For Sale:

Price: € 864,000

PROPHAUS GERMANY

Ref: PH21

Dresden Area, Saxony, Germany

€53,405
CURRENT RENTAL INCOME

6.18%
CURRENT RENTAL YIELD

€1,128,550
CURRENT MARKET VALUE

- ☑ **BMV: 23**% Below Market Value – Current Value €1,128,550 (€1,051/sqm)
- ☑ **RENT:** Fully rented. Potential to increase the rental yield to 7.8%
- ☑ **LOCATION:** Excellent location close to Dresden city centre – Germanys next Property Hotspot
- ☑ **NEW MORTGAGE INCLUDED**: €591,616 Mortgage with a low interest rate of 1.83% fixed for the next 10 years
- ☑ **GOOD LIQUIDITY:** Mortgage repayments account for only 52% of the rental income.
- ☑ **FULLY MANAGED:** German based Property & Investment Management

Structured Multi Family Home Investment

LOCATION, LOCATION, LOCATION

Dresden is regarded by many as Germany's next Property Investment Hotspot. This portfolio is a 40 minute drive from Dresden city centre. Investix is offering this property 23% BELOW MARKET VALUE with a Guaranteed Mortgage! This small portfolio of 15 fully tenanted apartments has huge investment potential

Suitable for Private Investors, Pensions and Small syndicates

Units:	15 apartments
Current rent:	€53,404 (yield 6.18% / factor 16.18)
EMR:	€67,875 (yield 7.8% / factor 12.73)
Rentable Sqm:	1,073 sqm
Mortgage included:	Yes

EMR = Estimated Market Rent. Data provided from GeoMap.

PROPHAUS GERMANY

Investment Case

BMV: 23% Below Market Value – Current Market Value €1,128,550

This is an exclusive opportunity for an Investix investor to acquire this off-market portfolio of 15 apartments for €864,000 (€805/sqm) which is €264,550 less than the current open market. Property prices in Dresden and the greater Dresden area have increased significantly in recent years and the independent market analysis shows that the average price/sqm of Multi-family homes in Großenhain has now increased to €1,051/sqm which is 23% higher than the current offer price of this portfolio.

LOCATION: Excellent location close to Dresden city centre – Germanys next Property Hotspot

Housing prices are flourishing and Rents are rising. In comparison to many cities in Germany, Dresden continues to offer optimal investment opportunities: comparably affordable entry prices; a still high rental level; high quality construction; and positive economic conditions. But a very high number of commuters indicates that there are too few available living spaces in Dresden. Dresden and its surrounding towns are fast becoming Germany next Property Hotspot.

NEW MORTGAGE INCLUDED: €591,616 Mortgage with a low interest rate of 1.8% fixed for the next 10 years

Investix investors have the unique opportunity to use very attractive German bank financing to help increase the return on their investment. The bank has already completed it full due diligence on this project and is confident that the property has a strong level of rental income so they can offer a low risk non-recourse low fixed interest rate mortgage.

Gutenbergstraße 2 is fully rented with long term tenants generating a very attractive rental yield of 6% per annum. There is low supply and high demand for good quality rental properties in this area. Smart investors recognize the importance of location and what makes this property investment especially attractive is its low price considering its proximity to the centre of Dresden 40 minutes away. The average apartment price in this house of €805/sqm is nearly 60% lower than the average price in Dresden of €2,228/sqm.

- Positive cash flow per annum.
- Low supply & High demand for good quality rental stock in this area.
- Fully rented with long term tenants
- €864,000 - Very attractive price of €805/sqm which is currently lower than the cost of construction.
- Pre-approved mortgage with 52% Loan to Rent ratio. Low fixed interest rates. Non-recourse.
- High rental income = positive cash flow
- Relatively low running costs for owning and managing an investment property
- Good appreciation expected in the future

Additional documents available on request:

- Rental Sheets (Mietuebersicht)
- Property land registration (Grundbuchauszug)
- Building encumbrances (Altlastenkataster)
- Ordanance survey map (Katasterkarte)
- Track record of each property (Qlikview Report)

PROPHAUS GERMANY

Property Description

Investix are delighted to present this fully tenanted apartment block to the market, located in Großenhain which is only 40mins from the centre of Dresden. The property was originally built in 1900 and has been renovated. The property also comes with some garage & storage space located in the courtyard as well as the added benefit of spacious balconies and terraces, ensuring there is a high demand from tenants when an apartment becomes vacant.

Front of the Property

Huge Potential to increase the rental income

This property enjoys an extremely convenient location with local shops, schools and cafés are within walking distance. Dresden city centre is always within touching distance as the area is well serviced by public transport. The S-81 is on your doorstep connecting you to the centre of Dresden in 40 minutes and there are also regular bus routes servicing the area, with an average net rent of only €462/month per apartment.

- 15 apartments – Multi Family Home
- Fully rented with long term tenants
- Average apartment size – 82.56sqm
- Very attractive to tenants
- Centrally located in Großenhain
- Easy and quick access to Dresden city centre
- Gas central heating
- Balconies and Terraces
- Backyard for BBQ and parking
- Storage room
- Supermarkets, banks, and restaurants nearby
- Local schools and kindergartens in close vicinity
- Average rent per apartment (€4.07/sqm)

Rear of the Property

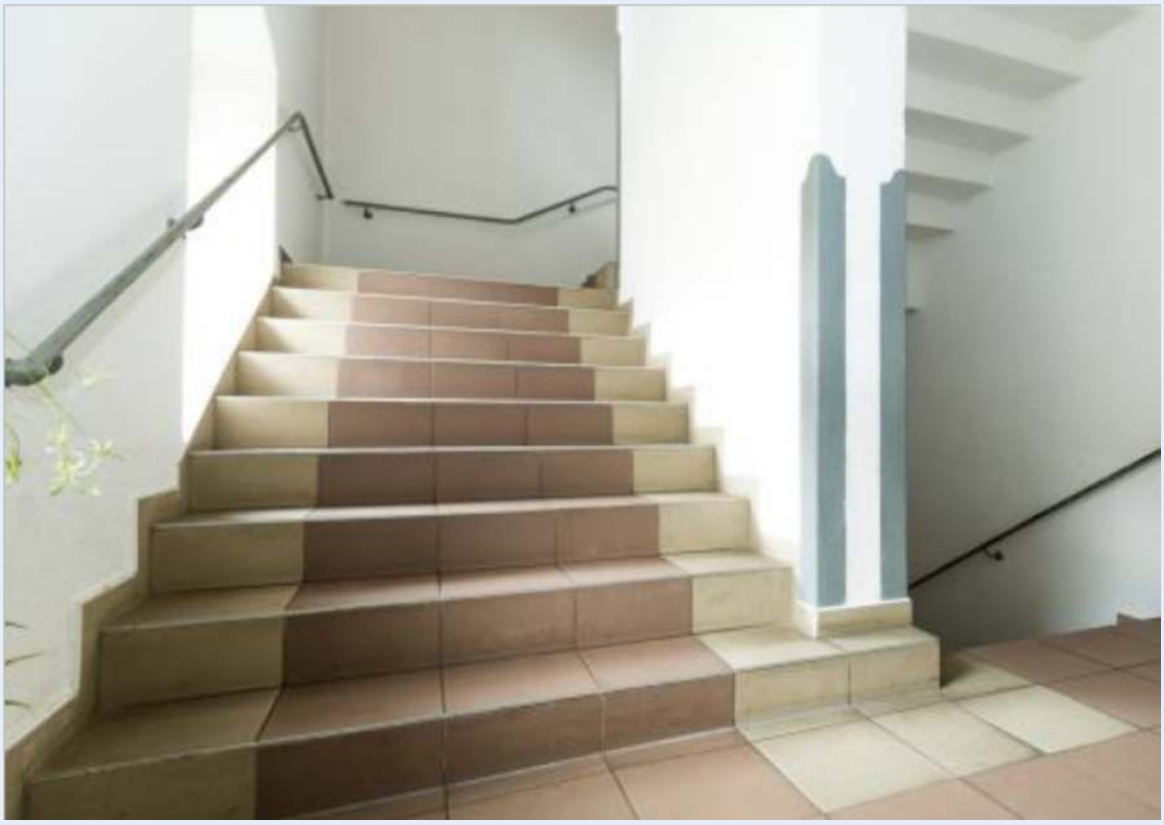
Unit Mr	Type	Status	Size SQM	Curent Rent	Market rent	Curent rent per sqm	Market rent per sqm	Increase Potential
1	Residential	Rented	110.00	579.70 €	579.70 €	3.73 €	5.27 €	0%
2	Residential	Rented	110.00	410.00 €	579.70 €	3.73 €	5.27 €	29%
3	Residential	Rented	62.00	275.00 €	326.74 €	4.44 €	5.27 €	16%
4	Residential	Rented	54.50	196.00 €	287.22 €	3.60 €	5.27 €	32%
5	Residential	Rented	46.00	240.00 €	242.42 €	5.22 €	5.27 €	1%
6	Residential	Rented	59.50	310.50 €	313.57 €	5.22 €	5.27 €	1%
7	Residential	Rented	79.50	330.00 €	418.97 €	4.15 €	5.27 €	21%
8	Residential	Rented	66.50	320.00 €	350.46 €	4.81 €	5.27 €	9%
9	Residential	Rented	77.00	360.00 €	405.79 €	4.68 €	5.27 €	11%
10	Residential	Rented	81.50	334.00 €	429.51 €	4.10 €	5.27 €	22%
11	Residential	Rented	78.50	300.00 €	413.70 €	3.82 €	5.27 €	27%
12	Residential	Rented	128.30	350.00 €	676.14 €	2.73 €	5.27 €	48%
13	Residential	Rented	120.00	280.00 €	632.40 €	2.33 €	5.27 €	56%
14	Parking	Rented	-	15.00 €	- €	- €	- €	
15	Parking	Rented	-	150.00 €	- €	- €	- €	
		TOTAL	1073.30	€ 4,450.20	€ 5,656.29	€ 4.07	€ 5.27	21%
				€53,404.80	€67,875.49			

Photos

PROPHAUS GERMANY

Photos

PROPHAUS GERMANY



Property Prices on the increase

Rents on the increase

Population on the increase

Dresden – Germany's next Property Hotspot

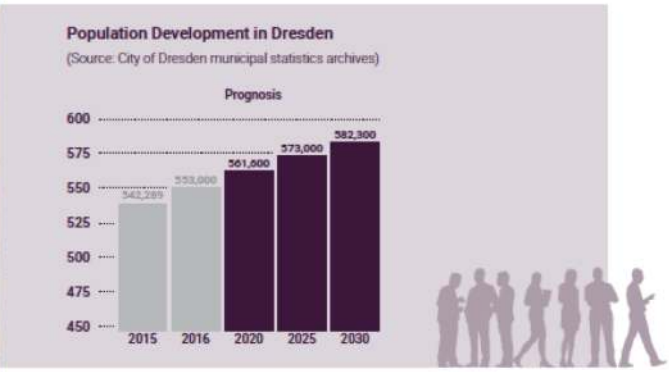
The Dresden property market continues to prosper in 2018 and proves to be a fast-growing investment location. New record sales and price increases in almost all asset classes are the result of persistently low capital market rates and declining willingness to sell.

Housing is flourishing. Rents are rising. In comparison to many cities in Germany, Dresden and especially the surburbs and local towns continue to offer optimal investment opportunities: comparably affordable entry prices; a still high rental level; high quality construction; and positive economic conditions.

First came Munich, then Berlin. Now Dresden is fast becoming Germanys next Property Hotspot.

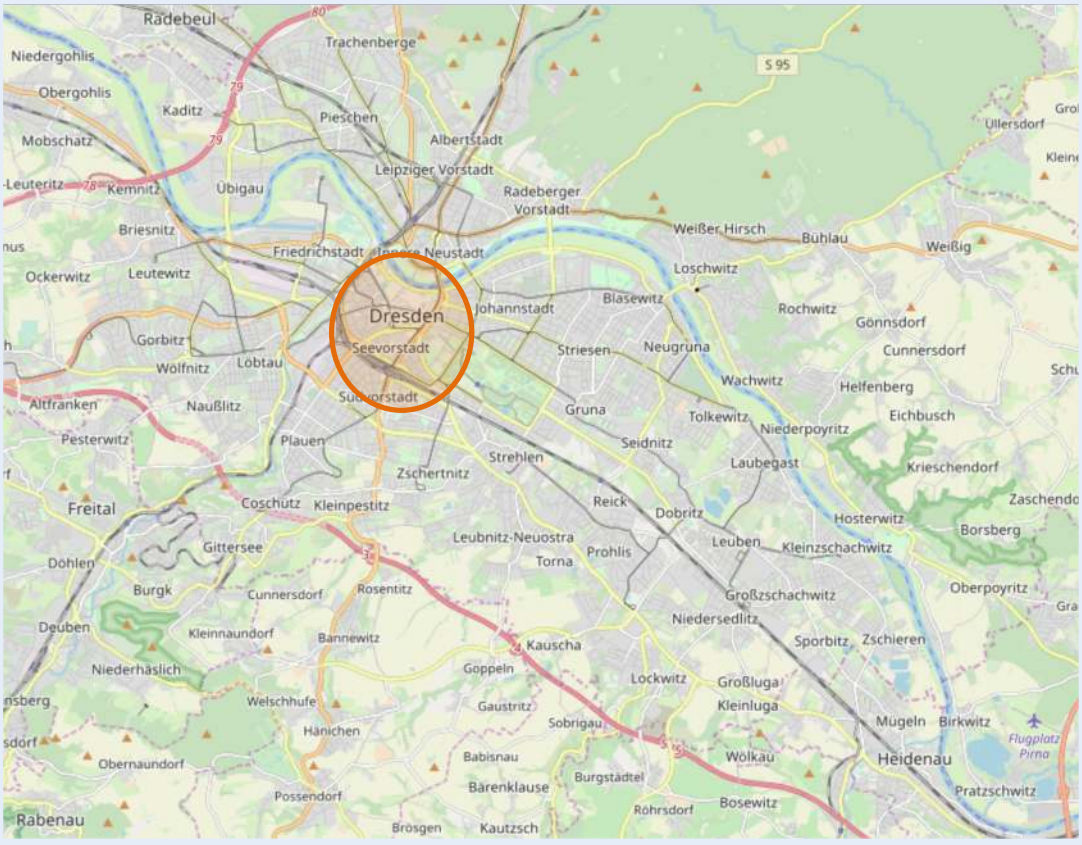
Tenancy rates of up to 84% in Dresden and some surrounding areas is still well above the national average.

- Inhabitants 557,098 (and rising)
- Employees 258,758 (and rising)
- Unemployment rate 6.6% (down)
- Purchasing power per capita €20,948 (and rising)
- Overnight accommodation 4.43 million (and rising)
- Housing stock 299,026 (and rising)



Location

Saxony – one of Germanys fastest growing economies



Dresden, the capital of Saxony, has a population of over 550,000

Location

The property is located in the centre of Grossenhain

The property is surrounded by cafes, shops, banks and the local train and bus stops

Saxony is the birthplace of German industrialization, and long-standing traditional industries - such as machine construction and automotive manufacturing - continue to flourish there. For example, over 650 suppliers in "Autoland Saxony" feed their products to five vehicle and engine production sites for Volkswagen, Porsche, and BMW. Saxony's modern claim to fame is its leading position among the world's most innovative locations for microelectronics. Large global corporations based there - such as Global foundries, Infineon, and Siltronic AG – have attracted
even more microelectronic companies to the area and made "Silicon Saxony" the center of Europe's microelectronic industry. Altogether, there are nearly 200 companies there in the semiconductor industry.

Großenhain is a popular residential location in Saxony. Großenhain is located 40 minutes northwest of Dresden. Großenhain is close to nature with Elbe Cycle Route, the cycle path network and regional cycle paths allows you to explore the charming, rural surroundings. Combined with considerably cheaper prices than Dresden, it is an ideal location for young families, retires or anyone getting tired from city bustle.

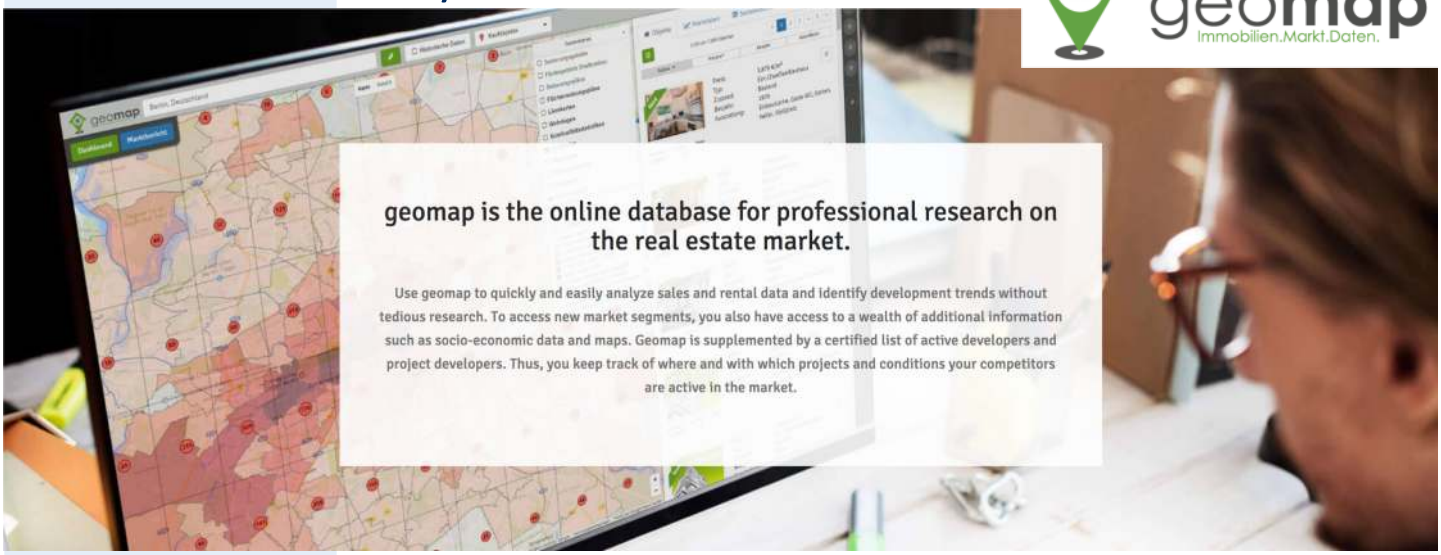
Gutenbergstraße 2 is located in the center of Großenhain close to the historic city ring, The property has multiple transport options such as bus lines and train station connecting Großenhain to different part of the town and to Dresden city center in less than 40 minutes. The property also has shopping facilities, kindergarten, educational institutions, cafes and restaurants all with in walking distance of the property .

Strong local demand from families, commuters and retirees:

- **Easy access to Dresden city centre**
- **Walking distance to train station**
- **Shops, bars and restaurants**
- **Local school and kindergardens**
- **No car required**

Gutenbergstraße 2, Großenhain, Saxony ,Germany

Price & Rent Analysis



Search date:
07/12/2018

Search Area

Gewählte Kriterien:
Kaufobjekte

Average Price/sqm for only Multi-Family Homes in Gutenbergstraße for the past 12 months:
€1,051.76

Mehrfamilienhäuser

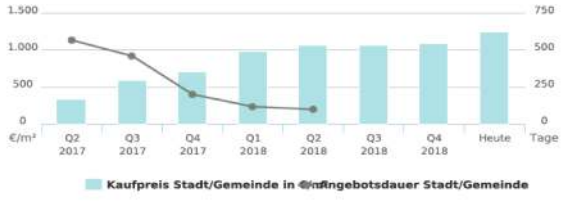
Kaufangebote für Objektart Haus und Objekttyp Mehrfamilienhaus.

Kaufpreisspannen auf Basis der Kaufangebote der vergangenen 12 Monate

Kaufpreisentwicklung

Ø Kaufpreis Stadt/Gemeinde
aktuell: **1.256 €/m²** *(7 Angebote)*
letzte 12 Monate: **1.052 €/m²** *(28 Angebote)*

Ø Angebotsdauer Stadt/Gemeinde
letzte 12 Monate: **114,2 Tage** *(19 Angebote)*



Average Rent/sqm in Frietal for the past 12 months: **€4.39/sqm**

Mietpreisspannen auf Basis der Mietangebote der vergangenen 12 Monate

Mietpreisentwicklung

Ø Miete Stadt/Gemeinde
aktuell: **4,25 €/m²** *(8 Angebote)*
letzte 12 Monate: **4,39 €/m²** *(10 Angebote)*

INVESTIX Group Head office, Berlin City Centre

Fully managed investment – Entry to Exit

PROPERTY | MORTGAGE | STRUCTURE | PLANNING | REPORTING | MANAGEMENT

Investment Committee: Our Property team searches for property differently to the average buyer, focusing on properties that will give the best returns. All residential property investments available from the Investix Group were specifically chosen and analysed by our Property Wealth Management team. Our investors benefit from all of the knowledge & experience that this team has built up over the last 20 years investing in German real estate.

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