

# INVESTMENT PROPOSAL



## Ownership Details:

The current owner is selling a warehouse with a photovoltaic (Net-tariff) system in place. The land is government-owned for which the company has a long lease agreement.

<b>Total Area of Land:</b>	8,210 sqm
<b>Lease Term:</b>	signed in 2004, valid for 99 years
<b>Lease Payment:</b>	€20,000 annually
<b>Location:</b>	Cyprus, Limassol area

## Key Features:

### Warehouse:

<b>Built</b>	2004
<b>Total Area</b>	4,990 sqm
<b>Annual rental income</b>	€350,000 (€5.84/sq m/month)

### Land:

Government-owned land under a *99-year* lease (signed in 2004) with an annual lease payment of €20,000.

### Photovoltaic System:

<b>Maximum Capacity</b>	150 kW
<b>Annual income from electricity production</b>	€65,000
<b>kW sale price</b>	€0.31/kW
<i>signed PPA agreement with EAC (valid until 2032)</i>	
<b>Market rate</b>	€0.75/kWh

*The warehouse facility is currently rented out, subject to a 3-month notice*

## Financial Highlights:

Warehouse rent	€350,000
Electricity production	€65,000
<b>Lease Payments</b>	<b>(€20,000)</b>
<b>Combined Annual Income</b>	<b>€395,000</b>

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