

OXYGEN² Investments

Your Vital Element In Trans Atlantic Real Estate Investments



OXYGEN² Investments LLC, USA

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REAL ESTATE INVESTMENT ADVISORY SERVICES

OXYGEN² Investments is a team of investment bankers and real estate professionals with extensive experience real estate portfolio acquisitions and asset management. We maintain offices in the US and Europe, and rely on an effective network of partners and advisors in both regions. Our senior partners and advisors have managed portfolios exceeding several Billion Dollars in assets. They have a combined 100 years of financial and real estate expertise, and are equally effective operating in European and American markets. Our investment capabilities encompass an extensive range of real estate management and advisory services.

For our clients we provide advisory and administrative services mostly for institutional real estate purchases and joint ventures with US partners. Our services start early in the definition process of an acquisition strategy and reach out through the identification process of the proper asset, purchasing the asset, managing it over the holding period and finally selling it. Our Real Estate Investment Advisory Services include:

- ❑ Strategic Advice on local Markets and Asset Classes,
- ❑ Acquisition Pre-Selection and Purchase Proposals,
- ❑ Micro- and Macro Location Analysis,
- ❑ Rol Analysis / Cash Flow Projections,
- ❑ Letter of Intent and Transactional Negotiations,
- ❑ Proposal of Financing Terms
- ❑ Due Diligence Organization and Supervision,
- ❑ Referral and Organization of Legal Counsel,
- ❑ Referral and Organization of all Property related Reports and Appraisals,
- ❑ Supervision and Handling of all Aspects of a Real Estate Transaction,
- ❑ Establishing and Running the Asset Management,
- ❑ Assessment of Market and Property Developments
- ❑ De-Investment Organization and Handling.

We work on behalf of our institutional clients on an advisory basis and with a long-term perspective. Based on the nature of our client relations our goals are different from those of a broker.



US ASSET MANAGEMENT SERVICES

The purpose of our team efforts on both sides of the Atlantic is the support and representation of our client's interests in institutional real estate transactions in the US. We focus on the individual investment goals and work on achieving them for our clients.

Our Asset Management Services encompass among others:

- Periodic Budgets and Controlling,
- Monthly and Quarterly Reports,
- Supervision of the Property Managers and / or Joint Venture Partners,
- Negotiation of new Leases / Lease Renewals,
- Coordination of all Tax related issues,
- Preparation and Proposals for Tenant Improvement and Capital Investments,
- Selection and Supervision of Leasing Brokers,
- Supervision of all Service and Maintenance Contracts,
- Supervision of US Bookkeeping,
- Management of U.S. Ownership Entity,
- US Owner Representation with e.g. tenants, facility managers, community and local administration.
- Valuation Assessment and Definition of Sales Scenarios
- Strategic Real Estate Market and Asset Consultation

We generally operate on the basis of management contracts that have entrepreneurial elements in the remuneration structures.



OXYGEN² INVESTMENTS PARTNERS & ADVISORS

The OXYGEN² Investments team is a group of specialists with diverse experiences in the US real estate and investment markets. They are seasoned professionals and have participated in several billion dollars worth of US real estate transactions. In their respective careers they have asset managed large institutional stock and real estate portfolios.

