



Your Real Estate Partner in Strasbourg

# OUR AGENCY AND OUR SERVICES

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Our agency in a few words



### The product of experience

Established in 2008, our agency is the product of the work of experienced professionals with a passion for real estate and their region



### An actual, dedicated contact

Unlike larger, national competitors, you are ensured to be advised from start to finish by a dedicated contact



### Leveraging our local footing

Located on one of Strasbourg's key streets, we accompany our clients' real estate projects everywhere in the Bas-Rhin area



### A fast and tailor-made service

Our objective is to make sure your needs are met as precisely and efficiently as possible: no project is too specific to us



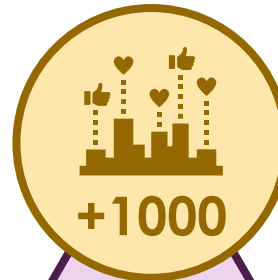
### Our expertise: peace of mind

We seek to build lasting, trust-based relationships with our clients, so that real estate no longer means worries but opportunities



Since our founding in  
2008, more than...

Rentals conducted



+400

Properties managed



+150

Transactions closed





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Advising you and carrying out your transaction from research to signature

## 2 THE KEY STEPS OF A REAL-ESTATE TRANSACTION



## 2 WHY US TO CARRY OUT YOUR TRANSACTION?



### Competitive fees

- Free valuation service if you grant us a sales mandate
- “All included” formula, notably with all legal advice and documents until the operation is fully closed (notarial monitoring, tax matters, etc.)



### A broad network

- A large database of prospective counterparties among our existing client network
- Longstanding relationships with all real estate professionals (notaries, attorneys, bailiffs, etc.)



### A proven know-how

- A large record of transactions over Strasbourg and the Bas-Rhin area
- A multichannel marketing approach – physically, online, and via our teams



### A continuous monitoring

- A dedicated contact reachable at all stages of the transaction
- Continuous updating and personalized advisory services at every stage of the transaction







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Helping you get the most of your real estate investment and optimizing your tax matters

- ✓ An **attractive trade-off between yield and risks**: a well-oriented local real-estate market thanks to the long-lasting appetite of Strasbourgeois for real-estate assets
- ✓ A **steady and recurring income**: reliably supplement your income, we offer all in-house services to ensure your rents will be fully paid
- ✓ A **tangible asset**: invest in a product you understand, with a physical reality and that you may transfer to your heirs at potentially attractive tax conditions
- ✓ A **natural barrier against inflation**: prevent the gradual eroding of your estate through inflation by investing in an asset for which there will always be a real demand
- ✓ Benefit from **financial leverage**: real estate in the only asset class for which you may easily raise bank debt, with the associated tax benefits

**An excellent way to build or develop a personal estate**



## 3 OUR SOLUTIONS TO OPTIMIZE YOUR INVESTMENT



### The investor mindset

We will accompany you in acquiring an asset that perfectly matches your investment ambitions



### A know-how in tax reliefs

Contact us to learn more on existing real estate tax reliefs (Malraux, Pinel, etc.) and how to use them to reduce your taxes



### An expertise in new programs

Our long-standing relations with local real estate developers allow us to offer attractive access opportunities to new programs and to accompany you all the way to the completion of the building



### Inheritance optimization

We will study your situation and build the most relevant legal structure to host your assets for a trouble-free and optimized inheritance



### Comprehensive legal knowledge

Our knowledge and experience will ensure a smooth and total execution of your project, free of legal and administrative hassles





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Our key business: managing your asset  
for a trouble-free investment

## 4 OUR EXPERTISE IN PROPERTY MANAGEMENT

### A core, historical business

More than 400 properties managed under mandate

### The trust of prestigious clients

We have been working for years with institutional clients (banks, insurance companies, REITs, etc.)



### A technical expertise

Éric Jumel, Director, wrote the « Guide pratique des impayés de loyer » [Practical guide on unpaid rent collection]

### An expertise on rentals

More than a thousand rentals of all types (furnished or not, flats or homes, etc.) conducted

**A proven know-how on this business line rewarded by the ever-renewed trust and satisfaction of our clients**



## 4 THE STEPS TO A TROUBLE-FREE INVESTMENT



### What a management mandate covers:

- ✓ **Financial management**
  - Rent collection
  - Unpaid rent management
  - Co-ownership expenses
- ✓ **Admin. management**
  - Sole contact of your tenants
  - Drafting of legal documents
  - Contact of tax authorities
- ✓ **Maintenance & advisory**
  - Quotes and monitoring of refurbishment works
  - Continuous advisory



# Contact us and let's start building your project :



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