CO-FINANCING OPPORTUNITY

"Brusino Arsizio Renovation" Project — Ground Floor Unit

Via al Confine 20, 6827 Brusino Arsizio · Lake Lugano, Switzerland · Parcel 688 RFD

A lakeside building on Lake Lugano, at the foot of Monte San Giorgio (UNESCO World Heritage Site), with views of Morcote and a shared boathouse with direct lake access. The project, with the building permit approved, converts the building into three premium condominium (PPP) units.

Unit subject to financing	Ground Floor Apartment (PT) · 120 m²
Current value (as-is condition)	CHF 542,000.- (bank / real estate valuation)
Renovation cost (base scenario, VAT incl.)	CHF 285,232.- (share proportional to floor area)
Estimated turnkey sale value	~ CHF 1,080,000.- (indicative CHF 9,000/m²)
Pre-purchase value	CHF 918,000.-
Proposed financing share	From CHF 108,400.- (flexible, tranches possible)
Legal structure	Private loan with profit participation — no transfer of ownership
Security	Real estate lien / notarial charge on sale proceeds
Time horizon	Repayment upon sale of the unit, within an agreed maximum term

Indicative gross uplift of the unit: sale value less as-is value less works = CHF 252,768.- before selling costs and taxes. Values are estimates and do not guarantee results.

Why this opportunity

- Entry at as-is value, well below the estimated post-renovation value
- No property management risk: contractual relationship, not a real right
- Capital secured by a real estate lien or a direct charge on sale proceeds
- Project backed by an Information Memorandum, detailed cost estimates and an appointed technical team (LA.RT Architettura, Baustatik Rubino)

Contact

Oscar Meleri — Brusino Arsizio, Canton Ticino
+41 79 759 24 25 · oscarmeleri1@gmail.com · brusino26netlifyapp.netlify.app

Summary information document — does not constitute a binding offer. Full documentation (Information Memorandum, cost estimates, security details) available on request.