



- Property Name:** Tranan Portfolio Dalenridge 457 AB
- Property Description:** 48 apartments in 4 buildings covering 3,607m² of space in the leafy suburbs of Vanersborg, Western Sweden. The properties were in a very good condition in a sought after area.
- Purchased:** This portfolio was bought in April 2007 for circa MSEK 26 with 4.8 MSEK of investor equity.
- Management:** There were no major repairs/refurbishments required since purchasing the property, with only on-going basic maintenance required.



- Investment outlook:** The portfolio is presently repaying debt of SEK500K a year which is equivalent to about 10.3% of the present equity employed. The property is presently on the market accepting offers in excess of SEK30M which will represent an IRR of in excess of 12%.