



Real Estate Advisory

e-Br©s

Our Real Estate Department was set up by a group of people who have devoted their professional life to the real estate market. We offer tailor-made range of services for each Client, depending on his needs. e-Bros delivers for its Clients differential and comprehensive services. The cooperation between us and our Clients starts with the production of reports which aim to analyse the local market, as well as the potential of the particular plot. Subsequently follows the preparation of comprehensive analysis of the project in a given localisation together with a detailed analysis of the flats' layout, as well as their pricing. The aim of such a procedure is to create the marketing strategy and formulate the sales strategy for the project. Final stage is business plan which helps to obtain required financing.

REPORTS

- Reports which present the current situation with regard to the spatial planning in a given localisation.
- Reports presenting the analysis of the Polish regions and cities, especially the following:
 - ✓ demographic, economic and market potential;
 - ✓ perspectives of the local market development;
- Reports which present current prices on the local residential real estate market: comparisons, tendencies, further perspectives;
- Reports which characterise the demand on the local market: preferences of the potential buyers, their financing possibilities as well as expectations regarding other easements;
- Reports which monitor as well as compare competition on the local real estate market ;

RESEARCHES

Our researches can deliver the following:

- Define the target market for the project;
- Define preferences of the potential buyers;
- Define supply on the market as well as recognise the competition;
- Compare projects on the market (investment placement);
- Define prices on the market and provide optimal price list of the residential units in the project;

ANALYSIS

- rynku podaży wraz ze szczegółowym rozpoznaniem konkurencji;
- porównawcze projektów, które pozwalają na spozycjonowanie inwestycji na rynku;
- zróżnicowania cen poszczególnych mieszkań w projekcie, dzięki której możliwe jest stworzenie optymalnego cennika lokali;

OPINIONS

- Building survey which aims to indicate the potential of the plot together with the initial recommendation on the concept in order to use the land most effectively;
- Opinion regarding the Investor's preferred concept or the project; its aim is to compare the presented proposal and the situation on the local real estate market as well as needs of potential buyers; It recommends potential amendments, aiming at creating the project that would most closely meet the market needs;
- Analysis of the possible price levels in a given location; it results in recommendation regarding the preferred type of development on the given plot;
- Recommendation regarding the layout of residential units in the project; It is based on the social and demographic situation on the local real estate market but also on the needs of the demand; it results in creating the most effective typology of the flats in a given location;

COMPREHENSIVE INVESTMENT ADVISORY

We meet the needs of the constantly changing real estate market by offering comprehensive investment advisory services i.e.:

- Activities resulting in the plot/property purchase;
- Support in obtaining the development decision or the master plan.
- Feasibility study;
- Creating the most effective concept of the investment based on the needs of the local market;
- Analysis of the market situation which results in:

- ✓ Location analysis;
 - ✓ Assessment of the current situation with regard to the spatial planning;
 - ✓ Price level analysis;
 - ✓ Recommendation on the layout of residential units;
 - ✓ Recommendation on the decomposition of prices;
- Advisory regarding projects located in the area of Natura 2000, especially projects requiring the Environmental Impact Assessment (EIA) as well as Environmental Impact Assessment on the network Natura 2000.
 - Cooperation with an architect in the scope of comprehensive creation of the project, initial spatial analysis of the project and, finally, the layout as well as the functionality of residential units. Its aim is to meet the architect's vision together with the Investor's aim and reality of local market.
 - Creation of the best possible marketing strategy basing on the project placing.
 - Creation of the sales strategy.
 - Sales and marketing management.
 - Help and support on obtaining investment financing: preparation of the required documentation, Client's representation in front of the credit granting entities.

We have the know-how supported by the experience gained in real estate as well as constant monitoring of the market situation. We are perfect partner to any entity interested in most profitable real estate investment. As the independent advisors we will deliver comprehensive analysis of the project in a given localisation. We will chose the best localisation together and create the unique project basing on the preferences of potential buyers.



Contact:

Angelika Cwięk
Mobile +48 669 921 521

Rafał Kurabiowski
Mobile +48 501 175 541