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Residential Complex in North Rhine-Westphalia

The three-story residential complex, which consists of more than 260 residential units, a commercial unit and a daycare center, is in a quiet area of the city of North Rhine-Westphalia, Germany. The complex includes over 180 parking spaces and more than 50 garage units. Over a 100 residential units have already been modernized to a high standard (including real wood parquet floors, fitted kitchens in 60+ units, etc.).

The property for sale includes a daycare center. The lease with the daycare center stipulates that the tenants of the residential complex will be given preferential treatment in the form of an occupancy right.



QUICK REFERENCE

Price €26.5 million

PURCHASE PRICE:

€26,500,000 (asset deal)

CATEGORY:

Residential Complex (with a daycare center)

YEARS OF CONSTRUCTION:

1950s – 1970s

RENOVATION:

in recent years, continuously

TOTAL PROPERTY SIZE:

approx. 45,000 m²

RENTAL SPACE RESIDENTIAL:

approx. 18,000 m²

RENTAL SPACE:

approx. 400 m²

TOTAL RENTAL AREA:

approx. 18,300 m²

RESIDENTIAL UNITS:

260+

RESIDENTIAL UNITS MODERNIZED:

110+

COMMERCIAL UNITS:

1

DAYCARE CENTERS:

1 (contract term until 2037)

OUTDOOR PARKING SPACES:

180+

GARAGE PARKING SPACES:

50+



QUICK REFERENCE

CURRENT VACANCY:

6 WE

NET RENT PER MONTH:

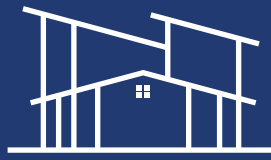
approx. €1,700,000

FACTOR:

approx. 15.5

LOCATION:

North Rhine-Westphalia, Germany



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FOR FURTHER INFO!



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