

# PROFITABLE INVESTMENT OPPORTUNITIES



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# Plaza @ The City Center – Asian Side



- 24.000m2 internal zone
- The occupancy rate is 55%
- Current monthly income 750.000TRY+VAT
- Has 2 expert reports
- The estimated total rental income is 1.200.000TRY+VAT when the occupancy rate is 100%
- Sales price 145.000.000TRY
- The Sales will be conducted as company sale
- The commission rate is 2%+VAT
- Located in the most populated area of Anatolian Side



# Sports Factory in Düzce



- Land: 12.080 m2
- Factory Internal Zone: 9.500 m2
- Artesian well, 100 Tons of water tank, 2500 KWA transformer.
- All legal documents are valid.
- ÇED Report is maintained.

- Monthly rental income is 25.000USD
- Has 10 Years of contract with an international brand. The contract is in its first year
- 4.000.000USD
- 13 Year of return on investment
- Will be sold as a company

Nike has only 4 production facilities worldwide.

# Private School in European Side



- 58.000.000TL expert report
- 330.000 (VAT included) monthly rent
- Brand new fully functional school building with %100 occupancy rate
- 14.6 Years return on investment



# International Automotive Brand



- International Automotive Brand
- Brand New car sales
- Second hand car sales
- Authorized car service
- 100 Employees
- 1.500m2 area
- 5 Floors

The Current Landlord wants to sell the property and stay as tenant with a long term rental contract of 10 years or more.

- They offer 250.000TRY+VAT monthly rent
- The total Sales price is 35.000.000TRY (VAT included)
- The commission rate is 2%+VAT
- Located in the Automotive zone of Asian side

# Historical Building @ Ortaköy



- Historical building at Ortaköy
- Excellent location
- Convenient for residential & commercial projects
- Total land 1.000m<sup>2</sup>



**The expert report is 18.920.000TL**  
**Sales price is 6.000.000TL**

# Levent Plaza Partial Sale – 10.22%



- The total area of the plaza is 8.514m<sup>2</sup>
- The estate sold is:
  - Top Office floor: 1.000m<sup>2</sup>
  - Parking Lot 28 cars
  - The sale will be conducted as company sales
  - The biggest share holder is Demet Sabancı. The person/group/company who will buy this 10.22% will be the second biggest share holder.
  - The third biggest share holder is Çetin Doğan.
  - Sabancı Family is planning to demolish and reconstruct the building.
  - The value of the land is estimated to be 200.000.000USD





# Levent Plaza Partial Sale – 10.22%



- All the parking lot is also included in the sales process.
- The parking lot is 13.000m<sup>2</sup>
- 20m<sup>2</sup> is calculated per car so this this means 650 car park is available.
- This huge area can be rented to corporate car leasing companies.





# Dorm @ European Side



- A residential building for university students
- 11 floors- 5.600m2 internal zone
- 48m of Street coverage
- Has 4 shops in the entrance floor
- 165 rooms, 418 beds, swimming pool
- Sauna- Conference hall
- Cinema hall- Library
- Activity & study rooms
- Has all legal permissions & documents from the ministry
- The monthly rental income is 185.000TRY
- The total Sales price is 25.000.000TRY
- The commission rate is 2%+VAT

# Plaza @ The European Side



- 28.000m2 plaza
- 2 Skyscrapers
- Located in the hearth of Istanbul
- Appropriate for residential architecture
- 190.000.000TRY

# Boyner Facility @ Gebze – I





# Boyner Facility @ Gebze – II



1ST FLOOR  
(SOUTH)

2ND FLOOR  
(WEST)



# Boyner Facility @ Gebze – III

LOCATION	GEBZE GUZELLER ORGANIZED INDUSTRIAL ZONE
ADRESS	Inonu Mah. Farabi Cd. 41400 Gebze Guzeller OSB/Gebze/Kocaeli
LAND AREA	50,926 sqm
NATURE OF THE STRUCTURE	Three Floors Concrete Logistics Warehouse. Concrete Class C35.
DISTRIBUTION OF AREAS	88,551 sqm Storage Area 23,901 sqm Office and Packaging Area 648 sqm Mechanical Area Total Closed Area of 110,639 sqm
FEATURES	88,551 sqm Storage Area H:12 mt with 5ton/sqm Load Carrying Capacity 91 pcs Loading Ramp 4 pcs Forklift and Truck Entrance Door 15,619 sqm Open Parking Area

# Boyner Facility @ Gebze – IV

**SALE PRICE: 100,000,000.00 USD**

**Owner:** Atabey Logistics Corp.

**Block/Plot No:** 5687 / 9

**Land Area:** 50,926 sqm

**Total Closed Area:** 110,639 sqm

**Lease Agreement:** 10+10 Year (It starts in 1<sup>st</sup> of June 2019)

**Tenant:** BOYNER Group Inc.

**Total Rent Price per Month:** 560,648.10 \$

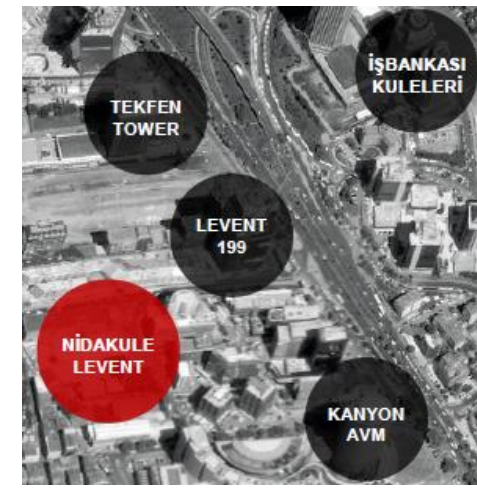
**Total Rent Price per Month incl. Tax:** 661,564.76 \$



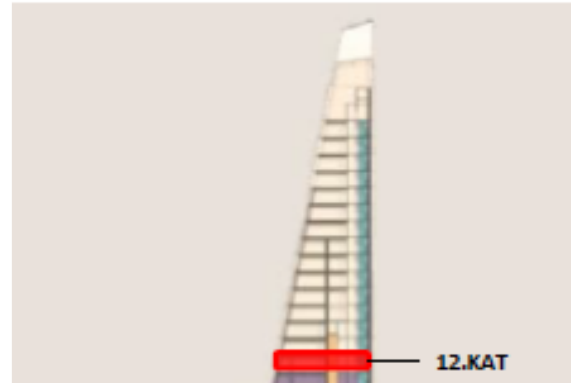
# International Brand @ Nidakule Levent



**Return On Investment 11.3 Years**

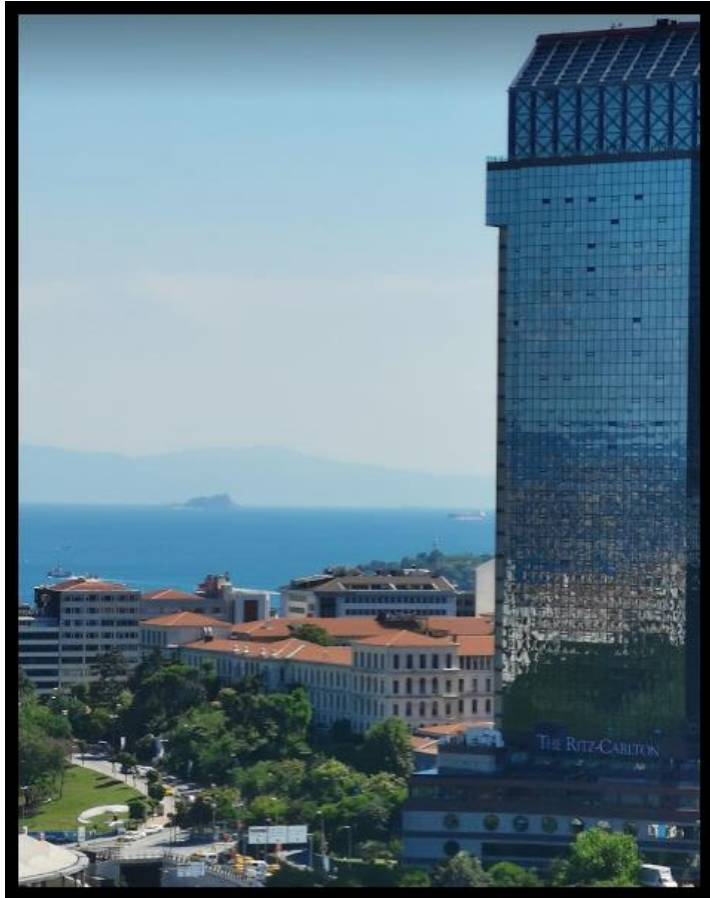


ADA/PARSEL	BULUNDUĞU KAT	BB NO	NİTELİĞİ	NET ALAN(m <sup>2</sup> )	DEPO ALANI(m <sup>2</sup> )	OTOPARK ADETİ	KAT BRÜT ALANI(m <sup>2</sup> )
1948/7	12	41-42-43	OFİS	660,35	67,4	15	900,15

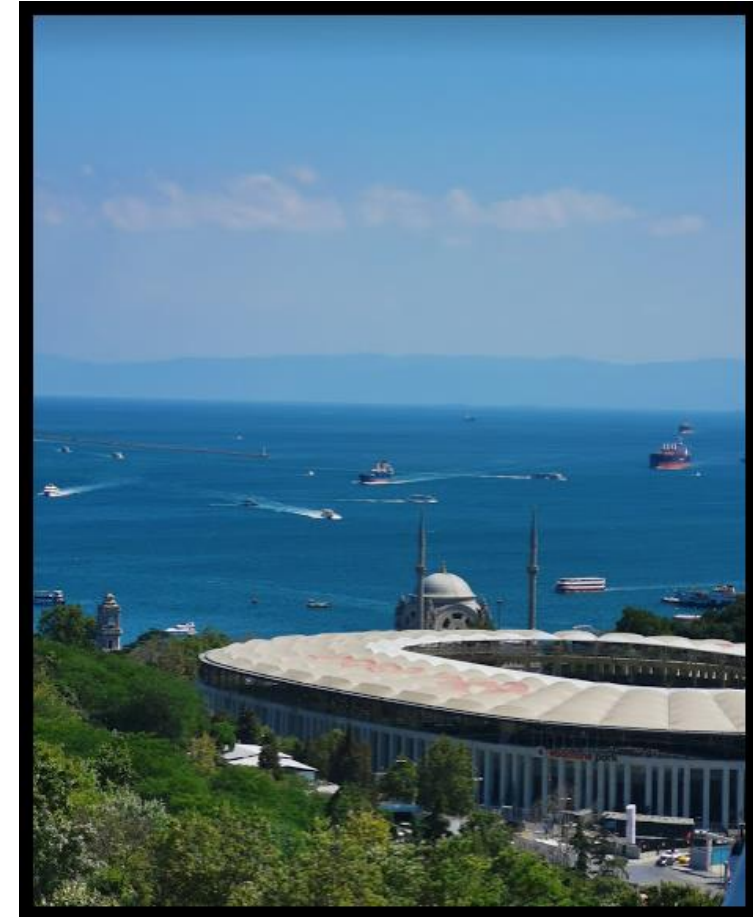


KİRACI	KİRA YILI		BİRİM KİRA BEDELİ (KDV HARİÇ)	AYLIK KİRA BEDELİ (KDV HARİÇ)
BENETTON	01.08.2018	28.02.2019	32,38 \$	29.149 \$
	01.03.2019	29.02.2020	33,35 \$	30.023 \$
	01.03.2020	28.02.2021	34,35 \$	30.923 \$
	01.03.2021	28.02.2022	35,38 \$	31.851 \$

# 550m2 Luxurious Residence @ Maçka – I



- Excellent Bosphorus view
- 550m2 internal zone
- Duplex (7th & 8th Floor)
- Terrace
- Parking Lot 2 Cars
- Has 2 fireplace in both upper & lower saloon





# 550m2 Luxurious Residence @ Maçka – II



- Excellent Bosphorus view
- 550m2 internal zone
- Jacuzzi
- Upper Floor Kitchenette
- 6 rooms
- 4 restrooms

**3.000.000USD**





# Mini Plaza Near The First Bridge



- 485m2
- Mini Plaza
- 5 Floors- Located in the entrance of the First bridge
- 4.250.000TRY+VAT
- 22.000TRY+VAT monthly rental fee
- The commission rate is 2%+VAT

# 1. Levent Villa



- Located at Levent
- Villa- Perfect place for Small to medium enterprises
- 350m2
- The total Sales price is 6.900.000TRY
- The commission rate is 2%+VAT

# Bosphorus Mansion @ Asian Side



- Corporate Mansion Located in the Anatolian side of Bosphorus
- Brand new
- Has internal elevator
- Parking lot
- Direct contact with Bosphorus, convenient for yacht
- Constructed as company headquarters, Business place
- 13.000.000USD



# Beylerbeyi Mansion



- 400m2 internal zone
- 2nd Category Historical Building
- 4 Floors
- Parking Lot 4 Cars
- Bosphorus View
- All the construction permissions has been obtained for external renovation
- Convenient for commercial and personal use

# Sapanca Hotel & Dorm Building



- 670m2 base zone
- 4.020m2 construction zone
- 3 Elevators
- Entrance floor 7m ceiling height
- 500m to Sapanca Lake and Richmond Wellness Spa Hotel
- 200m to Tourism Faculty



**The expert report is 10.200.000TL**  
**Sales price is 6.000.000TL**

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*Luxury*  
PROPERTIES