



UNREGULATED



MEDIUM RISK

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

WHAT?

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

- North Inner City Multi Family Home Residential Assets in Drumcondra and Phibsborough.
- Elegant Period Houses with 26 apartments and studios and 1 commercial property.
- Affordable rental accommodation supplied in Dublin City Centre.

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, 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)
- Properties are 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: €5.9m (independent current market value €6.6m).

Current Annual Rental Income: €462,000 (Loan Note Interest payable to investors €295,000).

Exit Strategy: Refinance or Sale 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 at the end of October 2022 (or earlier if fully subscribed).

The Loan Note is a medium risk investment and is available to Professional Investors. 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 and/or Ongoing Fees. More information available from AltVest on request.

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

ESG Credentials: the most sustainable building is the one that already exists.

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 2

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

The 3 Assets: 1 Hollybank Road (D7), 384 & 456 North Circular Road (D9 & D1).

Multi Family Homes with 26 affordable residential apartments and 1 commercial premises.

- 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.).

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: €5.9m
Independent Market Valuation: €6.6m
Capital Security Buffer: 112%

Current Annual Rental Income: €462,000
Loan Note Interest payable to investors: €295,000
Debt Service Ratio: 156%

KEY PARTNERS

RentFlow (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.

City Trust Trustees (Ireland) Limited (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)

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

Martin Property Consultants (www.mproperty.ie)

One of Dublin's largest Lettings and Property Management firms.



384 North Circular Road



1 Hollybank Road



456 North Circular Road