

Investment Teaser

Renovation Opportunity — Vyronas, Athens

1. Project Summary

Project Name: Hoffice1

Address: Alatsaton 2, 16232 Vyronas, Athens

Property Type: Raised-ground-floor apartment

Size: 28 m²

Current Status: Partially renovated

Capital Required: €16,000

Current value: €48.000

Targeted Market Sale Price After Renovation: €90,000 +

This is a **short-term, value-add real estate investment**: finish renovation, sell at a higher market price, and share profits with supportive investors.



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2. Why This Investment Is Good

Your investment is targeted solely to **complete the renovation** that will unlock true market value in this apartment.

Once fully renovated, the apartment can be **sold for a significantly higher price** than the total cost, generating a **clear profit**.

Basic numbers:

- **Target resale value:** €90.000 – €95.000 +
- **Price increase triggered by renovation:** >20% value growth

Represents profit potential.

3. Renovation Plan — What Will Be Improved

To increase buyer appeal and sale price, the renovation will include:

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- **Modern fixtures and fittings** — updated lighting, switches, sockets
 - **Kitchen and bathroom upgrades** — attractive, functional finishes
 - **Quality flooring and paint finishes** — fresher look = higher perceived value

These upgrades are **low cost but high impact** — proven to attract buyers and significantly increase sale value.

4. Current Property State – Where Owner Already Invested and Planning

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- **Existing structure:** partially renovated, bathrooms and utilities underway
 - **Owner's work done:** key installations started (windows, bath equipment, tiles)
 - **Remaining scope: electrical installation,** final fixtures, interior finishes, furniture installation
 - **Concrete items outstanding:** bed sofa set, bathroom door, fixtures, minor carpentry

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This transparent cost breakdown shows how much the owner already invested, building credibility.

Your funds go directly to **completing** these **items**, **not** starting from **zero**.

5. Location & Neighborhood Strength — For Selling

The property is in **Vyronas**, a residential suburb of Athens with:

- **Affordable housing compared to central Athens** — attractive for local buyers or investors seeking value markets.
- **Easy access to public transport** connecting to Athens metro and central bus routes.
- **Near schools, shops, cafés, local markets, services** typical of urban Greek neighborhoods.
- **Local culture and community life** with restaurants and lifestyle amenities nearby.
- **Proximity to green outdoor spaces and city parks.**

Vyronas combines **city access with neighborhood comfort**, making it appealing for families and long-term residents.

6. Market Pricing Perspective — Property Selling Price Comparison

Nearby similar properties in Vyronas show:

- Larger apartments (~62 m²) selling **~€143,000**
- Mid-sized units (~90 m²) selling **~€180,000**
- Other renovated units offer buyers a strong sense of value

Though Hoffice1 is small at 28 m², **renovated micro-apartments are actively selling** because demand exists for affordable entry-level homes near Athens.

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7. Expected Financial Outcomes — Because Market Price Stable/Increasing

Below is a **simple financial picture** based on selling at **€90,000, €95,000, or €100,000**:

Scenario	Sale Price	Selling Costs*	Net Sale Cash	Profit vs. Cost	Return on €16,000
Conservative	€90,000	~€3,500	~€86,500	€12,500	+78%
Moderately Optimistic	€95,000	~€3,500	~€91,500	€17,500	+109%
Higher Market	€100,000	~€3,500	~€96,500	€22,500	+140%

*Selling costs include real estate agent fees, documents, closing expenses.

Even at the **€90,000 conservative level**, there is a strong profit cushion — and **more upside likely** after the property attracts competitive offers.

8. How Investors Get Paid Back

- Each investor commits **€1,000**
- Funds go directly to finish renovation
- 9.2 % **target return per investor** is planned
- Means for **€1,000**, a **€92 return is expected**.

Minimum buy-in is low and risk is shared across 16 investors, making this accessible and profitable for all investors.

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9. Risk Management & Transparency

- Owner has already invested a significant share → aligns incentives
 - Renovation cost estimates are **itemized and verifiable**
 - Property is in an established residential market with ongoing demand
 - Conservative financials still show return potential
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10. Conclusion

Project Hoffice1 is a **simple, transparent real estate value-add investment** designed for first-time and traditional investors:

- Clear **upside from renovation**
- Small minimum contribution
- Simple timeline to value realization
- Located in a live, accessible Athens neighborhood

All numbers and assumptions are conservative and easy for getting profit.

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