



UNREGULATED



MEDIUM RISK

## An opportunity to invest in an Irish Asset in a niche area of the Irish Residential Property market

### WHAT?

An opportunity to invest in an Irish Asset in a niche area of the Irish Residential Property market:

- North Inner City Multi Family Home Residential Asset in Phibsborough, Dublin 7
- 3 Georgian Houses with 37 affordable 1 bedroom apartments and 1 commercial property (small grocery shop)

**Simple and straightforward Income Generating Investment: 5% for 5 years.**

Investment in the form of a Loan Note whereby the investors act as a bank lending to the promoters.

**Investors are like the bank:**

- Have a legal charge over all the Asset and the bank account receiving the rental income
- Are first to be paid from the rent received every month.

Potentially suitable for ARFs and other investors seeking investment income. Income subject to income tax for personal and exempt from tax for pension investors.

### WHY?

**5% Fixed Annual Income for 5 years:**

- Paid monthly to investor's account
- Investors paid first (before all running costs, preventative maintenance, tax etc.)

**Risk Mitigation Strategies already undertaken:**

- Investment in standing asset (no development or refurbishment risk and no delays before income paid to investors)
- Property is fully let
- Asset Stabilisation Process is complete (cleaning of title, improvement of the buildings pre-letting etc.)

**Unique Triple Lock Security Arrangements:**

- Independent Trustee to represent interests of the investors
- Security over the Asset
- Security over the Rent Receiving Bank Account

**Loan Note Amount:** €6.2m (independent current market value €7.1m).

**Current Annual Rental Income:** €500,000 (Loan Note Interest payable to investors €310,000).

**Exit Strategy:** Refinance at the end of 5 years.

### HOW?

Send your client investment orders to **AltVest** using the simple deal sheet.

Complete the Loan Note Application Form (available on request) before the Closing Date on 26 November 2021 (or earlier if fully subscribed).

The Loan Note is a medium risk investment and is available to Professional Investors only. The Minimum Investment Amount is €100,000. Personal, Company and Pension Schemes can invest.

### INVESTMENT ADVISOR TERMS

Become a sub-distributor of **AltVest** and the Loan Note Issuer.

Attractive Initial Fees of 3% (potentially higher for Advisor firms placing orders totalling €1m or more). More information available on request.

Investment Advisor firms should note that this Loan Note is Unregulated.

### INVESTMENT RISK LEVEL

AltVest considers the Notes to have a risk level of 4 on its 1 to 7 scale as follows:



# KEY INFORMATION

## BASIC INFORMATION

**Name:** RentFlow 5% Series 1 Secured Loan Note 2026

**Loan Issuer:** Residential Property Secured Finance DAC (trading as RentFlow)

**The Asset:** 34-37 Nelson Street, Phibsborough, D7. Multi Family Homes with 37 affordable residential apartments and 1 grocery shop.

- Low supply and high demand for good quality residential rental properties in this area.
- Huge catchment area for professional tenants (close to Mater hospital and large employers in IFSC, Silicon Docks etc.).

## KEY PARTNERS

### RentFlow ([www.rentflow.ie](http://www.rentflow.ie))

RentFlow has been successfully investing in the Private Rental Sector (PRS) for over 20 years. Has established a distinguished track record in complex and extensive real estate investment projects in Ireland and in Germany.

Part of Capital City Investment Holding Ltd., RentFlow buys rented multi family homes in Dublin city. RentFlow then stabilises the rental income and the hard asset before refinancing the asset by issuing senior mortgage loan notes to investors starting at €100,000.

### City Trust Trustees (Ireland) Limited ([www.citytrust.ie](http://www.citytrust.ie))

Takes and holds the security as security trustee for the Loan Note investors. Performs ongoing independent oversight of the Notes.

### LK Shields ([www.lkshields.ie](http://www.lkshields.ie))

Leading Irish corporate and commercial law firm with a vast experience in Mortgage Loan Note products.

### Benchmark Property ([www.benchmarkproperty.ie](http://www.benchmarkproperty.ie))

The leading independent property management and building consultants firm in Ireland.

## FACTS AND FIGURES

**Loan Note Fixed Annual Interest Rate:** 5% (payable in 60 fixed monthly instalments)  
**Expected Term:** 5 years

First Legal Charge over the borrower's asset and the rental income account i.e. full asset backed security.

**Loan Note Amount:** €6.2m  
**Independent Market Valuation:** €7.1m  
**Capital Security Buffer:** 115%

**Current Annual Rental Income:** €500,000 Loan Note  
**Interest payable to investors:** €310,000  
**Debt Service Ratio:** 161%

## SUITABILITY

### May be appropriate for investors:

- ✓ Understand the risks associated with investing in Secured Loan Notes
- ✓ Have received appropriate independent financial and tax advice
- ✓ Understand that the Investment is not regulated
- ✓ Have experience and knowledge of investing in similar products or have been advised by an experienced investment advisor
- ✓ Can invest for a 5 year term and understand that there is no access to the investment during the expected 5 year term
- ✓ Are making the investment as part of an overall investment strategy or portfolio
- ✓ Understand that you can lose some or all of your money invested and can tolerate all the risks associated with the Notes.

### May not be appropriate for investors:

- ✗ Do not understand the risks associated with investing in Secured Loan Notes
- ✗ Have not received appropriate independent financial and tax advice
- ✗ Do not understand the potential adverse consequences of investing in an Investment that is not regulated
- ✗ Have no previous experience or knowledge of investing in similar products or have not been advised by an experienced investment advisor
- ✗ Require access to the investment during the expected 5 year term
- ✗ Are not making the investment as part of an overall investment strategy or portfolio but contemplating the investment as a one off, standalone investment
- ✗ Do not fully understand that you can lose some or all of your money invested or are unable to tolerate all the risks associated with the Notes.