

TYPICAL challenges

faced by the RE assets' owners

➤ The asset has a low rental yield.

➤ High maintenance costs.

➤ Crisis depletion of the rental flow
(pandemic crisis in the hotel business).

➤ Local shortage of demand for different
real estate classes.

➤ The need for additional investment (renovation)
to enhance rental income.



OUR proposal



The owner of the real estate provides the property to pledge, together with partner banks, we carry out all the necessary work to receive mortgage and lombard loans.



Investment strategy - Leveraged Long Only Absolute Return Strategy (LLOARS) with an expected portfolio return of 5-6% on top of the cost of funds.



The minimum size of an asset for collateral is 5 Mln. USD or EUR.



Loan secured by real estate has a typical tenure of 5-7 years.



Asset management is carried out by the EU licensed full service investment management company ARGUS www.argus.com.cy with 20 years of experience and assets under management exceeding 2.5 billion euros, regulated by CySEC.



The portfolio manager does not charge any management fee and earns only success fee after certain performance hurdle rate is met. In other words, the manager makes money only after the client makes money.

BENEFITS for the owner



1

Additional stable income from existing real estate through investments in the fixed-income and equity markets:

- Increase the total cash flow from the asset (rent + portfolio management);
- Investment income allows to cover the cost of maintaining a property, yacht or aircraft;

2

Comprehensive diversification:

- With one asset class (real estate, yacht, art objects), you can access the benefits of the financial market;
- The Absolute Return strategy is aimed at obtaining a quarterly positive cash flow regardless of trends in the bond and equity markets;
- Wide diversification of individual positions allows avoiding excessive volatility of the portfolio as a whole;
- We place our investments in high quality securities in the USA, UK and EU markets;

3

Risk management:

- The bank issues a loan secured by the asset, which is managed by us on the client's investment account with the same bank or an authorized broker. The bank and the portfolio manager independently monitor the portfolio on a daily basis;
- The value of the portfolio cannot fall below 92% of the value of the original loan;
- If the real estate already has a loan, we can take an additional loan by increasing LTV up to 55% using the same collateral; this will create an additional investment funds to produce cash flow from the investment portfolio, which can be used to pay off the principal debt amount.

Product Structure



Contact us: Tel: +357 22 32 20 30
Email: info@dprginvestment.com
Web: www.dprginvestment.com