

Real Estate Investment & Asset Management



Stand 03/2018

Acquisition commercial real estate in Berlin

Acquisition profile for commercial real estate portfolios, existing properties and development areas in Berlin.

Location

Berlin

- City and suburban locations with good transport connections (motorway, public transport) and an urban environment.



Investment criteria

Investment focus

- Investment properties, mostly let ($\geq 75\%$) and stabilised existing properties with a stable multifunctional tenant structure (focus on offices and retailers)
- Existing properties with potential for optimisation and value increase e.g. due to:
 - Reduction of vacancies
 - Optimisation of spaces, rents and type of use
 - Use of construction reserves
 - Elimination of repair and renovation backlog
- Land for development or properties with construction reserves and/or need for restoration

Transaction volume

- From EUR 5 m to about EUR 50 m per property or portfolio

Transaction structure

- We can perform transactions as asset deals or share deals

Minimum required information

- Address of the property
- Proposed purchase price
- List of rental and usable spaces showing vacant spaces
- Annual basic rent actual and target
- Photos of the property and floor plan structures
- Other important information (e.g. public sponsorship, monument protection)

Contact

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