

Information data sheet according to § 4 Abs. 1 AltFG

1 Information about the Issuer

1.	Legal Form:	Limited Liability Company
2.1	Company Name:	Oberlaaer Straße 108 Immobilien GmbH
2.2	Group:	-
3.	Address:	Dreherstraße 39, 1110 Wien
4.	Phone:	+43 1 890 99 36 12
5.	E-Mail:	immobilien@immo-pecado.at
6.	Website:	www.immo-pecado.at
7.	Company Registry Number:	FN 470918 b
8.	VAT Number:	AT U72274228
9.	Business License:	
10.	Equity Structure (in €)	
10.1	Share Capital:	EUR 35,000
10.1.1	of which paid in:	EUR 17,500
10.1.2	of which entitled to vote:	100%
10.1.3	Duration:	indefinite
10.2	Mezzanine Capital:	-
10.2.1	of which entitled to vote:	-
10.2.2	Duration:	-
10.3	Equity:	EUR 1,017,260
10.3.1	of which entitled to vote:	-
10.3.2	Duration:	-
10.4	Bank loans	EUR 4,069,040
10.4.1	of which entitled to vote:	-
10.4.2	Duration:	
10.5	Ranking in the event of insolvency:	Bank loan before subordinated loan
11.	Administrators:	Mr. Stanislav Hnat
12.	Owners:	PECADO GmbH
13.	Ultimate Beneficial Owners:	Mr. Stanislav Hnat
14.	Business Purpose according to the Statutes:	The business purpose of the company is the development of real estate.
15.	Short Description of the Project:	The objective of the project „Oberlaaerstraße“ is the construction of an attic expansion.
16.	Number of offers of the issuer according to AltFG	0

2 Information about the Alternative Financial Instrument

1.	Legal Form:	Subordinated Loan
2.	Duration:	24 months
3.	Extension option if the funding target is not achieved / consequences of non-achievement of the funding target	1 month, if the funding target is not achieved, the issuer has the option of accepting the loan amount or paying it back to all lenders.
4.	Notice Periods:	The qualified subordinate loans cannot be terminated.
5.	Termination Date:	The qualified subordinate loans cannot be terminated.
6.	Funding Target	EUR 350,000
7.	Funding Period	From 20.10.2019 to 31.12.2019
8.	Purchase Price:	Minimum € 500,00
9.	Interest / Form of Interest Payments/ Distribution:	6.50 % p. a. / simple interest, yearly distribution of interest
10.	Cost	
10.1	Distribution Cost:	0% for Investor / 0% for Issuer
10.2	Administrative Cost:	0%
10.3	Management Cost:	0%
10.4	Total One-Off Cost:	0% for Investor / 4.50% for Issuer
10.5	Total Running Cost per Year:	0% for Investor / 1.00% for Issuer
11.	Encumbrance:	None
12.	Treatment of Investors in Case of Insolvency:	The loans given by the investors are subordinate to all other debt of the company.
13.	Control Rights / Participation Rights:	Control Rights: 1. Yearly Annual Report 2. Updates of the information contained in this Information Data Sheet Participation Rights: None
14.	Sale or transmission possible?	No
15.	Cost of Sale/Transmission:	Sale impossible
16.	Tax Treatment of the Financial Instrument:	Taxable acc. to § 27 (1) ITA icw § 27 (2) No 2 leg. cit.

3 Other Information

1.	Description of Use of the Money invested:	The qualified subordinate loans given under the terms on the website are used for the project described under 1.15 "Oberlaaerstraße".
2.	Locally Competent Authority for the Issuer:	Magistrat der Stadt Wien

4 Risk Notice

Investing in qualified subordinated loans involves risks, including the **risk of losing part or all of the money invested or the risk of not receiving any returns**. The Subordinated Lender grants a qualified subordinated loan. In the **case of bankruptcy or liquidation** of the Issuer, there is the risk that the loans will be granted only after all other creditors of the Issuer, who are primarily to be satisfied, and thus the investor partially or completely fails with his or her own claim. In principle, it can be assumed that higher potential returns result from a higher risk.

There is **no supervision by the Financial Market Authority (FMA)** regarding compliance with the Austrian Alternativfinanzierungsgesetz or a regulation issued pursuant to this Act. This public offer has therefore not been audited or approved by the Financial Market Authority (FMA) or any other Austrian authority.

Your investment is not covered by statutory deposit insurance and investor compensation schemes.

This product is not a savings product. You should not invest more than 10% of your net assets. It is not possible for you to resell or transfer the investments.

Investment services companies that broker alternative financial instruments on an Internet platform are subject to FMA supervision only with regard to compliance with the Securities and Exchange Protection Act 2007.

Stichtag 2.11.2017

Auszug mit aktuellen Daten

FN 470918 b

Grundlage dieses Auszuges ist das Hauptbuch ergänzt um Daten aus der Urkundensammlung.

Letzte Eintragung am 31.10.2017 mit der Eintragsnummer 3
zuständiges Gericht Handelsgericht Wien

FIRMA

1 Oberlaaer Straße 108 Immobilien GmbH

RECHTSFORM

1 Gesellschaft mit beschränkter Haftung

SITZ in

1 politischer Gemeinde Wien

GESCHÄFTSANSCHRIFT

1 Dreherstraße 39
1110 Wien

GESCHÄFTSZWEIG

1 bauliche Entwicklung und Verwertung der Liegenschaft
Oberlaaer Straße 108, 1100 Wien

KAPITAL

1 EUR 35.000

STICHTAG für JAHRESABSCHLUSS

1 31. Dezember

1 Gesellschaftsvertrag vom 03.04.2017 001

GESCHÄFTSFÜHRER/IN (handelsrechtlich)

3 B Ing. Stanislav Hnat, geb. 14.08.1979
vertritt seit 23.10.2017 selbständig

GESELLSCHAFTER/IN

STAMMEINLAGE

HIERAUF GELEISTET

2	B Ing. Stanislav Hnat, geb. 14.08.1979	
2	 EUR 35.000	
		EUR 17.500

Summen:	EUR 35.000	EUR 17.500
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--- PERSONEN -----

1 B Ing. Stanislav Hnat, geb. 14.08.1979

1 Dreherstraße 39
 1110 Wien

----- VOLLZUGSÜBERSICHT -----

Handelsgericht Wien

1 eingetragen am 04.05.2017	Geschäftsfall	74 Fr	4512/17 a
Antrag auf Neueintragung einer Firma eingelangt am 28.04.2017			
2 eingetragen am 25.10.2017	Geschäftsfall	74 Fr	17933/17 m
Antrag auf Änderung eingelangt am 23.10.2017			
3 eingetragen am 31.10.2017	Geschäftsfall	74 Fr	18048/17 g
Antrag auf Änderung eingelangt am 25.10.2017			

----- INFORMATION DER ÖSTERREICHISCHEN NATIONALBANK -----

zum 02.11.2017 gültige Identnummer: 20339844

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