



A SOLID VALUE FOR THE FUTURE

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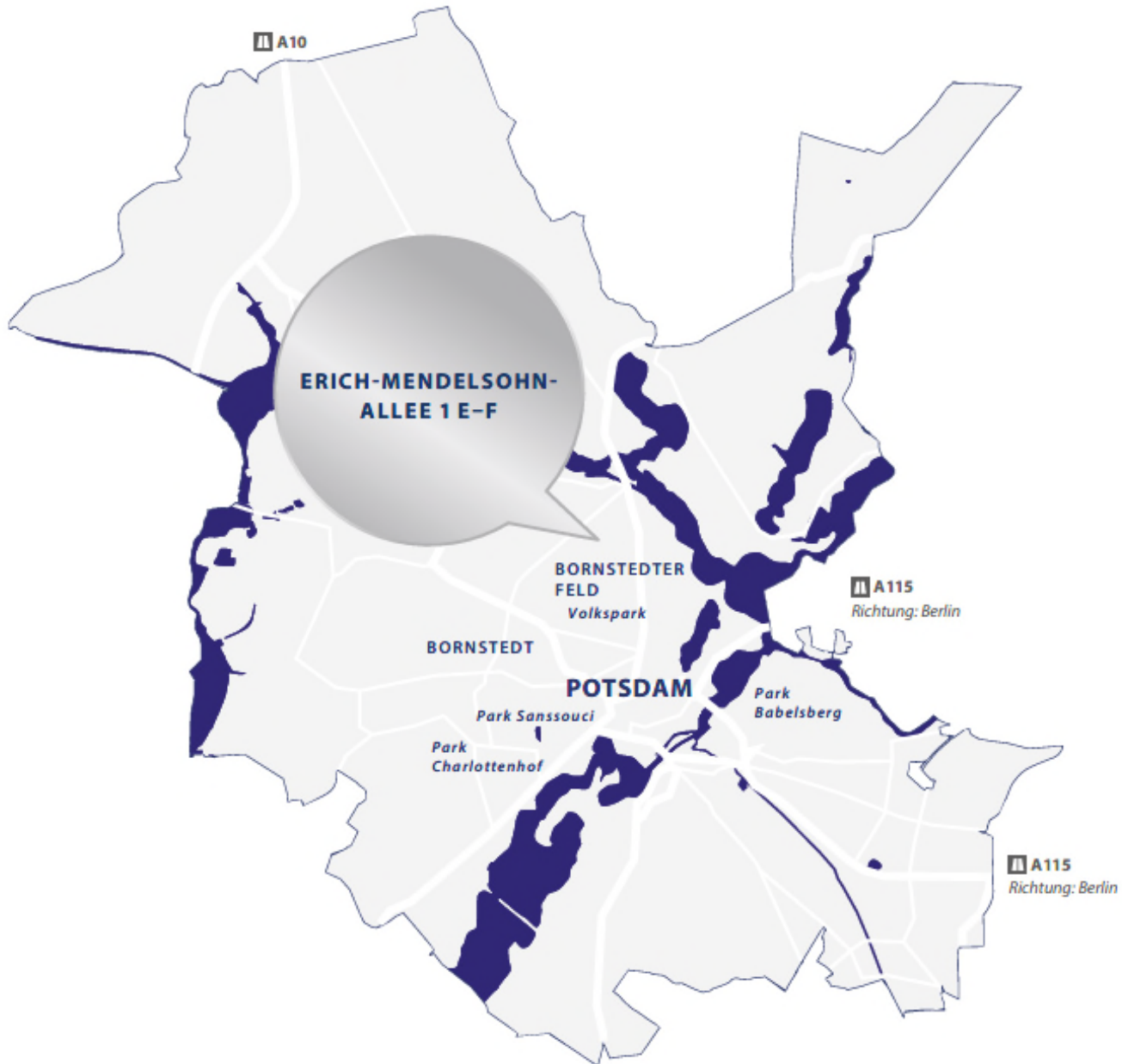
The Concept:

22 Existing Units for Long-Term Rentals

Year of Construction:	2016
Parcel:	2304
Property Area:	Approximately 2,148 m ²
Living Area:	Approximately 1,953 m ²
Residential Units:	22
Unit Sizes:	Approximately 58 – 144 m ²
Rents:	9.50 – 11.50 €/m ² – Existing 15.50 €/m ² – After Tenant Turnover 60 €/Month – Parking Space

Parking Spaces:	22
Balconies:	Yes
Elevator:	Yes
Energy Source:	District Heating
Property Division According to Condominium Association (WEG):	Yes

Macro Location



Micro Location



Project Plan



Purchase Price List

House no.	Unit	Unit incl. Parking Space	Area in m ²	Net-Cold-Rent/p.a.	Purchase Price	PP/m ²
1	2		84,37	10.920,00 €	506.220,00	6.000,00 €
1	6	16	81,84	10.896,00 €	516.040,00	6.305,47 €
1	8	14	86,67	16.840,62 €	545.020,00	6.288,45 €
1	9		86,65	12.480,00 €	519.900,00	6.000,00 €
1	12	19	81,94	10.308,00 €	516.640,00	6.305,10 €
1	13	18	83,22	11.064,00 €	524.320,00	6.300,41 €
1	20	21	86,21	11.256,00 €	542.260,00	6.289,99 €
1	21	20	86,31	11.868,00 €	542.860,00	6.289,65 €
Parking Space	6	with Title Deed		480,00 €	25.000,00 €	
Parking Space	12	with Title Deed		480,00 €	25.000,00 €	
Total:	8 U, 2 PS	6 PS	677,21	96.592,62 €	4.263.260,00 €	6.295,33 €

Total Purchase Price:

4.263.260,00 €

Note: Purchase price change due to modernization during tenant turnover possible.

Impressions













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