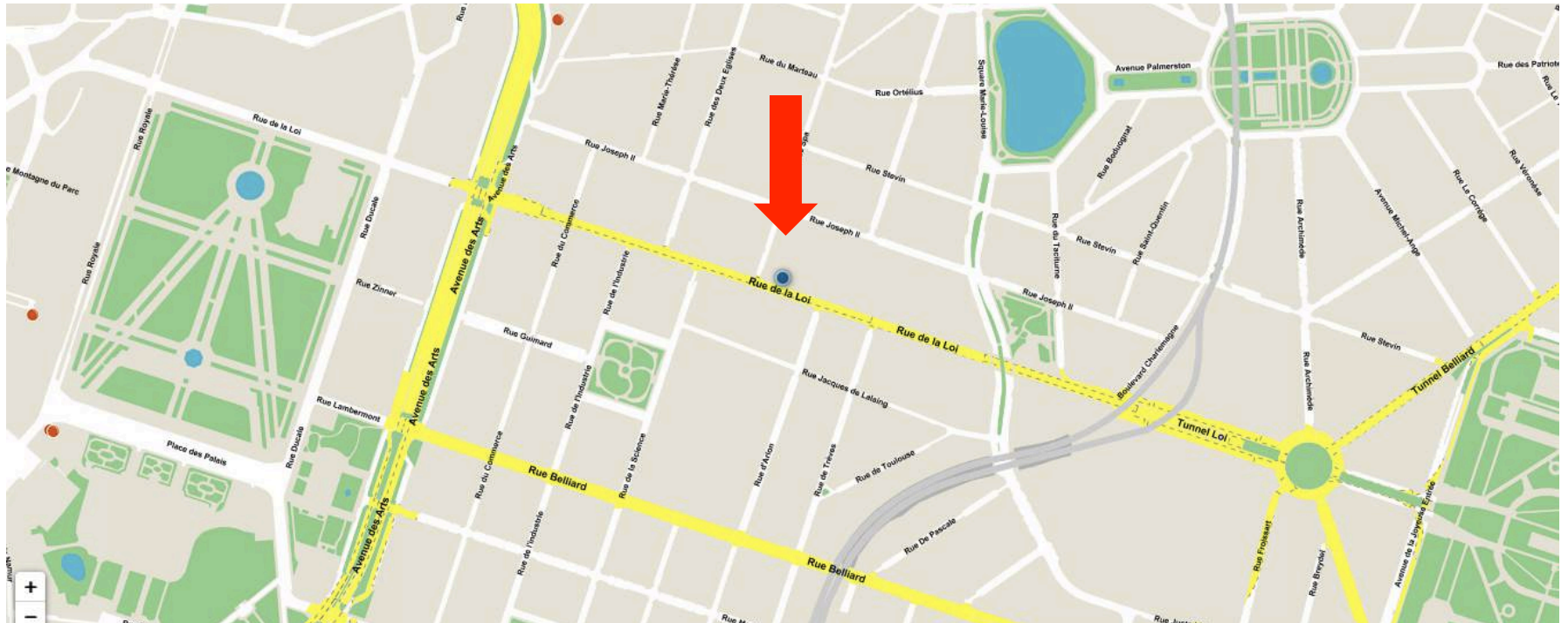
The property is ideally situated in the office zone of the European Quarters. The Rue de la Loi, where the Mansion is located at number 78, is known as one of the most prestigious addresses in Brussels, Rue de la Loi is also a major axis for traffic coming into the centre of Brussels and it is also easily reachable by public transport as it is a stop on one of the main metro lines of Brussels.

The Mansion stands proud between more modern, taller and larger office buildings in the avenue, mostly occupied by European Institutions, banks, law firms and EU lobbyists.

The original plans for the building date back to 1838, designed by Architect T.F. Suys. The first construction was completed in 1860 and further extensions were added on in 1900 by the famous Architect Léon Govaerts. The façade and part of the interiors were added to the Brussels' protected buildings list in 1995.

It has housed the Brunner Bank until the year 2000 and this heritage has left its stamp on the building and makes it also unique.





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KEY PROPERTY DATA

The building consist of three independent parts that are linked via the ground floor main entrance corridor and via the basement.

The three buildings together add up to a total built-up area of **2.095m²**, including 600m² of basement areas. The total surface area is divided as follows:

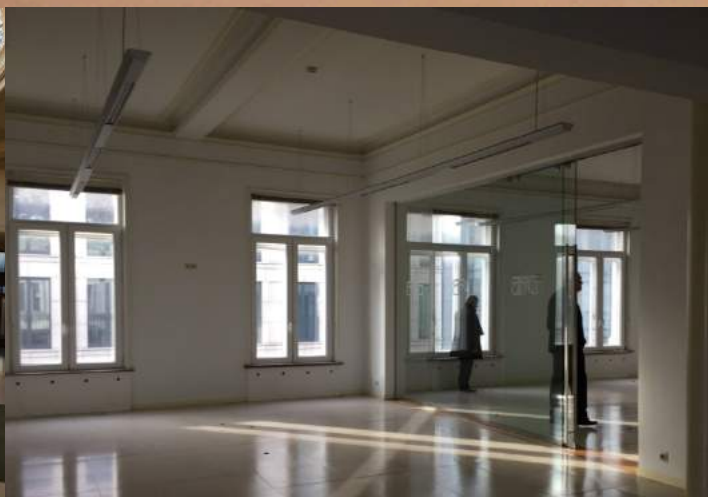
Front part (4 floors + 1 entresol)	935m ² (including common entrance of 64m ²)
Middle part (1 floor)	210m ²
Back part (2 floors + 1 entresol)	350m ²
Basement area	650m ²

The current total area to let is approximately **1.500m²**.

The building was valued by the property expert M. Miguel Cardon de Lichtbruer at a current forced sales value, as-is, of €4.2 M, which calculates to about €2.000 per m², which correspond to the current sales prices in the area for comparable properties.

As the sale is urgent, the property however is for sale at an exceptional price of **€2.600.000**





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PROJECT

The project consists of **maximizing** the useable and **rentable areas** of the building, restore the mansion to its former glory, adding modern comfort and contemporary touches, extend the areas where possible, while respecting the protected areas of the buildings.

The first two floors of front part are ideal to house **prestigious meeting rooms**, without having to do any major transformation. The meeting rooms can host a series of board meetings and private events. Two additional floors would be added to the front part, allowing for **4 floors of office space** of about 200m² each. It is suggested to offer the office space a business centre/ sharing offices concept with the same tenant as the meeting rooms providing **services**. Part of the basement floor can be rented as **storage** and archives.

The middle and back part are ideal for a **restaurant/ lounge concept** that would mainly serve breakfast, lunch, afternoon tea and after work drinks. The second floor of the back part can be transformed to a private **event room** with extension possible to a **roof terrace** overlooking the central dome.

The main ground floor entrance corridor will link both concepts together.





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PROJECT COST

The total project cost estimate , including the acquisition of the estate is currently estimated at **5,600,000** with the following breakdown:

Acquisition Cost Property, including fees	€ 3,000,000
Refurbishment Cost, including fees	€ 2,100,000
Finance Cost & Other	€ 500,000

The total built-up area will increase to approximately €2.600 m² with a rentable area of **2.000m²**. This means a cost per rentable area of only a total cost per m² of only **€1,300** all included.

The estimated construction cost includes the extension of two full floors in the front slightly backwards from the current façade line and the general refurbishment of the exterior and interior spaces. The interior finish will be at the charge of the tenants. The construction cost takes into consideration subsidies from the Brussels government for the restoration of protected and listed buildings.

Works are estimated at not less than 2.5 years, including permits.





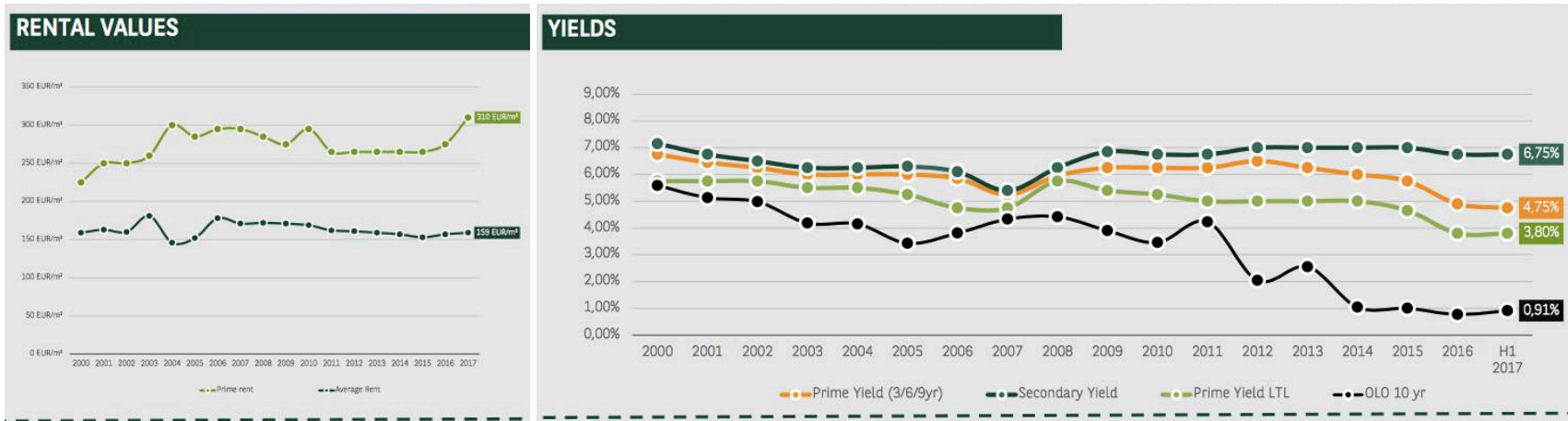
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RENTAL & RETURN

According to the Q2 2017 statistics and reports from BNP Paribas and JLL, the **average rental prices** for prime headline office space in the Leopold quarter per m² per annum are between €275/ m² and €310/ m².



Considering that the rental prices for prime retail space is higher than office space, an average of **€275 per m²** per annum can conservatively be considered, which results in an annual rental income of €550.000 and yielding to a **gross return of 10%**.





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CONTACT

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