



## Second German investment opportunity launched by Real Estate Alliance

REAL Estate Alliance and Youngfields OCP have launched their second syndicated commercial foreign investment opportunity worth €4.35 million in Sindelfingen, Germany.

Sindelfingen is located just outside Stuttgart and the promoters expect that the opportunity will be attractive to investors who want a turn-key geared commercial property with high rental yields from the fully let building.

Youngfields OCP and Real Estate Alliance already have had significant success with their first joint offering in Herrenburg, Stuttgart in

October of last year.

Finbarr Flahive, managing director of Youngfields said: "We were delighted with the response and support that this offering obtained from the Real Estate Alliance group and we are looking forward to bring more quality commercial investments to the Irish market via the Real Estate Alliance Group."

Following the success of their first offering YOCP and REA are bringing to market a multi-tenanted office and retail building of circa 26,000 square feet. The second syndicate should prove popular to Irish investors because of the affordable

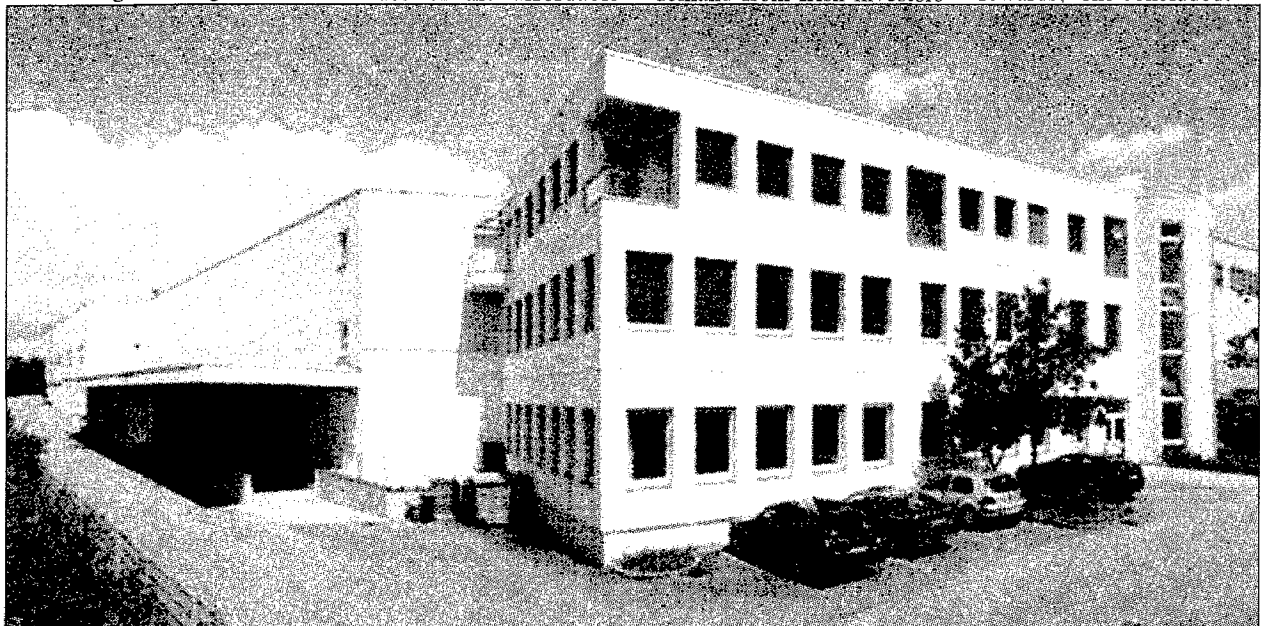
entry point of €51,500 per unit each, leading to the collective acquisition of 95 per cent of the investment required. This building generated a gross yield of 7.75 per cent and is banked at 80 per cent. With rent surpluses from day one and key tenants like Deutsche bank, this town centre building in Sindelfingen is conservatively forecast to give a return of 108 per cent pre tax over a five year period.

Sindelfingen is a town of 61,000 inhabitants and is the home to Mercedes and other blue chip companies.

"We are continuing to see a demand from Irish investors

for affordable investment opportunities in commercial property overseas," says Eimer O'Keeffe of Real Estate Alliance.

"By providing a syndicate with a low cost of subscription and the potential to benefit from returns of 100 per cent, we expect to see a high take-up. We had great success with our first commercial property investment venture with Youngfields OCP and we are delighted to introduce this second offering to the Irish market. This is another prime opportunity for people to invest in thriving economies to earn great rewards," she concluded.



*Youngfields OCP and Real Estate Alliance already have had significant success with their first joint offering in Herrenburg, Germany.*

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*A multi-tenanted office and retail building investment of circa 26,000 square feet, worth €4.35 million in Sindelfingen, Germany, has been launched by Real Estate Alliance.*