



**Property Name:** Uddevalla Herrestad 26:6

**Initial Property Description:** 5,000 sq.mt. factory building with 4,400 sq.m. on a long term 13 year lease to the Swedish Health Authority to manufacture and maintain wheelchairs and other mobility devices. The property also includes an addition plot of land which is suitable for the construction of a separate building of approx. 2,000 sq.mt.



**Purchased:** October 2007, for 41 MSEK with 12.4 MSEK of investor equity.

**Management:** The entire roof has been re-asphalted over a number of years. The internal parts of the property were refurbished to a high standard a number of years before the current owner purchased the factory, so they will not need major investment in the coming years.

**Outlook:** IKEA has just opened its third largest store in Sweden within 200m of the factory, so the entire area has increased in value. The clients' intention is to keep the factory as for its rental income for the coming years.

Current valuations would indicate an IRR of circa 6.5%.