

Investment Property Criteria

Baybridge Investments is building a portfolio of international properties and wishes to acquire investment properties in emerging markets, particularly Eastern Europe. These should generate good capital growth plus sufficient rental yield to cover finance and operating costs. We focus on good quality residential accommodation in major commercial or diplomatic districts and lease them to professional clients who require medium to long term lets.

Our typical tenants include:

- Diplomats
- Expatriates on international business assignments
- Local professionals

Properties are required in secure, well established, up-market districts that are considered desirable by our tenants. The properties must be convenient for:

- Transport links
- Shops and amenities
- Business or diplomatic districts

We require light and spacious one or two bedroom apartments in appropriate city centre locations. Our preference is for refurbished classical buildings but consideration is also given to un-refurbished properties. Properties above the third floor must have an elevator.

Properties have recently been acquired in Budapest and Bratislava and further acquisitions are being actively considered. We are now expanding our horizons and are currently investigating opportunities in Bulgaria, Slovenia and Croatia.

We are keen meet local agents who are marketing appropriate properties in any of these areas.

To find out more about **Baybridge Investments** and / or our **properties available to rent** please contact Ian McFadyen on (+44) 7765 883910 or via email ian.mcfadyen@baybridgeinvestments.com.