

# Business Opportunity

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Swing Away srls

registered office in Via Cesare Battisti 23, Veduggio al Lambro

<https://swingaway.eu/>

# What we look for

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We look for investors willing to engage into the high  
yield Italian real estate judicial market.



# Participation method

## By consultancy approach

The service includes an accompaniment through the whole buying process, from the research to feasibility study (architectural, legal and economic studies) to the acquisition of the property to final delivery of the property

**Suggested in the case of buy-to-hold**

## By NewCo approach

The interested investor can participate into our investments. The property buying process is decided through an intense communication with the investors

**Suggested in the case of buy-to-sell**



# What do we do?

## High profitable real estate investments

We invest in the northern Italian real estate market seeking only for short-term high profitable trades. Our innovative approach allow us to find the best deals on the market



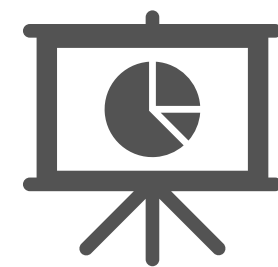
**+1500**

Customers since foundation



**+200**

Real Estate properties traded since foundation



**20%**

Average return on investment YOY



## Experts in Judicial Auctions

With more than 200 properties traded, our team of qualified experts seek for high return investment only



## Very active Judicial Auction market

**204,632 properties transferred in Italy throughout 2019** through the Judicial Auction process with a value of **28.5 billion euros**. [Data Source: Astasy]



## Innovative strategies

Thanks to a software-based search algorithm we are able to find outstanding deals inside the Italian real estate market



# Past deals

1

We strive for excellent deals. Our team of experts seek the best proprieties. Usually, we do not renovate our proprieties, our strategy is to buy and sell the way they are without any further cash outs

| Property type | M^2 | Location          | Gross Purchase Cost | Net Selling Price | ROI    |
|---------------|-----|-------------------|---------------------|-------------------|--------|
| Four-room     | 120 | Liscate           | 90,000 €            | 160,000 €         | 77,78% |
| Three-room    | 75  | Sesto S. Giovanni | 52,000 €            | 77,000 €          | 48,08% |
| Two-room      | 55  | Milano            | 100,000 €           | 140,000 €         | 40%    |
| Two-room      | 60  | Gessate           | 80,000 €            | 110,000 €         | 37,5%  |



# Past deals

2

We have got a sheer demonstrable track record of successful deals.

| Property type | M^2 | Location  | Gross Purchase Cost | Net Selling Price | ROI     |
|---------------|-----|-----------|---------------------|-------------------|---------|
| Two-room      | 50  | Milano    | 70,000 €            | 140,000 €         | 100%    |
| Three-room    | 70  | Bornago   | 42,000 €            | 90,000 €          | 114,29% |
| Two-room      | 65  | Pioltello | 80,000 €            | 120,000 €         | 50%     |
| Three-room    | 80  | Gessate   | 40,000 €            | 90,000 €          | 125%    |



# Why Judicial Auction

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1

## TRANSPARENT

Most transparent way to purchase a real estate propriety as every step is supervised by a tribunal

2

## SECURE

All the goods are provided with a sworn report

3

## HIGHLY PROFITABLE

Proprieties in the judicial auctions are strongly discounted due to buyer's lack of skill and market's complexity degree

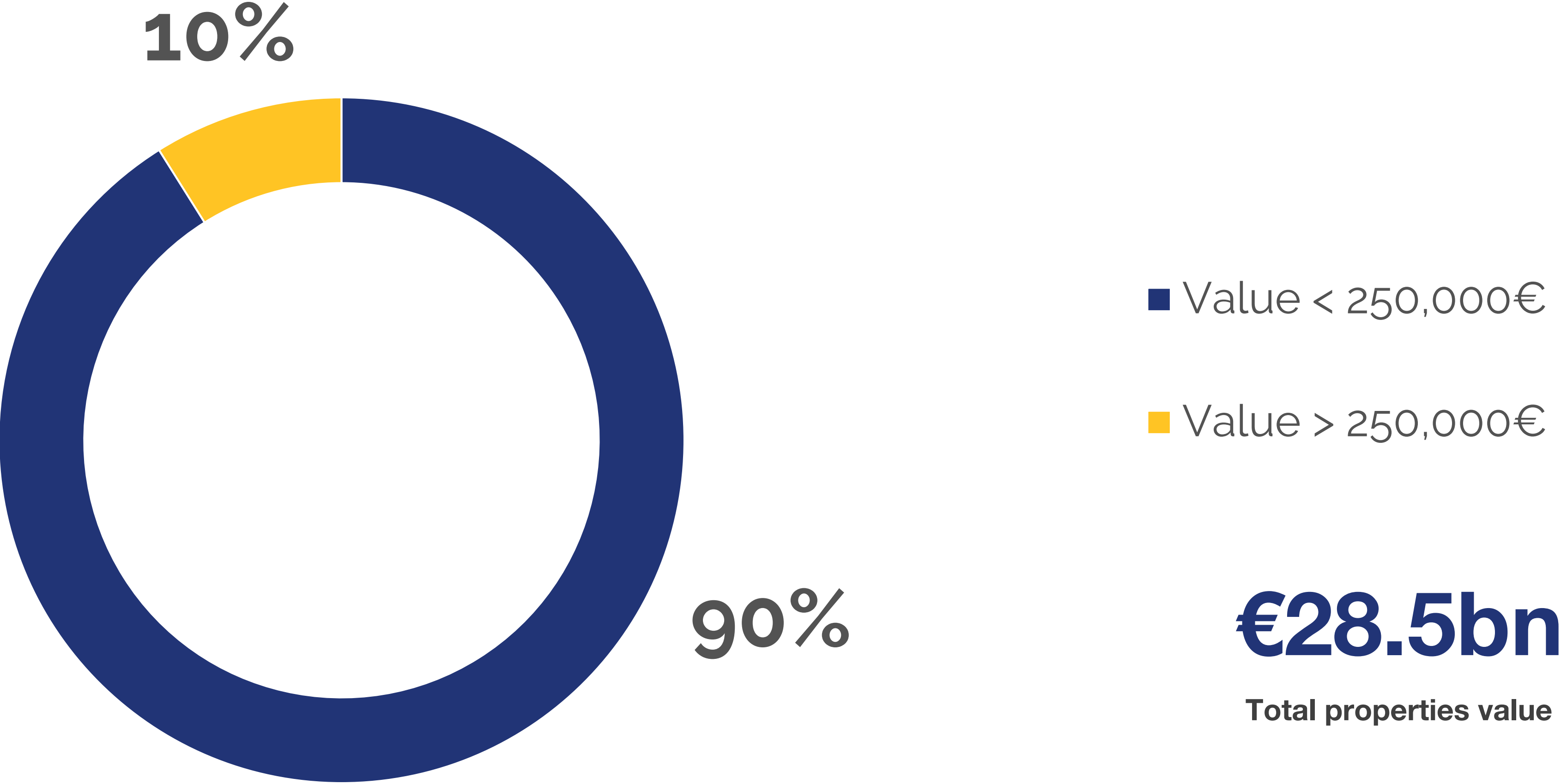


# Some Figures





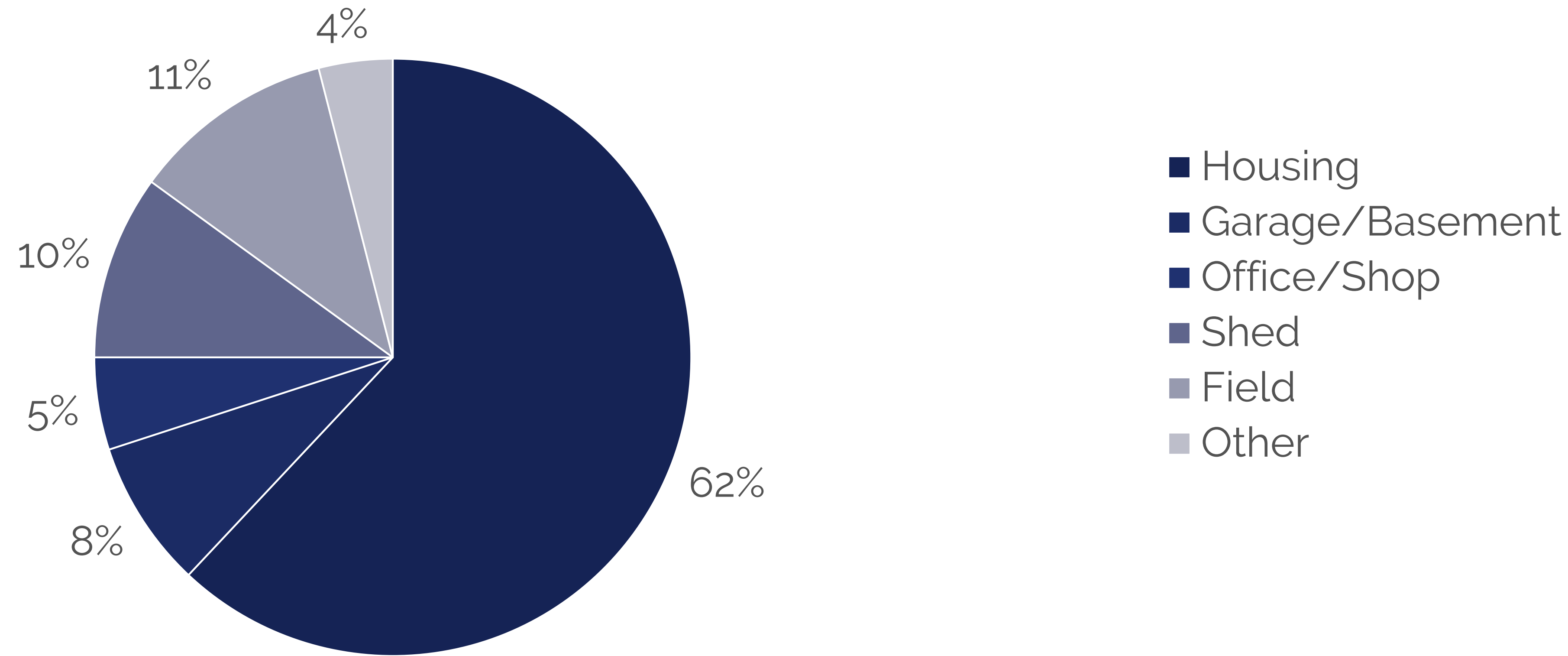
# Italian properties sold in auction in 2019



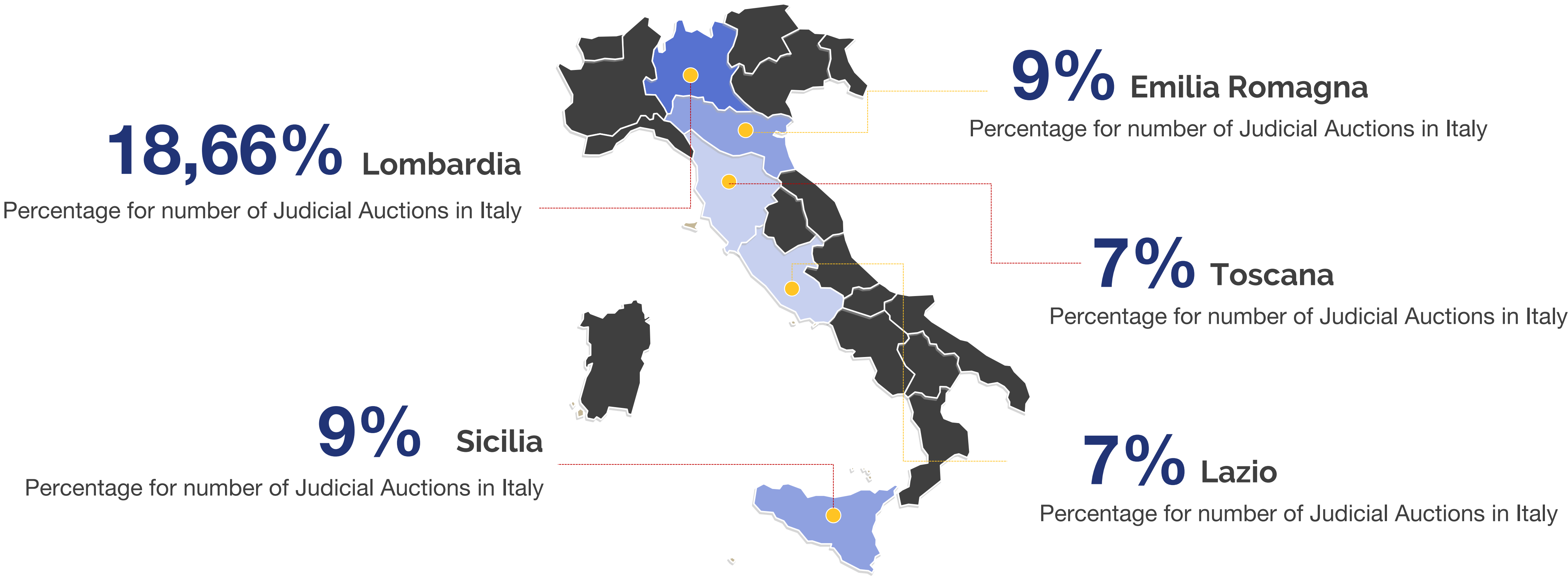
**€28.5bn**  
Total properties value



# Type of properties sold in auction in 2019



# Judicial Auctions by Region

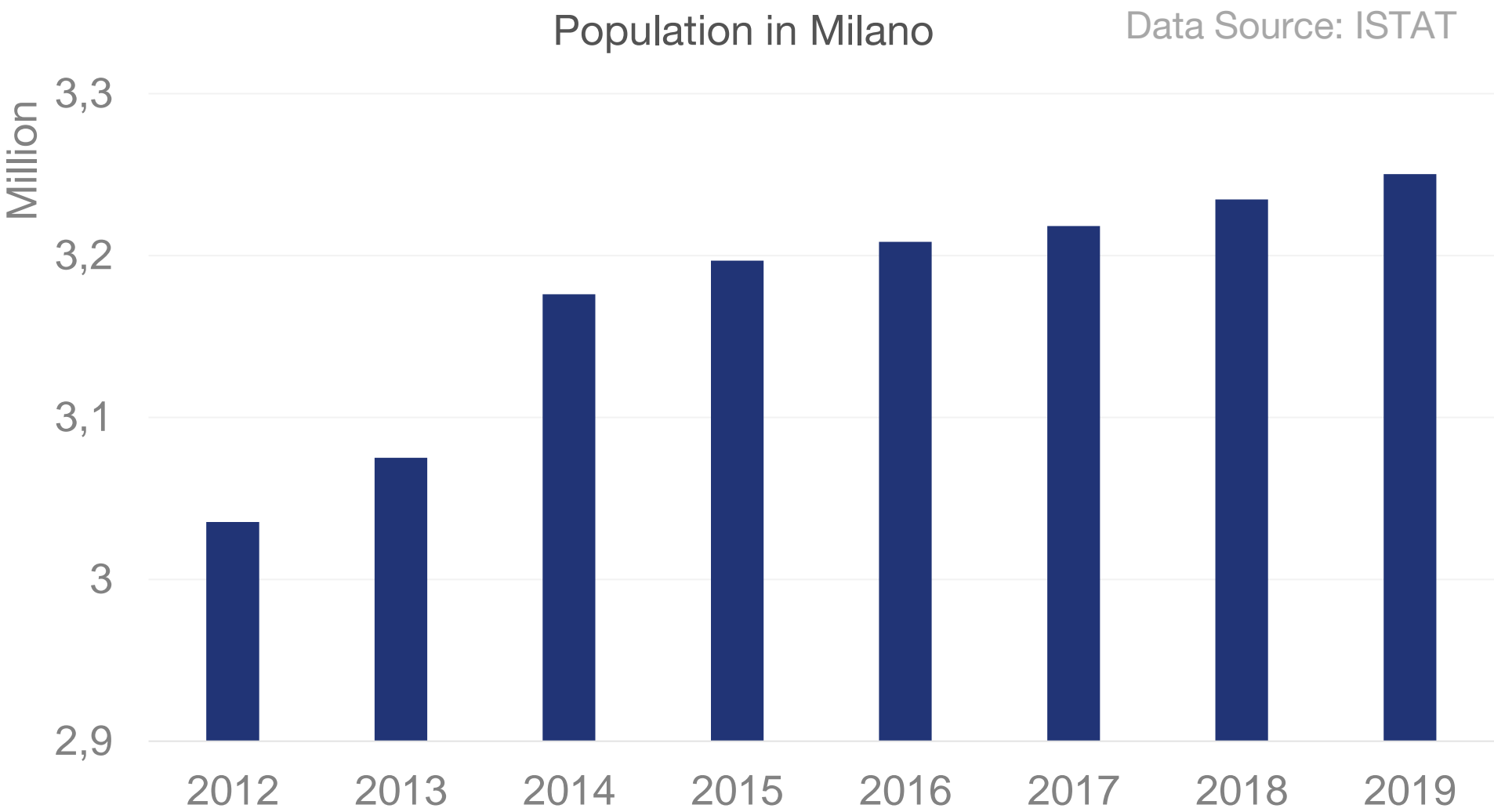
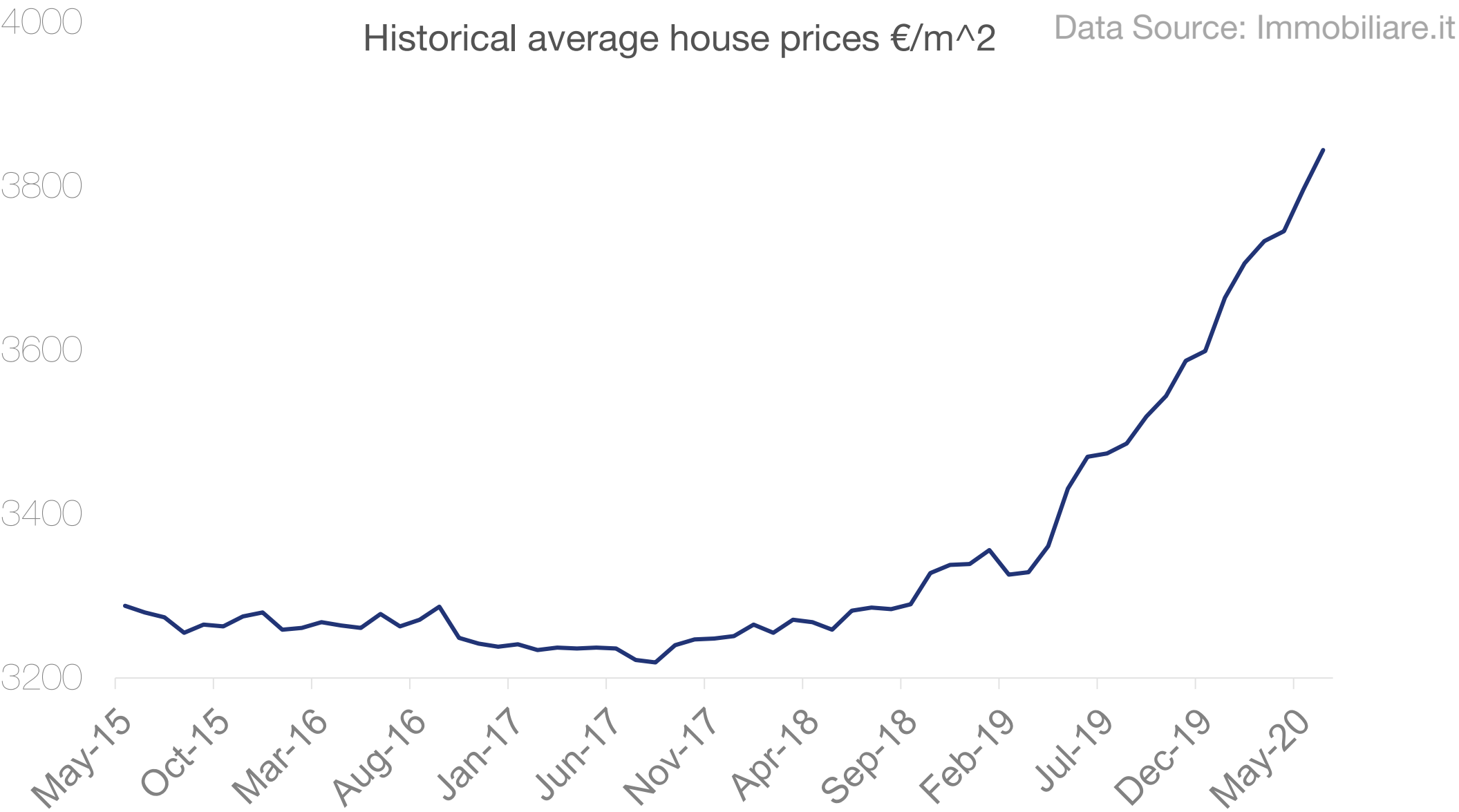


# Lombardia in numbers



Data Source: ISTAT

# Milano's Real Estate Market



Annual Gross  
Salary  
**€ 34,022**

Milano is the Italian city with the highest  
Annual Gross salary

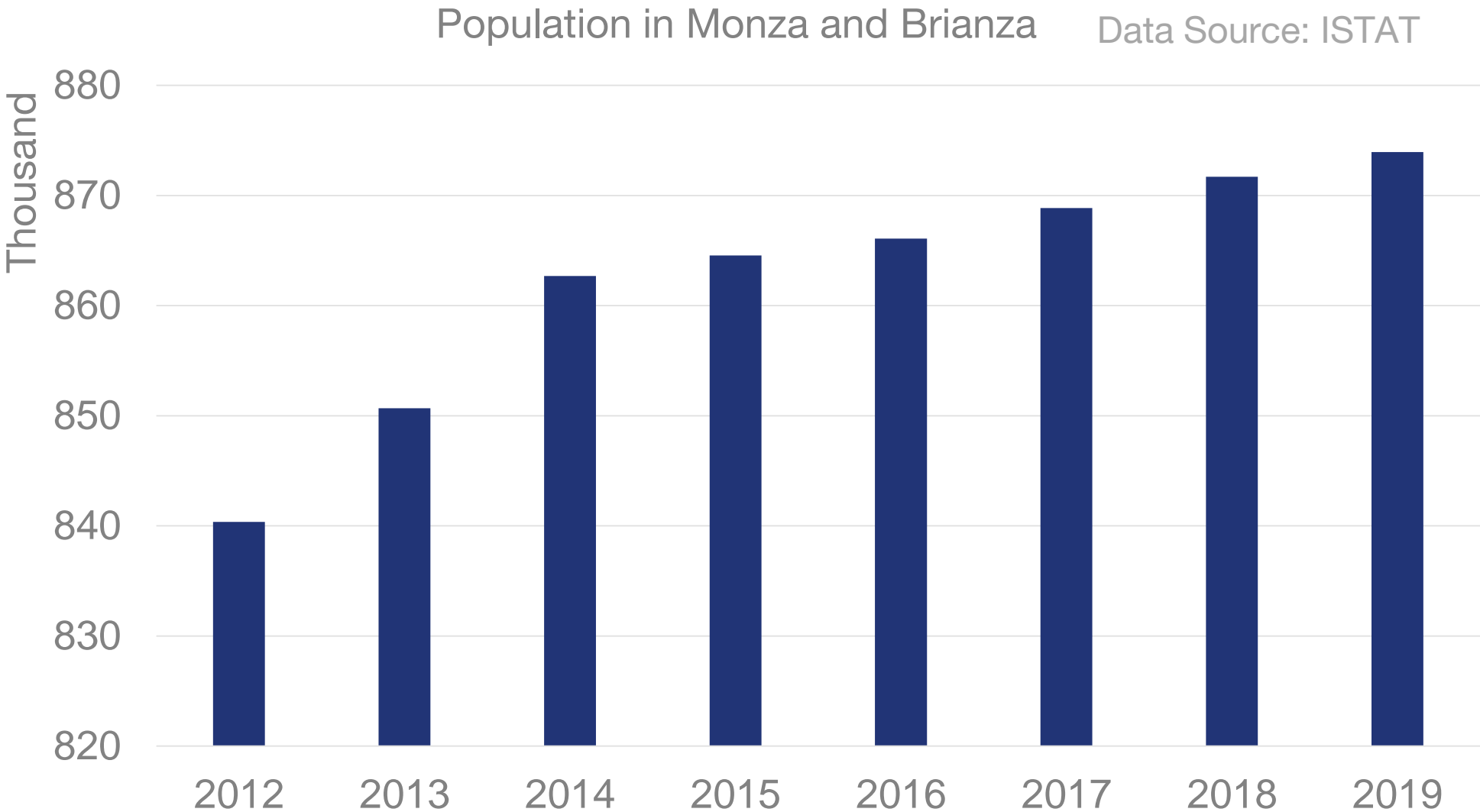
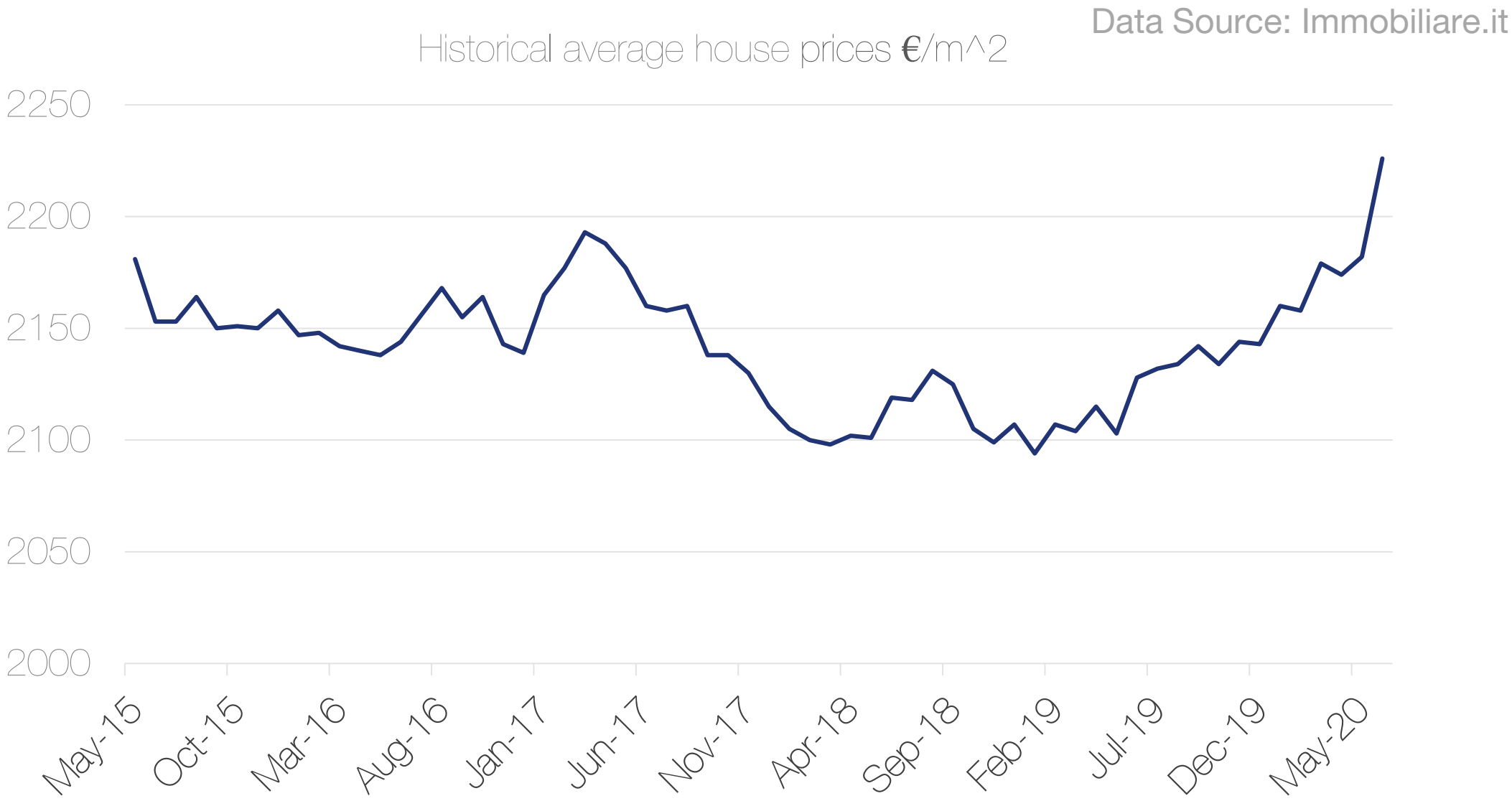
Data Source: JobPricing

Turnover of enterprises  
based in Milano  
**€ 450bn**

With 305,567 enterprises based in  
Milano, this city is one of the most  
productive in Europe

Data Source: Camera Commercio  
Milano Monza Lodi

# Monza's Real Estate Market



Annual Gross Salary  
**€ 31,874**

Monza is the third Italian city with the highest Annual Gross Salary. The total amount of Monza's salaries is valued 15bn euros

Data Source: JobPricing

Turnover of enterprises based in Monza  
**€ 47bn**

With 63,800 enterprises based in Monza, this city is one of the most productive in Italy

Data Source: Camera Commercio Milano Monza Lodi

Fortior Conor

# Dynamic and lucrative

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**Founded in 2015** by a senior professional with +20 years business management experience.

Swing Away srls is a constantly growing consultancy boutique with a solid track record of highly profitable trades in the judicial real estate market.

The company is located in Lombardia, the richest region in Italy.



# About us



We hope to hear from you

# Contact Us



Milano, Monza, Varese, Como, Bergamo



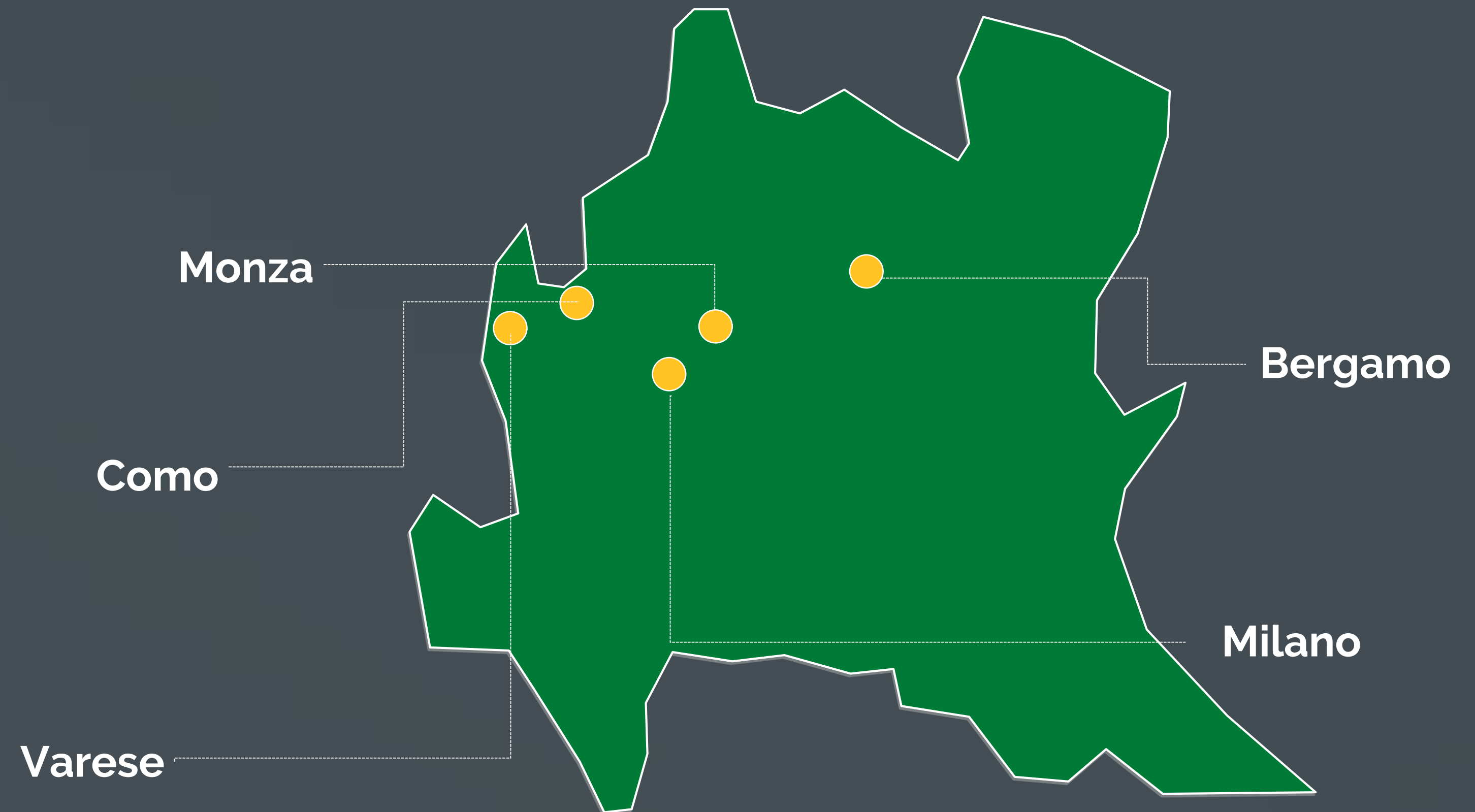
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