



Bräcke, 21/10/2023

Seller:

Bräcke Kommun

Hantverksgatan 25, 843 31 Bräcke

Address for correspondence:

Box 190, 843 21 Bräcke, Sweden

e-mail:

Göran Bengtsson

<goran.bengtsson@bracke.se>

Letter of intent for the purchase of: *E14 huset*

In reference to information about the possible sale of a real estate consisting of:
**two plots Bräcke 4:5 and Bräcke 4:9 with a building of 3102m2,
located in Bräcke, at Riksvägen 1**

I am submitting my offer to purchase this real estate for 1 510 000,00 SEK.

Since the last viewing of the property in April 2021, its condition has not improved. On the contrary, there is a lot of water in the basement (under the black smith's workshop) due to draining damage and progressing mould in the basement (where the bands currently reside). Damage is visable along the roof, some water spouts, progressing damage around basement entry ways.

After new rent fees have been introduced, several spaces have or will be vacated in the near future. No new contracts have been signed for those spaces yet. This brings down the profitability even further, at the same time, calling for extensive repairs to be done immediately. New locks will nedd to be installed, as I have been informed that old locks will be removed by the seller.

Due to the reasons mentioned above, I propose the price of 1 510 000 (one million five hundred and ten thousand Swedish crowns). We have also discussed detaching a part of the property, which houses a transformer station as well as a fence to section off this property from others – we can resolve all details within the final contract.

Should all go well with the negotiation, am ready to finalize the transaction within the next few weeks.

This purchase offer is valid until the end of November 2023.

Ink. 2023 -10- 24	
Dnr	Dpl