



Reggi Real Estate



REGGI REAL ESTATE

Reggi Real Estate is a reference in the high profile Real Estate Consulting sector that addresses international markets and customers from all over the world. Through the many years of experience of Manuela Reggi, who leads the Company, and the transversal skills of a selected teamwork, we accompany our Customers in every phase of the process, establishing a beneficial and mutual relationship of trust and transparency.

Each property has its own personality and history of value that must be acknowledged and transferred. Through an in-depth analysis of real estate assets, the constant updating on industry scenarios, the assessment of the best investment opportunities, our consultancy is positioned above the highest market standard.

Besides competence, it is the ability to create a strong connection with the customer that has always distinguished us. The Customers who have chosen us and continue to do so, know they can count on an undisputed confidentiality and on an optimal exploitation of their real estate assets.

FOREIGN VOCATION

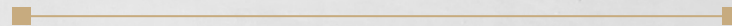
We always diversify our real estate portfolio, offering secure and guaranteed solutions to an international clientele that is willing to invest in the Italian and foreign real estate market.

The knowledge of each country's sectoral laws and the trend of foreign markets allow us to settle negotiations through a 360° degree service.





CONSULTANCY ASSET





RESEARCH

In Reggi Real Estate we have developed an exclusive method to carry on real estate research:

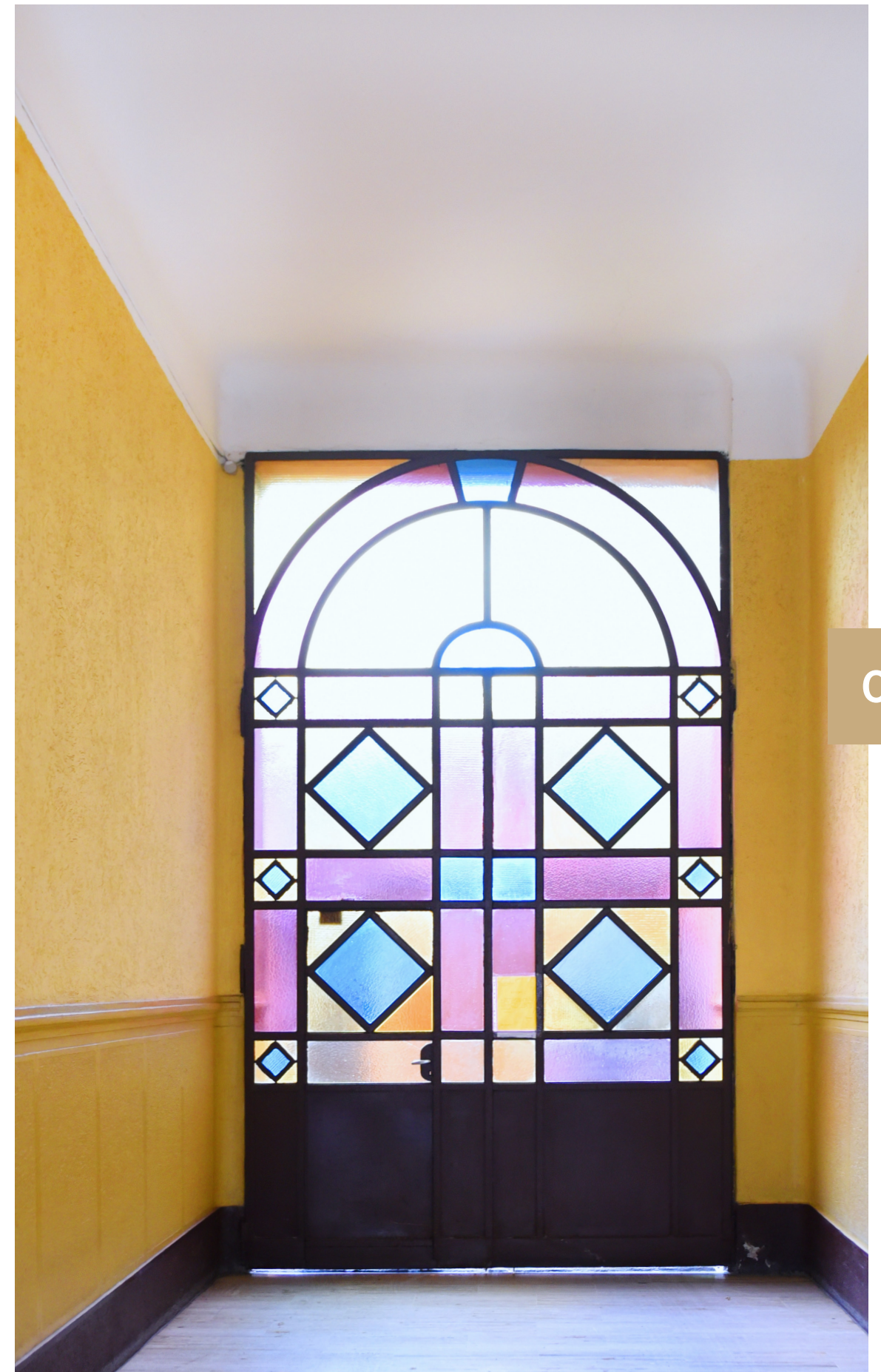
- Initial brief
- Customer potential and sentiment
- Requirement identification
- Hierarchy of needs
- Synchronizing
- Cash flow statement
- Introduction to the Italian real estate market
- Agreement on the real estate research
- Submission of the briefing
- Conclusion of the real estate research contract
- Property research
- Market analysis
- Field survey
- Property selection
- C&B analysis
- Purchase process on a selected property
- Definition of the purchase contract
- Due diligence on architectural law and taxation
- SWOT analysis
- Proposed price analysis
- Selection and definition of other professionals to support the purchase process at the closing

CONSULTANCY & ASSET MANAGEMENT



Reggi Real Estate assists and advises its Clients in real estate development activities both for individual structures and for real estate portfolios. The objective is to increase the value of the properties, to maximize the return on investment and to optimize the rental situation and management costs. Our services accompany our Customers through:

- Preparation and implementation of the Business Plan for property, single building or group of properties
- Coordination and supervision of the external suppliers activities
- Feasibility studies of development initiatives, technical town planning analysis for the reconversion and enhancement of individual properties
- Coordination of technical, legal and tax Due Diligence
- Assistance during the negotiation





PROPERTY & SALE ASSESSMENTS

The purpose and object of the Real Estate estimation is to determine the purchase value of a real estate unit. The methodology is based on the most sophisticated financial and comparative analysis tools used in the real estate sector. The reference parameters come from a careful analysis of the market, resourcing from data acquisition tools: partly through direct knowledge, partly from reliable sources, partly from the analysis of the offer, updated on the real estate market. The final value of the technical expertise is referred to the contextual market conditions. Reports are redacted based on blueprints, architectural survey and schematics provided or traced on demand and from direct sight of the property. Beside the property estimation, Reggi Real Estate deals with the sale of the estate.

Through all the national and international communication channels and B2B platforms at our disposal, we reach the most suitable target. Every month a report confirms the activities developed, updating continuously and transparently the Client on the state of art and then on the result of the negotiation.

Specifically the service applies to:

- Specialized national and international press
- National and international real estate platforms
- Synergies and collaborations with selected realtors
- National and international client's inquiries in our database

HOME STAGING E INTERIOR ✂

Reggi Real Estate bases its Interior Design service on the search for the perfect balance between structure, furnishings and customer needs. The details, finishes and style of the spaces result from a consolidated and planned teamwork, including selected suppliers according to the size of the work.

Architecture and interior design:

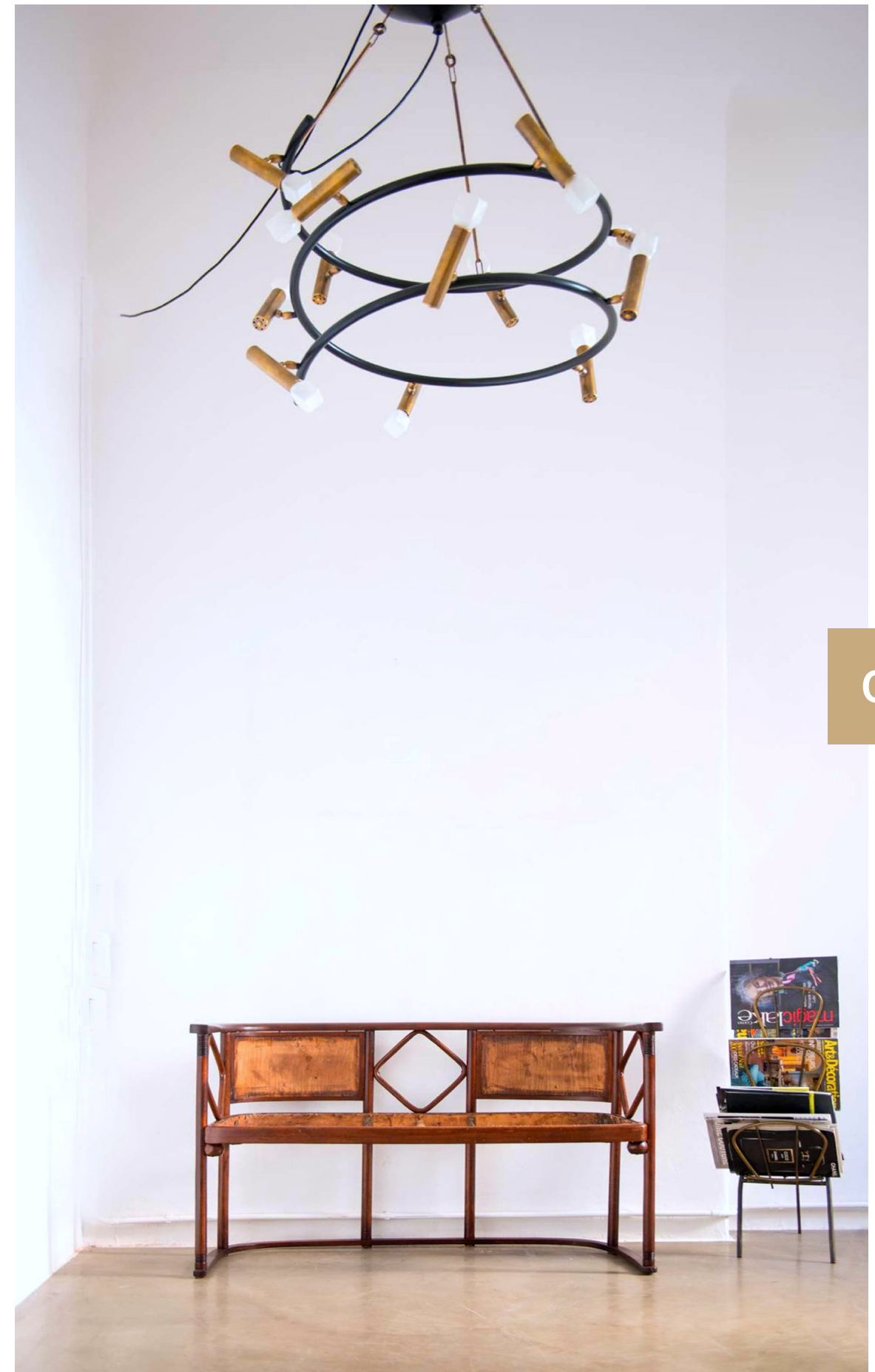
- Briefing
- Proposal / space planning
- Interior architecture project
- Rendering

Selection of Interior Design objects:

- Accessories and household items
- Estimation
- Interior Styling

Interior architecture and Design Project Management:

- Research, selection and coordination of the suppliers
- Timing of working processes
- Personal Data & Hospitality: we take care of the Customer's need during his stay in Italy
- Maintenance and improvement of the property and its annual management



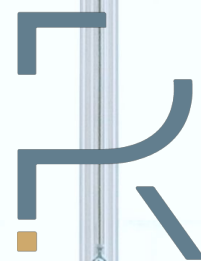


PARTNERSHIP

Reggi Real Estate works in close contact with specialists related to their business for a productive comparison purposed to the complete customer consultation:



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