



ANDALUS IMMO

Your Trusted Investment Advisor





ANDALUS IMMO



An outstanding investment property offered exclusively off-market:

We present you with a first-class hotel investment in North Rhine-Westphalia, which impresses you with its excellent location and long-term earnings stability. This property is available at a purchase price of approx. 33 million euros and offers a stable rental income of around 2.5 million euros net per year.



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HIGHLIGHTS OF THE PROPERTY

LONG-TERM LEASE:

Secured by one of the world's leading hotel chains, the contract is expected to run until 2041. This guarantees you long-term and secure returns. Top location: The hotel is located in the immediate vicinity of the trade fair, which further underlines its attractiveness and profitability.





PROPERTY DETAILS

Price € 33,600,000

YEAR OF CONSTRUCTION:

1974 (modernized from 1998 to 2016)

PLOT SIZE:

Approx. 4,000 m²

BUILDING:

12-storey with elevator, modernized rooms and bathrooms

HOTEL AREA:

Approx. 10,000 m²

PARKING SPACES:

70+ underground parking spaces

UNITS:

220+ rooms

Each between 30 - 40 m² in size



KEY FINANCIAL DATA

ANNUAL RENTAL INCOME:

Approx. € 2,500,000 net per year

LEASE PERIOD:

24 years (until 2041)

FACTOR ON ACTUAL RENT:

Approx. 13.5 x

PURCHASE PRICE:

€ 33,600,000

PRICE PER m²:

Approx. € 3,350

YIELD ON ACTUAL RENT:

Approx. 7.5 %



ANDALUS IMMO

INVESTMENT ADVISORS



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FOR FURTHER INFO!



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NOTES

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