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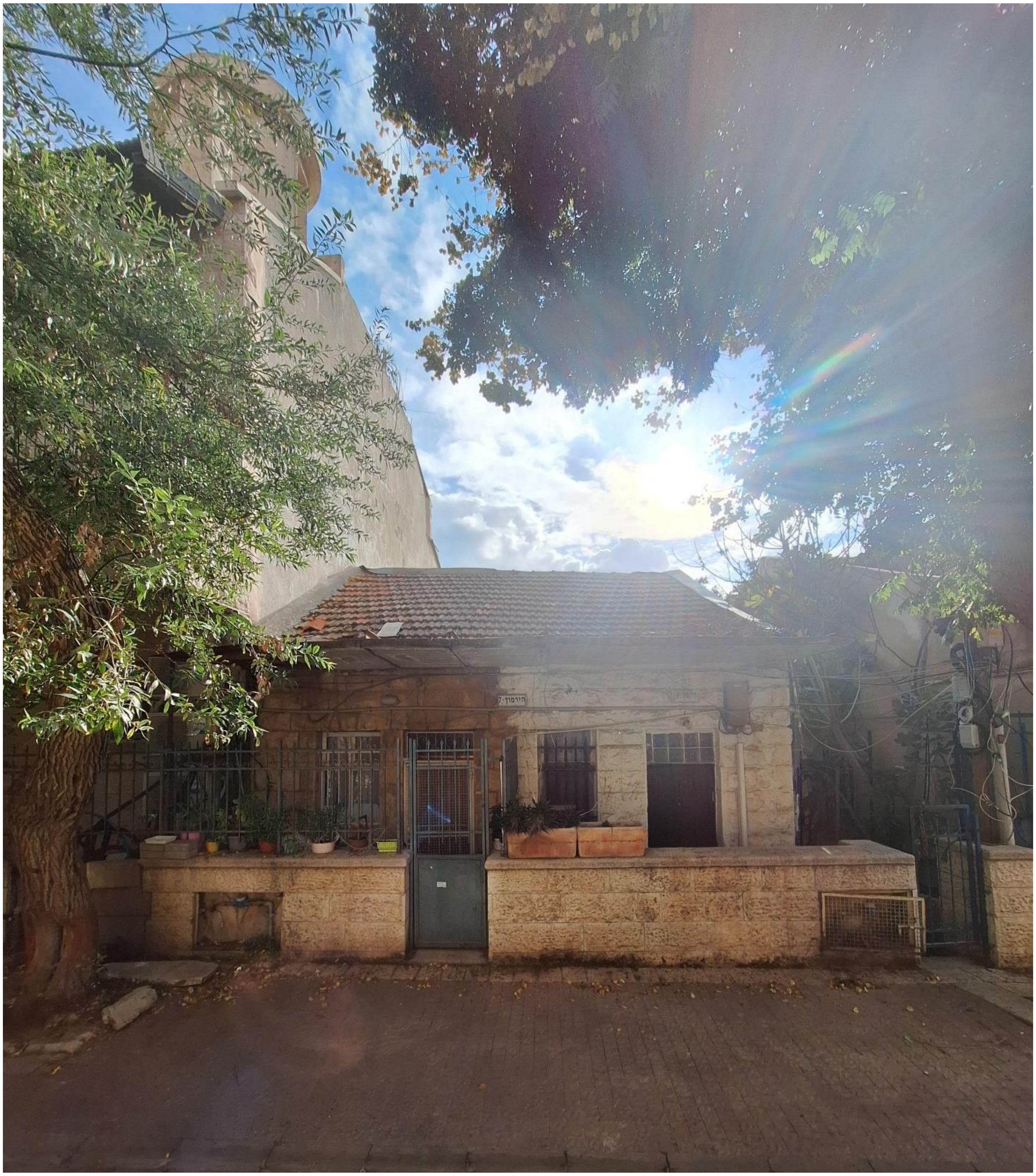
Hayarmuch 7-9 Development Opportunity:



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Falcon Wings Real-Estate Group (Licensed RE Agent #3232299) is proud to present this shovel ready, Fully zoned and permitted property for sale, centrally located on Hayarmuch street between Shaarei Chessed and Betzalel Street, the location is supreme, rental Demand is the highest in town and this is a very safe investment, this development can be sold upon completion to one buyer or be "condo'd out" and sold to individual owners, there is an option to pre sell apartments "on paper", or to simply hold onto the building and generate income as a rental cash flowing property.

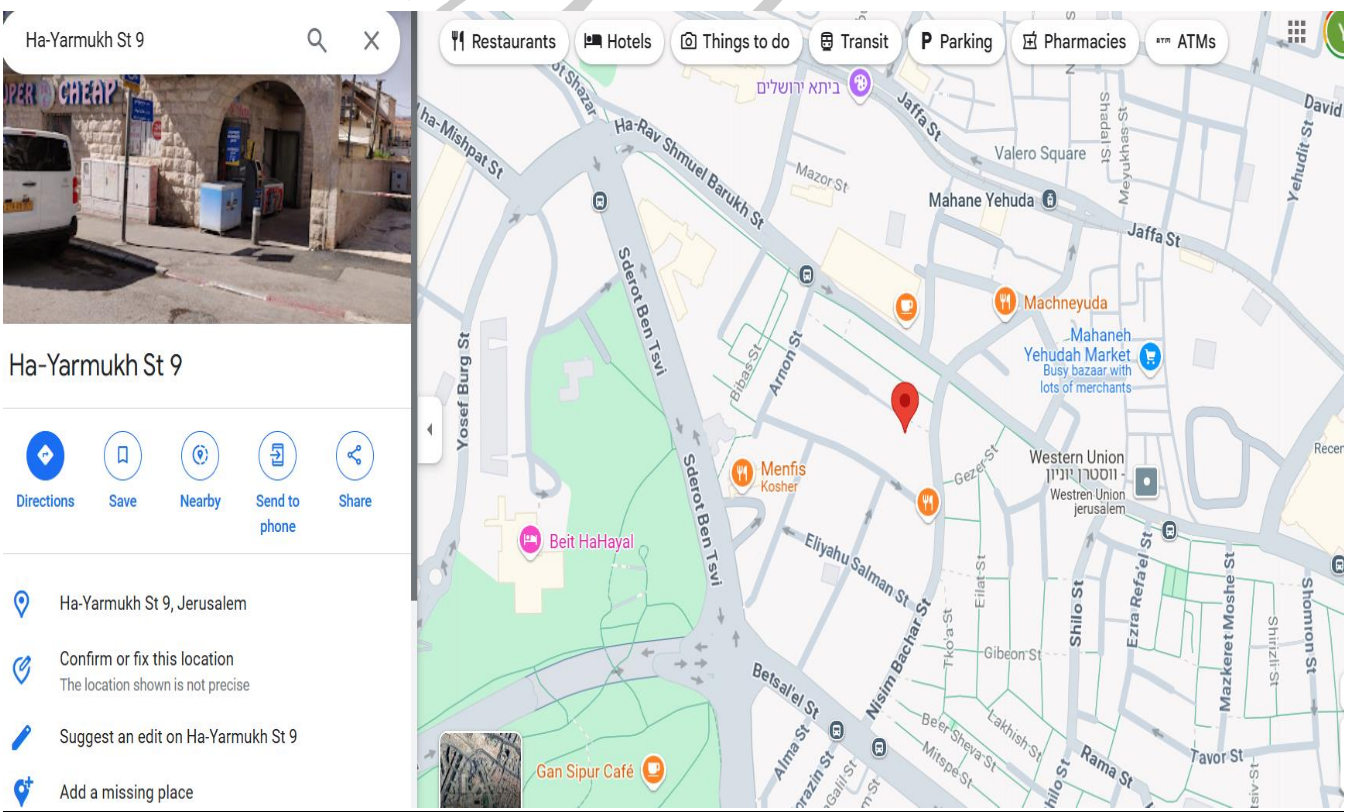
Construction projects in the area similar to this one take up to 3 years to complete, upon completion the building will have 7 Apartments, each with a safe room (mamad) 2 garden apartments, and 5 apartments with a balcony, plus an entire basement floor of 5 storage rooms (which can potentially be converted to housing or office space to generate more value, the building will have an elevator, and approx.. 35 sqm of usable rooftop space

Lot size is 168 sqm

Building Permit for 608 Total Sqm built on 5 floors, (current house is one floor with a basement and the permit allows for additional 3 stories to be built above that).

Property Location:

https://maps.app.goo.gl/f71qvquhQ3bnW883A



This property is 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, The Sacher park, Machneh Yehuda Shuk, Shaarei Chessed, Rechavia, geula, the western wall 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:

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, commercial and office space.

Projections:

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.

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 1 bedroom studio apartments (assuming Avg. nightly rate $189, @ just %75 occupancy rate FX rate 3.75) and 28,400 per month for 3-bedroom apartments (assuming Avg. nightly rate $349, @ just %75 occupancy rate) just 2 larger 3-bedroom apartments alone can net 681,600 Shekel per year thus doubling the return and cap rate.

Sale Market:

Sale pricing for new construction apartments is currently at 50,000 ILS per Sqm netting 30 million ILS for 600 sqm sold if sold today.

Following current trends Prices for new apartments is projected to rise at least 5% per year, so if apartments will be sold in 3 years total income can be projected at 35 million ILS.

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Construction pricing:

Construction pricing has recently increased up to 10,000 per sqm built thus projecting rough estimate cost to be 6 million ILS for the construction project.

Rental Market:

The Owners of a similar building on Shabazi street (4 blocks over) are renting out all apartments in the building since its completed construction in 2021, they have never had a vacancy for more than a few days.

Net Income on that comparable Building which is fully rented out is: 600,000 ILS per year, 50,000 ILS per month

All Utility and tax bills will be paid by the tenants

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 US based Family Office or 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 such deals and manage these properties such as this in a seamless manner while maximizing the bottom line and minimizing the challenges.

Broker fee is %4 + VAT

Looking forward to assisting you further,

Yosef

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