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„actual offers“ for romania Ramses Zwei GmbH

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table of contents

Note to Law 17/2014	<u>03</u>
Agrarland in Destrict Timis	<u>04</u>
Agrarland in Destrict Arad	<u>05</u>
Agrarland other Regions in Romania	<u>06</u>
Offers for Farms	<u>07</u>
Offers for Forests	<u>09</u>
Offers for properties	<u>10</u>
Imprint and service specification	<u>11</u>

external link:

[Service Specification Ramses-Zwei GmbH as PDF \(90kb\)](#)

Back to table of contents in each case by clicking on the Ramses-Two Logo

Note to Law 17/2014

INFORMATION ON THE PURCHASE OF CERTAIN AGRICULTURAL LANDS

We remind you that agricultural lands located outside cities cannot be sold without complying with a pre-emption right or without the approval of the Ministry of National Defense or of the Ministry of Culture; otherwise, such a sale transaction is deemed null. The Norms provide the procedure with respect to the pre-emption right and the procedure for obtaining such approval. Hereinafter you can find useful information:

1. If the seller of the land is a company, when submitting the sale intention notice to the City Hall, the seller must also submit the decision of the general meeting of shareholders approving such sale – please note that such decision does not have to be authenticated by a notary, but it has to comprise a point by which shareholders empower the director or another person to perform the procedures and the sale of the land in connection with all authorities involved (e.g. the City Hall, the notary, the land registry, the ministries etc.).
2. If no person acts by virtue of its pre-emption right, the sale can be performed freely, but the City Hall has to issue a certificate in this respect;
3. The land to be sold shall be recorded in the land registry by the City Hall or automatically (for the sale of lands located, partially or totally, at a distance of at least 30 kilometers within the Romanian borders, obtaining the approval of the Ministry of Defense or of the Ministry of Culture is necessary – the notary shall have to make sure that the seller has obtained such approval);
4. The Norms comprise a list of cities located at a distance of at least 30 kilometers from the Romanian border; the approval of the Ministry of Defense is compulsory for such lands. The approval shall be valid for 12 months from the date of its communication to the seller;
5. Should the Ministry of Defense or the Ministry of Culture give a negative answer (which shall also be registered in the land registry), depending on the grounds for such rejection, one may submit a second application for the approval, accompanied by the requested documents.

Offers for farmland int the district Timis

(P = presentation, A = on request /P or H = internal note)

12/4/2016

No.	Lease free	Hectare	EUR per Hectare	description	lease offer EUR per ha	Compact	
T 03	Yes	560	7.500	15 miles from Timisoara with new irrigation system	220	100%	A/P
T 04	Leased until 30.09.2017	4.044	7.500	31 miles south of Timisoara	until 09/30/2017 180	100%	P/H
T 08	No	108	7.600	3 miles from San Nicolau Mare Cultivated continuously for 20 years	210	100%	A/P
T 09	No	up to 5.000	7.000	15 miles south of Timisoara	230	80%	A/P
T 11	Yes	100	7.200 privat	16 miles east of Timisoara	210	100 %	A/P
T 12	No	354	6000	Several closely spaced patches south of Timisoara. Best soil quality. Can easily be consolidated by exchanging further.	220	Short distance between the plots	A/P

No.	Lease free	Hectare	EUR per Hectare	description	lease offer EUR per ha	Compact	
A 02	Yes	450 + 550 lease land	3,5 Mio. total purchase price	Farm (446.07 ha / 5,000 square meters) with workshop (equipment no longer new) +553.46 ha Pachtland.Die Farm is located in connection to the Offer F07 (Farm with 1228.83 ha).	For suitable Selfmanagement	100%	P/H
A 04	No	1.500+1.000 purchase possible	4.000	Land located directly on the black Cris to the state border Hungary. Access via tarmac road, black clay soils.	For suitable Selfmanagement and leasing (€200)	If consolidated	P/H
A 06	No	180 Expandable up to 700 ha	5.200 Expansion areas 4.500	At the border Bihor / Arad Closely spaced subareas. Can be easily compacted by exchanging.	183 EUR agricultural subsidy for 2015/16	Short distances between the plots	A/P
A 07	Yes	130 + 30	2.500 Intravilan 3.500	It is surrounded by forest and criss-crossed by a mountain stream in the district Arad between Lipova and Deva to a pasture in about 500 m altitude. Intravilanflächen available in town	Lease free	Can be contacted through the purchase of 30 ha to 100%	P/C

Offers for agricultural land in other regions

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12/4/2016

No.	Lease free	Hectare	EUR per Hectare	description	lease offer EUR per ha	Compact	
C 01	District Constanta	2.820	4.250	=Fully leased managed land	170	Large variety of surfaces in 2 communities	P/R
D 02	Dolj	from 1.000 hectare up to 10.000	3.900	We compact the individual plan numbers to minimum 70% of large plots and register them for you in the Land Registry, No pöot smaller than 200 ha	160	from 70% up to 100%	P/B
D 03.	Dolj/Olt	from 3.000	4.000	Can 2,000 ha immediately after be expanded.	180	3.000 ha 100% compact	A/P
I 04.	Ialomitei	6.671,51	5.400	There are several areas leased in Ialomitei and around an ownership society	differently to 3%	Several single compact surfaces	P/S
B 05	Bacau	50	3.650	almost compact land	150	Close side by side	P
Da 07 Top	Dambovita	510	6.000	A compact area, 52 kilometers west of Bucharest, an owner	200	100%	P/L
Ia 09	on demand	Up to 10.000	4.000	besser geht es nicht, hervorragende Infrastruktur, volle Bewässerung, Bodenanalysen, super Preis/Leistung	250	100%	P/Ro

Offers for farms

(P = Presentation, A = on request / P or H = internal note)

12/4/2016

No	Lease free	Hectares (ha)	Purchase Price	description	Purchase procedeere	compact in %	
F 01	yes	4,250 ha of 3,926 ha property	Ca. 30 Mio.	Complete farm with all the equipment and facilities such as 12,000 to stainless steel silos, building. Mill Location: Caras Severin	share deal	Several large compact subareas	P/H
F 02	yes	549,49 ha thereof 341.679 ha property	3,1 Mio.	10 year old modern farm with extensive Agriculture Park, administration building, workshop, grain storage. 35 km to Constanta	share deal	60%	A/R
F 03	yes	790 ha agricultural + 80.47 ha viticulture	7,5 Mio. or€ 6.000 for the farmland	790 ha farm operation in Timis with farmyard and 1,560 tons. Silo with mill, all machines and 80.47 hectares of organic vineyard with a modern winery from 2012/13 Price if only arable land is € 6000 / ha	share deal or asset deal for the land	100%	P/S
F 06 TOP	yes	2,197,3 ha thereof 889.3 ha property	13,5 Mio.	1 A farm with best soil facilities equipment +12,000 to. Silos, modern irrigation system using antennas for 90% of the land. Location Danube / Mehitenti (Possibility of extension to 2,000 ha)	share deal	100% all acreage in radius 1,5 miles	A/P
F 07	yes	1.228,83 ha property	9,4 Mio.	Farm with 7,403 square meters (four Eckhof without equipment) and other holding by 1228.83 ha. Expansion through acquisition of a directly connected neighboring farm (range A02 for € 3.5 million) to 446.07 ha + 552.46 ha of leased land to a total of 2,227, 36 ha.	share deal	2 compact areas with 884,16 ha and 344,67 ha	A/P
F 10	yes/no	757 property	negotiable at 4.0 million	Large farmed compact surface with intact irrigation system and a 2-hectare farmstead, in Timis county, soil analysis available	share deal	100%	P/R
F 11	yes	1,700 ha of which 244 ha in property	5.500.000	Modern farm with 8,000 to new silos complete machinery, lodging, compact surfaces directly on the Danube, the best soils	share deal or lease with option to buy	100%	P/P

Offers for farms

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No	Lease free	Hectares (ha)	Purchase Price	description	Purchase procedeere	compact in %	
F 12	yes	800 ha property thereof 90 ha of vineyards	4.500.000	Modern Farm full modern machinery (56 agricultural machinery) with 90 ha of vineyards, 45 hectares of old stock, 45 ha new plant 50 km north of Craiova.	share deal	70 %	P/L
F 14	yes	11.200 ha thereof 6.500 ha In property	only on request	Modern farm in western Romania with all the necessary equipment. (50,000 to. Silo capacity). Portable water supply device for each 1,000 ha. Soil and rainfall analysis available. Plus Dairy Farm with up to 2,000 cows and biogas plant.	share deal	100%	A/P
F 16	yes	6.000 ha thereof 4.000 ha in property	35.000.000	Modern farm with 4.8 ha premises, with 3 x 20,000 to silos, with cotton production, office building, in the southeast of Dolj towards the river Olt	share deal	80 %	A/P
F 17	yes	380 ha property	3.500.000	Small farm with 10.92 ha premises, 25 km north of Timisoara expanded by 350 ha (neighboring property) with 8 stables for cattle and 2 stables for sheep. 4 more stables and a paddock with electric fence	share deal	All surfaces in max. 6 km from the main surface	A/P
F 18	If back-leased by the current owner	1.000	6,5 Mio.	Farm with farm land and buildings but without equipment. The current owner and operator wants to lease the farm at least 5 years. Location: 31 km east of Chisineu-Chris, 43 km south of Oradea	negotiable	Considering the short distances 100%	A/?
F20	yes	381 District Timis	2,5 Mio.	Best suitable colors for livestock and grazing in a newly built residential and farm buildings, complete fence, fishpond, own well,	self-management	100%	P/P
F23	yes	3.000 ha with preemption right	1.950 Mio Pachtablöse	Modern leasehold, fully rounded with farm buildings in the district of Timis (best location)	self-management Detailed soyl analyzes	10 permanent employees	P/Rau

Offers for forests in Maramures

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12/4/2016

Nr.	Lage	Hectare	EUR je Hectare	description	description Wildlife	compact	
01	Maramures 47°49'N 24°26'E	794.14 from that 97.7 ha pasture	3.000	Altitude 690-1511 meters 65% spruce 337 cbm / ha, 30% Beech 242 cbm / ha 3 streams, new forest roads new Management Plan (depot) is present.	wildlife: brown bear, boar, deer, fallow deer, wolf, grouse...	100%	P/R
02	Maramures 47,618661 N 25,064142 E	1,279.2 Of Forestry 1241.1, pasture 23.2 Protection Forest 5.9 various 9.0	5.250	Altitude 750-1600 m 100% spruce, Growth 9.1 cbm / year / ha Age to 20 years = 242.4 ha Until 40 = 142.5, to 60 = 608.5, to 80 = 144.3. Up 100 = 46.8, 47.5 to 120 120 = 0 Total timber volume: 349,288 cbm Next Holzverladestation: 25 km approved felling per year: 8,103 cbm	wildlife: brown bear, boar, deer, fallow deer, wolf, grouse...	100%	P/R
03	Bezirk Brasov	5600 ha	3.750	Softwood 73% - Hardwood 28% - Stocking 370 cbm / ha. Total stock about 2million ha. Operating business growth 4.5 cbm / year. Impact 3.8 cbm / year, rainfall about 1,000 ml / year. It can immediately be 500,000 cbm wrapped with an age of over 100 years. 90% of the portfolio can be prepared with machines.	wildlife: brown bear, boar, deer, fallow deer, wolf, grouse...	100%	A/H

Nr.	Lage		EUR	Beschreibung	Beschreibung Fläche qm	Netto Yield	
101	Kreis Bacau	Einzugsgebiet 400.00 EW	Angebotspreis 5,0 Mio.	Einkaufsgalerie mit 61 Mieter durchschnittliche Mietlaufzeit 6 Jahre	GBA 16.600 GLA 12.800	14%	P/C
102	Bukarest Bevorzugte Lage	15 Mieter Voll vermietet	18,0 Mio.	Büro- und Geschäftshaus , durchschnittliche Mietlaufzeit 6,4 Jahre	Netto 11.012 qm 176 Tiefgaragenplätze	9,2%	P/C
103	Bukarest bevorzugte Lage	5 Mieter Voll vermietet	30,0 Mio.	Büro- und Geschäftshaus Restmietlaufzeit bis 2034 !!!	Netto 18.474 qm 407 Tiefgaragenplätze	8,0%	P/C
104	Bukarest 1. Bezirk	8 Mieter Voll vermietet	8,6 Mio.	Büro- und Geschäftshaus	Netto 4.216 qm + 420 qm Terrasse 48 Parkplätze	10%	P/C
105	Bukarest 1. Bezirk	8 Mieter Voll vermietet	14,0 Mio.	Büro- und Geschäftshaus	Netto 10.405 38 Parkplätze	9,2%	P/C
106	Bukarest 1. Bezirk	1 Mieter Regierungsbehörde	2,0 Mio.	Büro- und Geschäftshaus Mietlaufzeit jeweils 5 Jahre mit Option	Netto 1.200 qm	10,0%	P/C
107	Bukarest 3. Bezirk	1 gewerblicher Mieter Handelskette	827.000	Ladengeschäft im Erdgeschoß Mietlaufzeit bis 2030	568,29 qm	Bis 2020 7,25% + 10% Steigerung alle 5 Jahre	P/C
108	Wien 3. Bezirk	Baugenehmigung liegt vor	6,5 Mio.	Widmung Bauklasse IV, Dichte 70%, Wohnfläche 9.960 qm, gewerblich nutzbar	1.430 qm	derzeitige Nutzung als Privatparken	P/H

Service Specification Ramses-Zwei GmbH as PDF (90kb)

All specifications are subject to change. are subject to change in terms of size, price and yields. A buyer's premium of 3% on € 10 million 2% (not less than 3% from € 9.9 million) of the transaction amount.

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