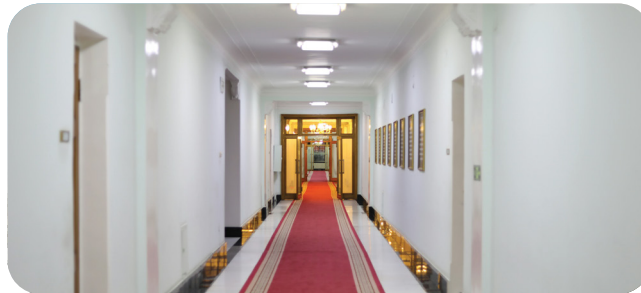




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Your Trusted Investment Advisor





Aparthotel in an excellent location – Frankfurt:

PROPERTY DESCRIPTION:

The apartment building was completely modernized and remodeled in 2017 and offers 120+ furnished apartments of various sizes on six floors. The entire property extends over approximately 3,300 m², with the total rental area of the rooms being approximately 2,500 m².

- **Highly frequented property:** Over 80% occupancy by a well-known international operator.
- **Modern facilities:** Completely modernized with comprehensive amenities for residents.
- **Financial stability:** Solid rental income with potential for growth





OBJECT OVERVIEW:

Price € 38,000,000

ADDRESS:

Frankfurt

PROPERTY TYPE:

Aparthotel

NUMBER OF APARTMENTS:

120+

USABLE AREA:

Approx. 2,500 m²

PLOT SIZE:

Approx. 3,300 m²

PURCHASE PRICE:

€ 38,000,000 (with or without operator, variable purchase price)

CURRENT RENTAL INCOME:

€ 3 million to over € 4 million net pa, with potential for increase

PRICE/M²:

Approx. 15,600 euros

YEAR OF CONSTRUCTION:

2017 (modernization and renovation)

CONDITION OF THE PROPERTY:

As good as new

HEATING TYPE:

Central heating

ENERGY CERTIFICATE:

Available

PARKING SPACES:

Underground car park with 20+ parking spaces

COMMUNAL FACILITIES:

Fitness room and restaurant in the building



QUICK REFERENCE

COMMUNITY FACILITIES:

The aparthotel offers its residents additional amenities such as a gym and a restaurant in the building, which further increases the comfort and attractiveness of the property.

KEY FINANCIAL DATA:

Current rental income:

Between € 3 million and over € 4 million net per year.

Potential for growth:

Due to the excellent location and the high demand, there is considerable potential to increase rental income.

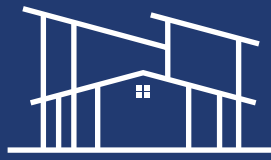


QUICK REFERENCE

LOCATION DESCRIPTION:

The aparthotel is in a prime location near the banks of the River Main in Frankfurt. The pedestrian zone, the banking district, the trade fair, the Main promenade, the museum embankment, the historic old town and the main train station can be reached on foot or by public transport within a few minutes. The motorway exits are only a few kilometers away, which provides excellent connections to the regional and national road network.





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