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Quality and Professionalism

- 15 years of experience on the Czech and Central European real estate market
- Numerous successful real estate deals closed
- Member of the professional international organization RICS

2

Consultancy for Medium & Large Investors

- Focus on providing first-rate office, retail and logistics properties
- Cooperating with local and international property owners and investors
- Off-market transactions

3

Full-range Investment Services

- Securing the best possible property price when selling or purchasing
- Providing and coordinating due diligence including negotiation of sales contract
- Optimization of property value thanks to professional asset and property management

Ing. Jan Kovařínský MRICS
t: +420 602 459 288
e: jan@jk-advisory.com

Ing. Zdeněk Špaček MRICS
t: +420 724 203 784
e: zdenek@jk-advisory.com



Slovanský dům, entrance P
Na Příkopě 859/22, Prague 1
www.jk-advisory.com



ABOUT US

JK Exclusive Real Estate Advisory is a Czech based boutique real estate advisory company specializing in commercial real estate.

Our primary focus is on consultancy services for clients willing to purchase or sell commercial real estate and also assisting our clients in asset and property management.

The company was founded in 2012 by Jan Kovarinsky and Zdenek Spacek, who boast over **15 years** of professional experience in the domain of Czech and Central European real estate investments.

We have mediated numerous real estate deals for various institutions as well as private investors, amounting to a total of approximately **€ 500 million**.

JK Advisory has participated in the acquisition of prestigious properties such as Slovanský dům on Na Příkopě Street in the centre of Prague.



OUR SERVICES

Real Estate Acquisition

Selecting suitable property

- Using our own databases of commercial investment properties
- Providing clients with direct access to the property owner
- Preparing financial performance models for your investments based on your needs

Ensuring commercial due diligence

- Preparing commercial due diligence reports
- Coordinating legal, technical, and tax due diligence
- Identifying commercial risks and proposing solutions

Negotiating commercial aspects of the sales contract

- We boast extensive experience in negotiating real estate transactions
- Protecting your interests and striving for a win-win agreement
- Helping you secure bank financing

Property Sale

Sales Preparation

- Recommending the best sales strategy and estimating best market price
- Delivering professional sales materials
- Identifying the scope of potential investors

Selection of Best Offer

- Presenting your property to potential investors
- Managing sale process for investors with the aim of receiving the highest possible sales price
- Assessing investment offers and recommending the most suitable buyer

Sales Realization

- Creating, maintaining and updating the virtual data room
- Coordinating due diligence
- Consulting owners when negotiating sales contracts

Asset & Property Management

- Strategically managing the client's property
- Preparing routine reports for property owners
- Communicating and negotiating with tenants
- Managing suppliers, negotiating and reviewing their performance
- Preparing financial reports for banks

REFERENCE PROJECTS



Nestlé office building, Prague

Acquisition consulting

Client:
ČMN

Transaction value:
not disclosed



DRFG Retail Portfolio, Czech Republic

Acquisition consulting

Client:
DRFG

Transaction value:
€ 100+ mil.



OC Most Shopping Centre, Most

Acquisition consulting

Client:
EPG

Transaction value:
€ 50+ mil.



Europark Shopping Centre, Budapest

Acquisition consulting

Client:
Díófa Fund Management

Transaction value:
€ 30+ mil.



Varyáda Shopping Centre, Karlovy Vary

Acquisition consulting

Client:
EPG

Transaction value:
€ 50+ mil.



Slovanský dům Centre, Prague

Acquisition consulting

Client:
private investors CZ/RUS

Transaction value:
not disclosed