



# Webinar Westplan

The Update #38



Taco Ulrich | 3 oktober 2024



# Webinar agenda

15:00 – 15:10

Status markt

15:10 – 15:25

Portefeuille

15:25 – 15:30

Vragen



# Markt

“Waarom bouwen jullie niet in Nederland?”

# Markt

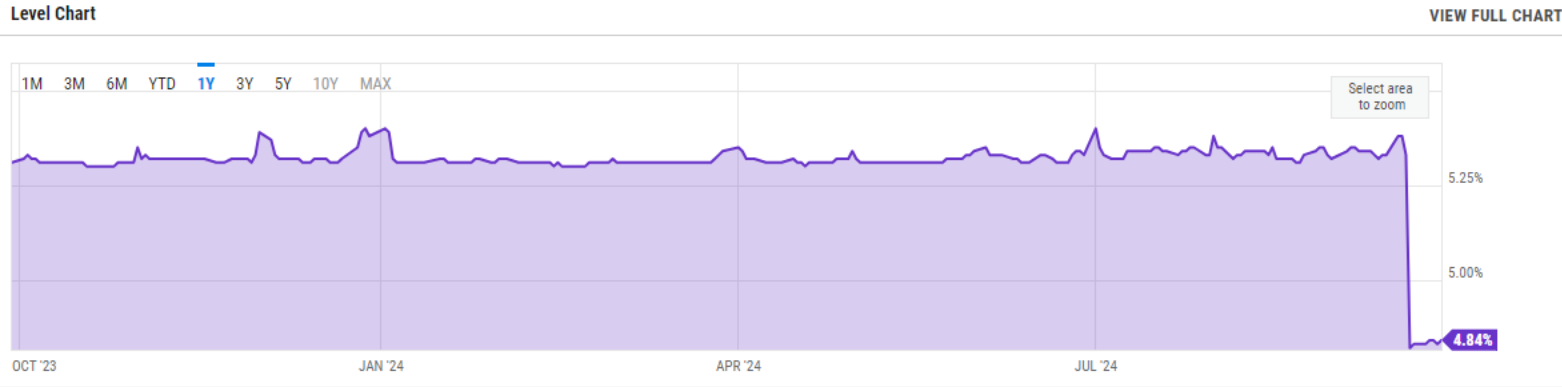
- Renteverlaging FED
  - Verdere verlaging?
- 10 jaars rente
  - Eindbeleggers
  - Herfinanciering
- SOFR
  - Bouwleningen

# Secured Overnight Financing Rate (I:SOFR)

4.84% for Sep 27 2024

+ WATCHLIST

Overview Interactive Chart



## Historical Data

View and export this data back to 2018. [Upgrade now.](#)

Date	Value	Date	Value
September 27, 2024	4.84%	August 22, 2024	5.31%
September 26, 2024	4.83%	August 21, 2024	5.31%
September 25, 2024	4.84%	August 20, 2024	5.32%
September 24, 2024	4.84%	August 19, 2024	5.32%
September 23, 2024	4.83%	August 16, 2024	5.32%
September 20, 2024	4.83%	August 15, 2024	5.35%
September 19, 2024	4.82%	August 14, 2024	5.33%
September 18, 2024	5.33%	August 13, 2024	5.34%
September 17, 2024	5.38%	August 12, 2024	5.34%
September 16, 2024	5.38%	August 09, 2024	5.34%

## Basic Info

Secured Overnight Financing Rate is at 4.84%, compared to 4.83% the previous market day and 5.31% last year. This is higher than the long term average of 2.26%.

The Secured Overnight Financing Rate or SOFR is a broad measure of the cost of borrowing cash overnight collateralized by Treasury securities. The SOFR is calculated directly from transaction data in the US Treasury repurchase market. The rate is published by the New York Federal Reserve to serve as a rate upon which other debt transactions can be benchmarked. It was conceived after LIBOR, a previously used benchmark rate, suffered a price manipulation scandal in no small part due to its survey based data collection method.

Report	Secured Overnight Financing Rate Data
Category	Interest Rates
Region	United States
Source	Federal Reserve Bank of New York

## Stats

Last Value	4.84%
Latest Period	Sep 27 2024
Last Updated	Sep 30 2024, 08:07 EDT

QUICKFLOWS



# Bouw/verhuur

- Accent PIB Atlanta
  - Verhuurd 36% (34%)
  - Vervanging verhuurorganisatie
- Extra lening is rond



# Bouw/verhuur

- Accent Berkeley Place Charlotte
  - Wederom goede week
  - Verhuurd 40% (25%)
  - Concurrentie



# Bouw/verhuur

- Accent Brier Creek Raleigh
  - Verhuurd 8,5% (10%)
  - Oplevering
  - Wateraansluiting
  - Gebouw 4000





# Bouw/verhuur

- Accent Woodlawn Townhomes Charlotte
  - Oplevering
  - Verhuurd 9% (6%)



# Verhuur

- Accent Woodlawn Park Charlotte
  - Verhuurd 85% (87%)
  - Omgeving



# Verhuur

- Gateway Gardens, Bethlehem
  - Verhuur goed
    - Nieuwe contracten
    - 89% bezet / 83% verhuurd
  - Verkoop gestart





# Accent Canton (WRDF 2)

Atlanta, Georgia

# WRDF 2

- Accent Canton Atlanta (GA)
  - Ruwbouw volgens plan
- Accent Springs Atlanta (GA)
  - Bouw is gestart
- Accent Daytona Beach (FL)
  - TIF
  - Start bouw 4<sup>e</sup> kwartaal 2024
  - Laatste afroep 2024





# Accent Marietta

Atlanta, Georgia

# Nieuwe projecten

- Accent Marietta Atlanta
  - Locatie in trek
  - Equity investering
  - Start funding okt 2024
  - Start bouw 1<sup>e</sup> kwartaal 2025



# Nieuwe projecten

- Accent Durant Raleigh
  - Aankoop grond
  - Goed eenvoudig plan
  - Laatste lening tegen 8%
  - Start funding





# Heeft u een vraag?

- Laat het ons weten via de chatbox
- Het volgende Webinar vindt plaats op **7 november**





WESTPLAN INVESTORS

# Bedankt voor uw aandacht!

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De informatie in dit Webinar is een tussentijdse verslaglegging waaraan geen rechten kunnen worden ontleend.