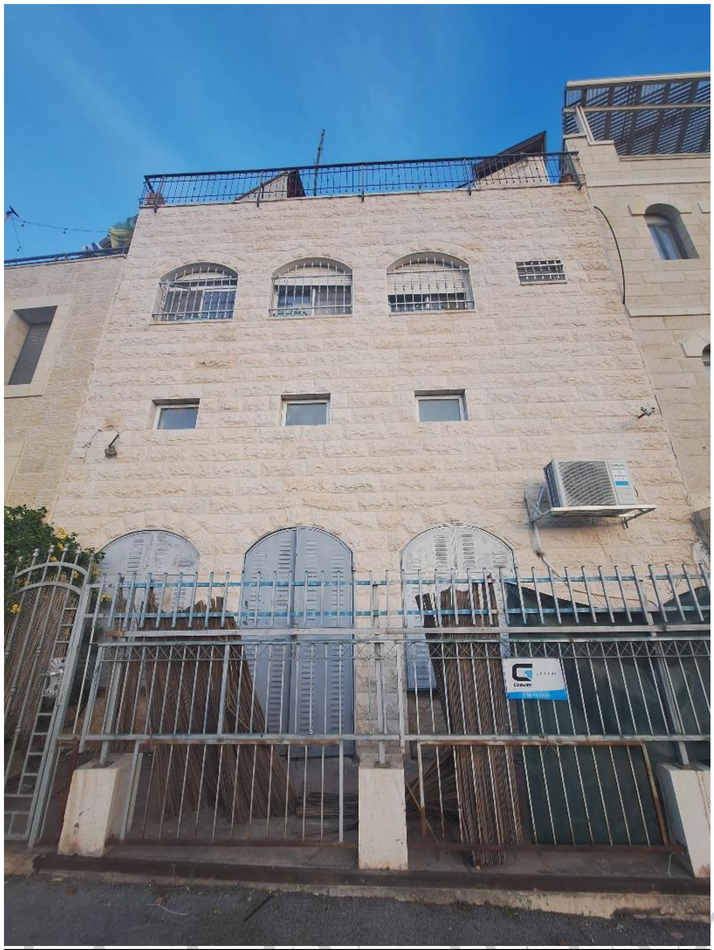
בס"ד

Ben-Tzvi 21/Alma 10 Building For Sale:



Ben Tzvi side.

Alma side view

בס"ד

Falcon Wings Real-Estate Group (Licensed RE Agent #3232299) is proud to present this Fully occupied Recently renovated building, centrally located on ben tzvi and Alma Streets in Nachlat Achim between Shaarei Chessed and Betzalel Street, the location is supreme, rental Demand is the highest in town and this is a very safe investment, with potential upside and a motivated seller. these apartments are free market rentals and not rent controlled.

The building completed Construction in 1998 and has 6 units, 3 of which have been recently renovated. An unfinished Shelter room (מקלט) in the basement, a rooftop with potential building rights based on adjacent zoning of 2 more floors.

320 Total Sqm built.

2 Apartments are occupied with paying renters, 1 has just been listed to rent and 3 of the apartments are occupied by the property owners that have recently divorced and now live in the bottom and top units.

Breakdown is as follows:

- Apt. #1 - Garden Apt. with entrance from ben Tzvi 92 Sqm with an outdoor Space which can be split into 2 apartments. (1 bedroom Studio/guest unit with garden access and a separate 2 bedroom) currently on market to be rented, asking 8500 per month.
- Apt. #2 - Garden Apt. Entrance from Alma st. 50 Sqm 1 Bed 1 bath, 10 Sqm of outdoor space. Currently Occupied by owner.
- Apts. #3, - 50 Sqm. (5 Sqm. Porch) 1 Bed 1 Bath, currently rented for 4500 per month
- Apts. 4, 67 Sqm. (6 Sqm. Porch + 28 Sqm. porch) currently rented for 6000 per month
- Apts. 5, 67 Sqm. (1.5 Sqm. Porch + 1.5 Sqm. porch) currently occupied by owner
- Apt. #6 50 Sqm top floor currently rented for 5000 per month

All Utility and Arnona tax bills are paid by the tenants or residents.

Projections:

TABA change rezoning for additional building rights of 2 floors aprox. total 140 Sqm

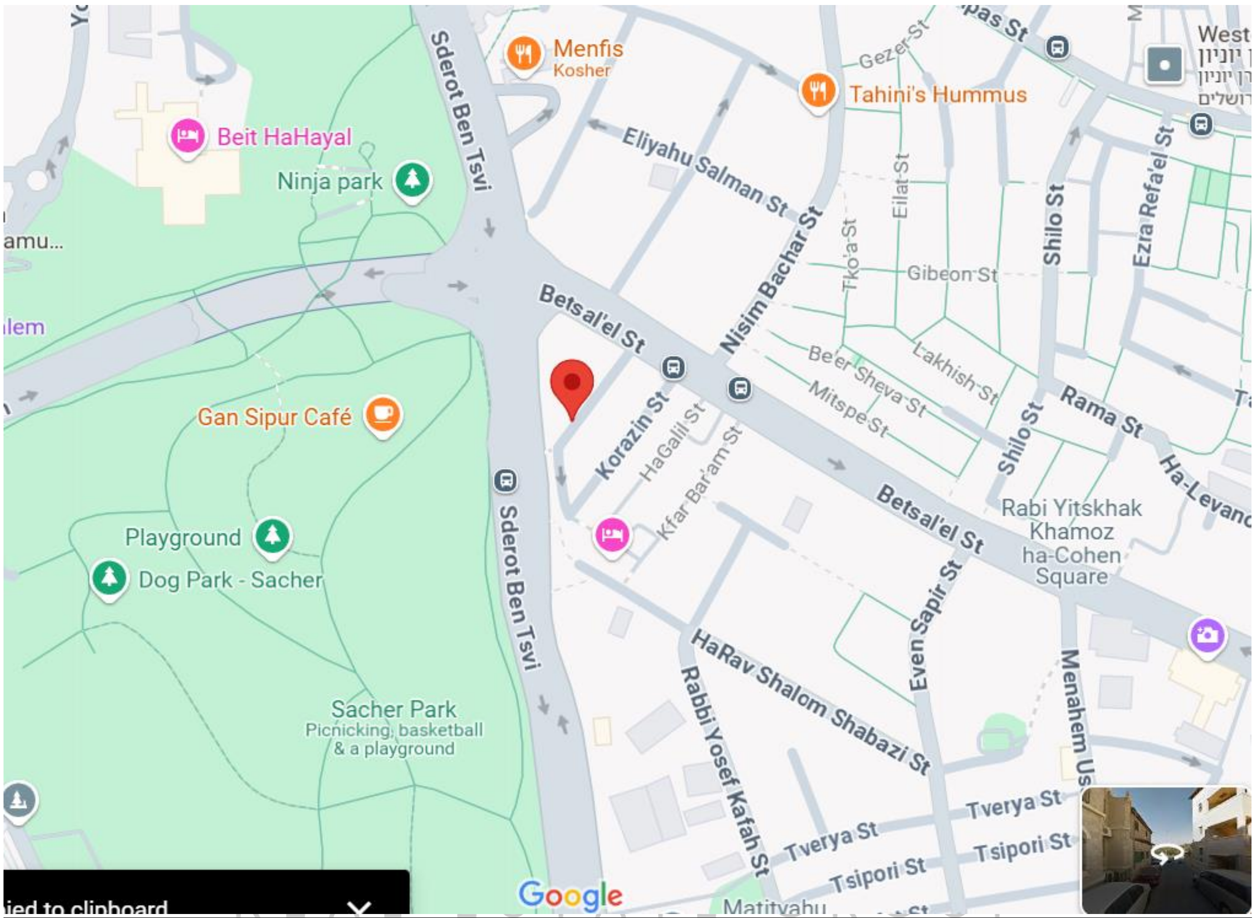
Short Term rental Income: investor can choose to rent 2 or more of the units as short-term rentals thus increasing income to 15,500 shekel per month for the 1 bedroom apartments (assuming Avg. nightly rate $189, @ just %75 occupancy rate FX rate 3.75) thus increasing the return and cap rate.

FALCON-WINGS
REAL ESTATE GROUP

בס"ד

Property Location:

https://maps.app.goo.gl/wcinHUZdGQcYX82q8



This building is located in prime Location, nestled on a quiet street while being close to all that Jerusalem has to offer, Walking Distance from the central bus station, train lines to the TLV Airport and the light rail train, right across the street from Sacher park, Machneh Yehuda Shuk, Shaarei Chessed, Rechavia and more.

The property is close to main roads in the city, highway systems leading outside of the city, and public transportation lines.

Natural parks, playgrounds, main government offices, private enterprise, big and small businesses are all in very close proximity to the property.

Shopping centers, markets, shops, and restaurants of all types are abundantly available and are all in walking distance.

Many institutions, employment centers, Schools, Shopping centers and entertainment venues are close by, adding to the appeal of this location to many segments of the population, this is a contributing factor to the projected upward swing of the property value making this a safe investment to “park money” and a safe assumption about increasing rental rates, and the possibility of leasing some of the apartments as short-term rentals thus increasing your bottom line return significantly.

Market Details:

Population growth in Israel is projected to grow 1.6% per year and as the Aliyah wave grows from around the Jewish world that adds to the ever-growing demand for housing in the capital of Israel, the city of Jerusalem.

Jerusalem currently has a population of 970,000 has a growth rate of 1.4 percent per year and is projected to hit 1,100,000 residents by 2030

Jerusalem has a tremendous housing deficit for long term housing, short term rentals and office space.

Manager/Broker profile

Falcon Wings Real Estate Group provides A-Z services for the American investor in Israeli Real Estate. Our team helps find the deal, fund the deal, manage projects, properties, and investments in the real estate industry with a focus on bringing the gap between the American investor and the Israeli reality on the ground.

Not only do we speak English and Hebrew, but we also speak Both “American” and “Israeli.”

We have an understanding, experience, and the proper connections and relationships to broker, manage and own properties such as this in a seamless manner while maximizing the bottom line and minimizing the challenges.

Broker fee is %2 + VAT

Looking forward to assisting you further,

Yosef

+1-845-422-5762

Yosefbaz@gmail.com