



OCEANIC VALUE FOR THE FUTURE

Auf dem Baggersand 2-26 in Travemünde

The Concept:

66 Existing Units and 11 Attic Conversions for Long-Term Rentals

Year of Construction:	1938 / 2022
Parcel:	276
Property Area:	Approximately 6,977 m ²
Living Area:	Approximately 4,276 m ²
Residential Units:	77
Existing:	66
Attic Conversion:	11
Unit Sizes:	Approximately 34 – 74 m ²
Rents:	5 - 9 €/m ² – Existing 14 - 16 €/m ² – Renovated Existing 20 €/m ² – Attic Conversion 80 € – Parking Space

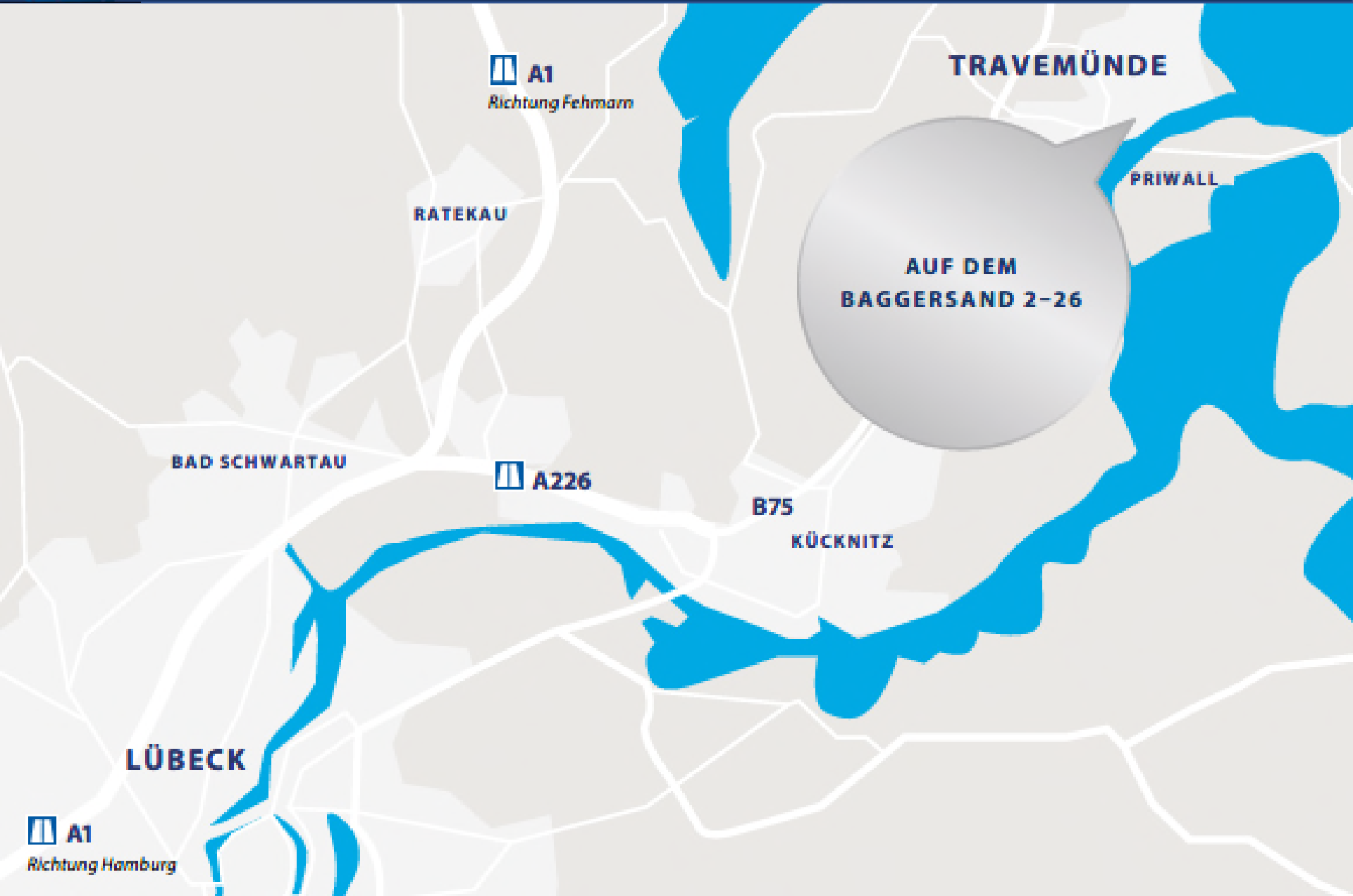
Parking Spaces: 41

Historical Preservation: Yes

Energy Source: Decentralized Gas Heating

Property Division According to Condominium Association (WEG): Yes

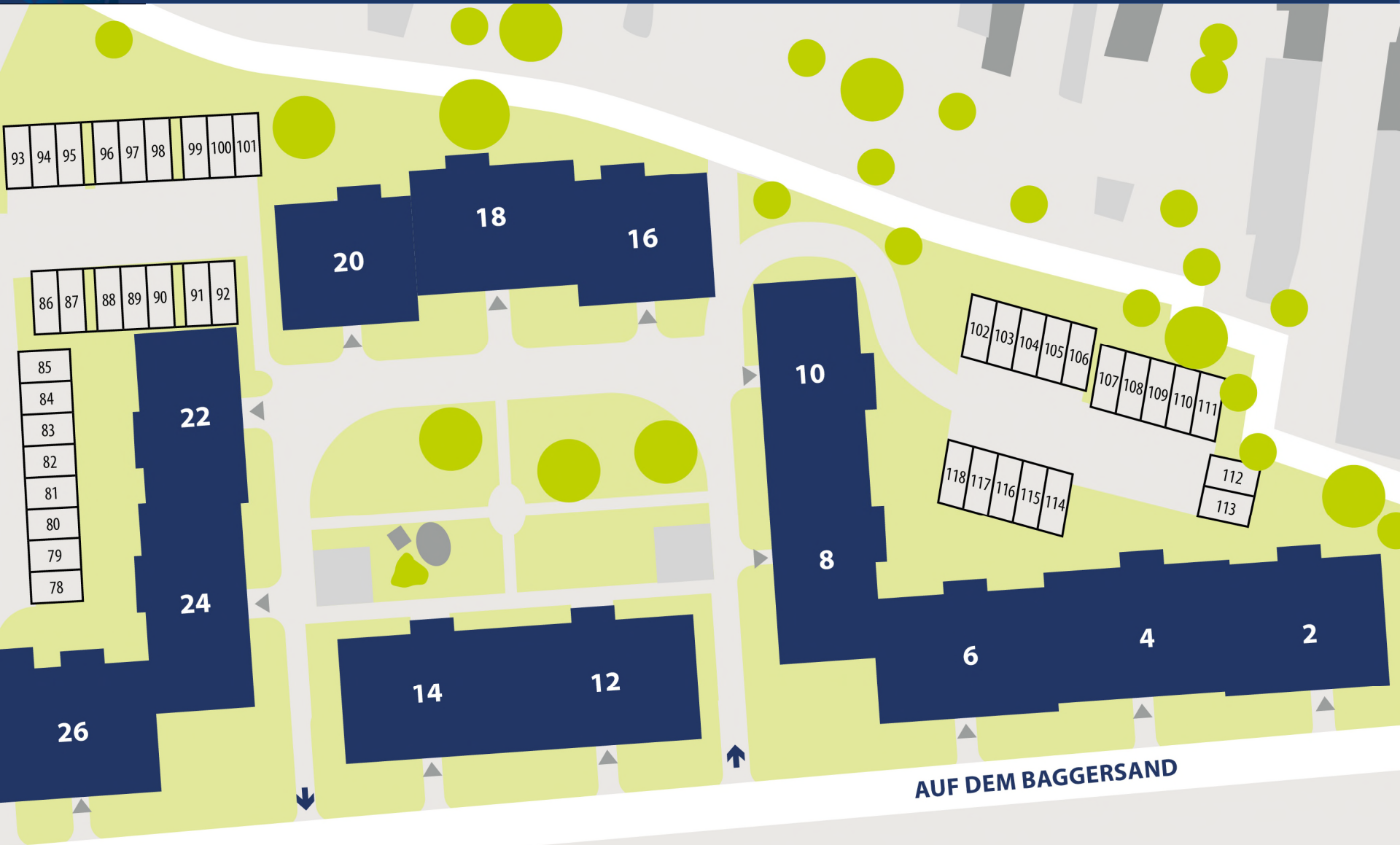
Macro Location



Micro Location



Project Plan



Purchase Price List

House no.	No. Of Units	Renovated/ New	Area in m ²	Net-Cold-Rent/p.a.	Purchase Price	Sold
2	6	2	320,07	31.017,60 €	1.924.475,00 €	100%
4	6	1	395,62	38.760,00 €	2.153.870,00 €	
6	6	2	373,31	45.348,00 €	2.312.450,00 €	
8	6	1	332,42	35.220,00 €	2.049.940,00 €	
10	6	2	275,8	36.883,20 €	1.821.600,00 €	
12	6	2	369,76	46.816,80 €	2.294.500,00 €	
14	6	3	372,67	47.020,80 €	2.487.250,00 €	
16	6	4	285,07	39.842,88 €	2.043.660,00 €	
18	6	3	324,13	36.619,20 €	2.153.190,00 €	55%
20	6	5	276,31	46.934,40 €	2.133.580,00 €	
22	5	3	275,90	41.460,00 €	2.052.600,00 €	
24	6	3	329,00	48.681,60 €	2.356.300,00 €	
26	6	1	345,39	37.812,00 €	1.938.450,00 €	65%
Total:						
	77	32	4275,45	532.416,48 €	27.721.865,00 €	
add.		41 Parking Spaces à 25.000 €			1.025.000,00 €	
Total Purchase Price:					28.746.865,00 €	

Note: Price change due to modernization during tenant turnover possible.

Purchase Price List

Category	PP/m²
Existing	5.000,00 €
Renovated Existing	8.000,00 €
Attic New Construction	10.000,00 €

Impressions







10

AV
113
84
VA
177
86



















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NDG Beteiligungsgesellschaft mbH · Segeberger Chaussee 87 · 22850 Norderstedt
Telefon 040/94 36 36 24 · info@ndg-group.de · www.ndg-group.de