For Sale:
Price: €960,000

PROPHAUS GERMANY

Ref: PH19

Dresden Area, Saxony, Germany



€62,364
CURRENT RENTAL INCOME

6.5%
CURRENT RENTAL YIELD

€1,055,000
CURRENT MARKET VALUE

- ☑ **BMV: 9**% Below Market Value – Current Value €1,055,000 (€986/sqm)
- ☑ **RENT:** Potential to increase the rental yield to 7.3%
- ☑ **LOCATION:** Excellent locations close to Dresden city centre – Germanys next Property Hotspot
- ☑ **NEW MORTGAGE INCLUDED**: €603,047 Mortgage with a very low fixed interest rate of 1.77%
- ☑ **GOOD LIQUIDITY:** Mortgage repayments account for only 46% of the rental income.
- ☑ **FULLY MANAGED:** German based Property & Investment Management

Exclusive to Investix Germany

EXCELLENT PRICE: €95,000 BELOW MARKET VALUE

Dresden is regarded by many as Germany's next Property Investment Hotspot. This portfolio is a 30 minute drive from Dresden city center. Investix is offering this property 9% BELOW MARKET VALUE with a Guaranteed Mortgage! This small portfolio of 19 tenanted apartments has huge investment potential.

Suitable for Private Investors, Pensions and Small syndicates

Units:	19 apartments
Current rent:	€62,364 (yield 6.5% / factor 15.39)
EMR:	€70,748 (yield 7.3% / factor 13.56)
Rentable Sqm:	1,070sqm
Mortgage included:	Yes

EMR = Estimated Market Rent. Data provided from GeoMap.

PROPHAUS
GERMANY

Investment Case

BMV: 9% Below Market Value – Current Market Value €1,055,000

This is an exclusive opportunity for an Investix investor to acquire this off-market portfolio of 19 apartments for €960,000 (€897/sqm) which is €95,000 less than the current open market. Property prices in Dresden and the greater Dresden area have increased significantly in recent years and market analysis shows that the average price/sqm of Multi-family homes in Meißen has now increase to €897/sqm which is 9% 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: €603,047 Mortgage with a low interest rate of 1.77% 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.

PropHaus 19 is a unique Buy-to-Let investment opportunity. With a pre-approved mortgage the annual annuity costs only 46% of total annual rental income due to low interest rate mortgage conditions. Both buildings in Meissen and Nossen consist in total of 19 apartments generating a very attractive rental yield of 6.5% per annum. Located only 30-40 min drive from Dresden, it is fully rented to the long tenants who prefer to have higher quality living conditions for a lower price than in the capital city.

The average price per SQM in this house is €897/sqm is 60% cheaper 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 and managed with Investix
- Average price per apartment €50,506
- Pre-approved mortgage with 46% Loan to Rent ratio. Low fixed interest rates. Non-recourse.
- High rental income = positive cash flow
- 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 is delighted to offer this unique opportunity to acquire two buildings located in the cities of Meissen and Nossen, in the catchment area of Dresden. Both towns are around 30-40 minutes' drive from Dresden city centre and are perfect for tenants wishing for quieter and cheaper lifestyle outside the big city bustle. The property in Nossen consists of 9 apartments and is located in a quiet family district with various transport links connecting to the town centre. It was built in 1900 and was fully renovated in 2009 with all apartments in a good living condition. The second building is located in the city of Meissen and consists of 10 apartments which are fully rented out to a specialist Children Foster Care company, The whole building was built in 1935 and fully renovated in 2015-2016



Property in Meissen

Huge Potential to increase the rental income

Both properties have convenient transport connections, connecting them to Dresden city centre which can be reached by most commuters in less than 30-40 minutes. The monthly average rent is only 273€ per apartment for both buildings, which gives tenants huge advantage over apartments in Dresden, where same quality apartments would cost between 30% - 40% more. There's also an opportunity to increase rents after little renovation works on the vacant apartments which will increase rental income even further. The property in Nossen is located in the city center and the train station is in walking distance of the property. The property in Meissen is located in the heart of the old town and is only 180 metres from the train station, which makes it a desirable place to live and reduce any possible vacancies in the future.

- 19 apartments – Spread between two Multi Family Homes
- Located in Meissen and Nossen districts of Dresden
- Average apartment size – 56sqm
- Average rent - €273 (€4.82/sqm)
- Brilliant transport connections direct to Dresden city centre
- Only 30 minutes commute to the centre of Dresden by train
- Gas station, supermarkets, banks, and restaurants all within a short walking distance
- Great for families - kindergartens and schools in walking distance



Property in Nossen

Nicolaisteg 4, Meissen; Waldheimer Straße 232, Nossen;

Unit Nr.	Floor	Lease date	Status	Size	Current rent in Building	Average market rent	Current rent/sqm	Market rent/sqm	Increase Potential
1	10 VH EG rechts	01/02/14	Rented	55.00 m²	247.24 €	303.05 €	4.50 €	5.51 €	23%
2	20 VH EG links	01/02/14	Rented	50.00 m²	224.76 €	275.50 €	4.50 €	5.51 €	23%
3	30 VH 1. OG rechts	01/01/14	Rented	53.00 m²	270.00 €	292.03 €	5.09 €	5.51 €	8%
4	40 VH 1. OG links	01/01/14	Rented	64.00 m²	326.00 €	352.64 €	5.09 €	5.51 €	8%
5	60 VH 2. OG links	01/01/14	Rented	67.00 m²	341.70 €	369.17 €	5.10 €	5.51 €	8%
6	80 VH 3. OG links	01/01/14	Rented	67.00 m²	341.70 €	369.17 €	5.10 €	5.51 €	8%
7	50 VH 2. OG rechts	01/01/14	Rented	54.00 m²	275.30 €	297.54 €	5.10 €	5.51 €	8%
8	70 VH 3. OG rechts	01/01/14	Rented	54.00 m²	275.30 €	297.54 €	5.10 €	5.51 €	8%
9	90 VH DG rechts	01/05/14	Rented	64.00 m²	314.70 €	352.64 €	4.92 €	5.51 €	12%
10	100 VH DG links	01/05/14	Rented	48.00 m²	235.30 €	264.48 €	4.90 €	5.51 €	12%
11	10 EG rechts	01/09/11	Vacant	42.00 m²	200.00 €	231.42 €	4.76 €	5.51 €	16%
12	20 EG mitte	01/01/08	Rented	45.75 m²	215.03 €	252.08 €	4.70 €	5.51 €	17%
13	30 EG links	01/11/08	Rented	80.40 m²	365.00 €	443.00 €	4.54 €	5.51 €	21%
14	40 1. OG rechts rechts	01/01/08	Rented	58.25 m²	273.77 €	320.96 €	4.70 €	5.51 €	17%
15	50 1. OG rechts mitte	01/01/08	Rented	56.25 m²	264.38 €	309.94 €	4.70 €	5.51 €	17%
16	60 1. OG links	01/07/09	Rented	53.45 m²	265.00 €	294.51 €	4.96 €	5.51 €	11%
17	70 2. OG rechts	01/01/08	Rented	30.00 m²	141.00 €	165.30 €	4.70 €	5.51 €	17%
18	80 2. OG mitte	01/09/16	Vacant	63.70 m²	320.00 €	350.99 €	5.02 €	5.51 €	10%
19	90 2. OG links	01/05/08	Rented	63.70 m²	263.00 €	350.99 €	4.13 €	5.51 €	33%
20	700 Garage	01/06/08	Rented	0.00 m²	37.00 €	- €	- €		- €
				1,069.50 m²	**5,196.18 €**	**5,892.95 €**	**4.82 €**	**5.51 €**	**15%**
					€62,354	**€70,715**			

Meissen,Nikolaisteg 4.



Recently renovated façade, main street with parking at the front



Spacious high ceiling apartment with decorative double glazing windows



View of the street consisting of similar historical buildings surrounding the property

Photos

PROPHAUS GERMANY

Nossen, Waldheimer Strasse 232



Front or the building with extended façade, balconies and terrace



Entrance of the building with parking spaces on the street



Big garden spaces for BBQ, children's playground and relaxation



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.

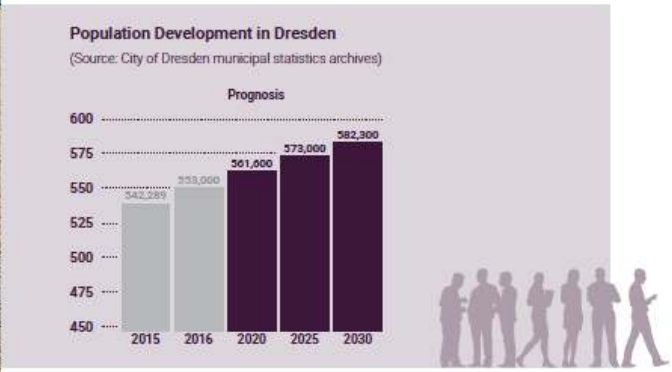
Housing is flourishing. Rents are rising. In comparison to many cities in Germany, Dresden and especially the surburbs and local towns continue to offer optimal investment opportunities: comparably affordable entry prices; a still high rental level; high quality construction; and positive economic conditions.

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.

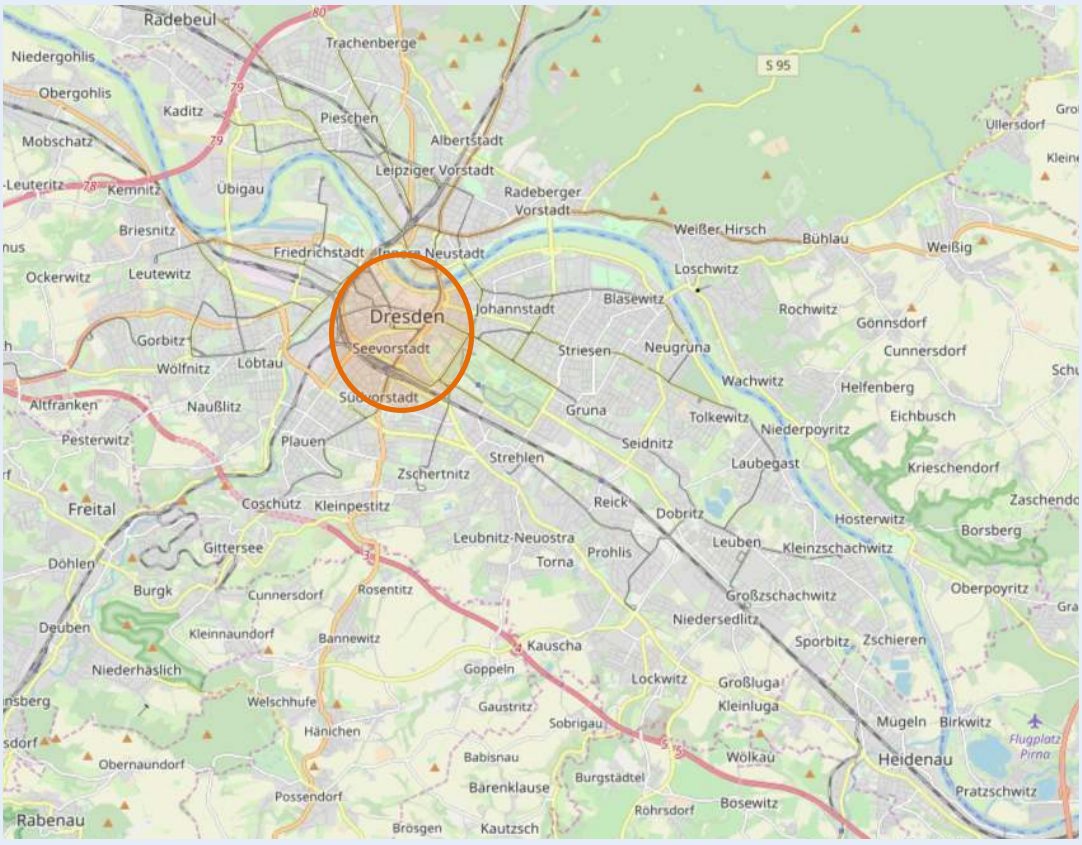
- Inhabitants 557,098 (and rising)
- Employees 258,758 (and rising)
- Unemployment rate 6.6% (down)
- Purchasing power per capita €20,948 (and rising)
- Overnight accommodation 4.43 million (and rising)
- Housing stock 299,026 (and rising)



Location

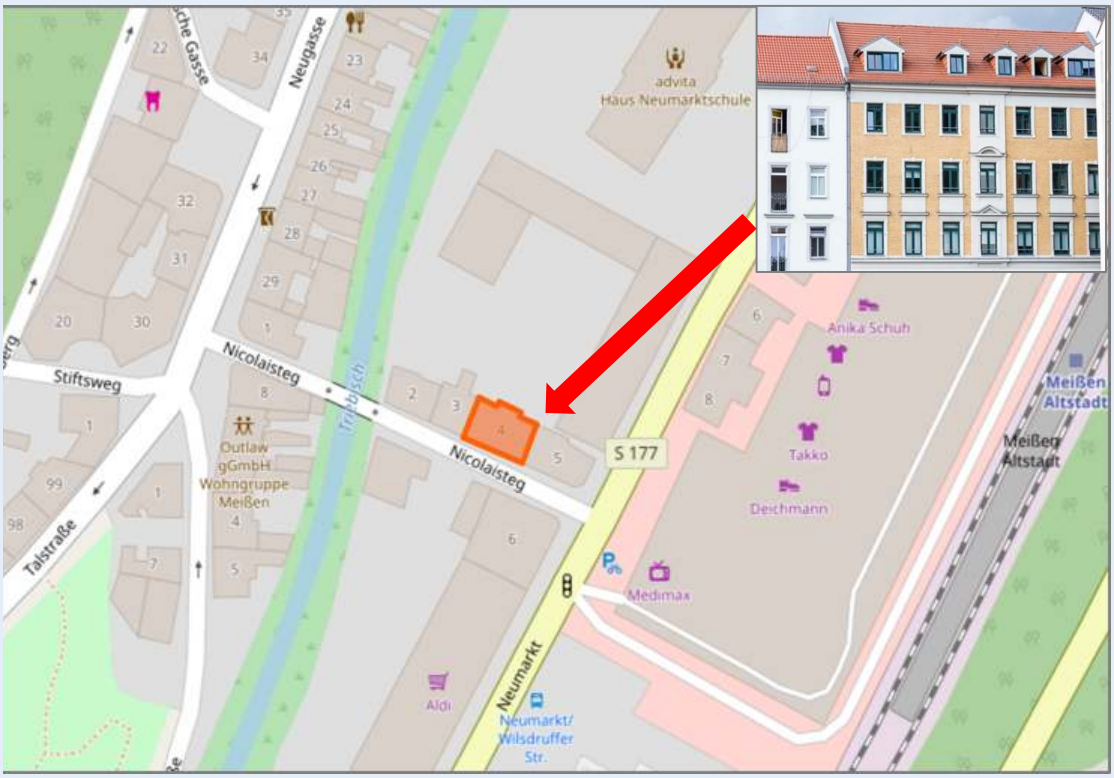


Saxony – one of Germanys fastest growing economies

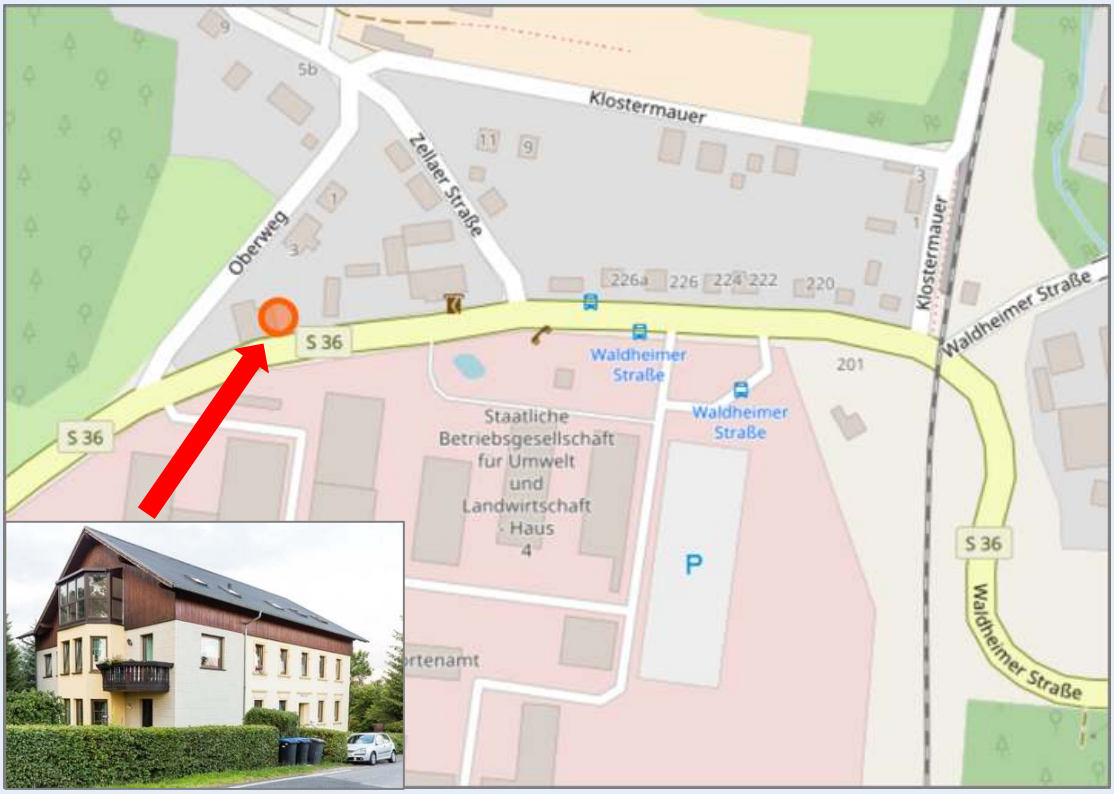


Dresden, the capital of Saxony, has a population of over 550,000

Location

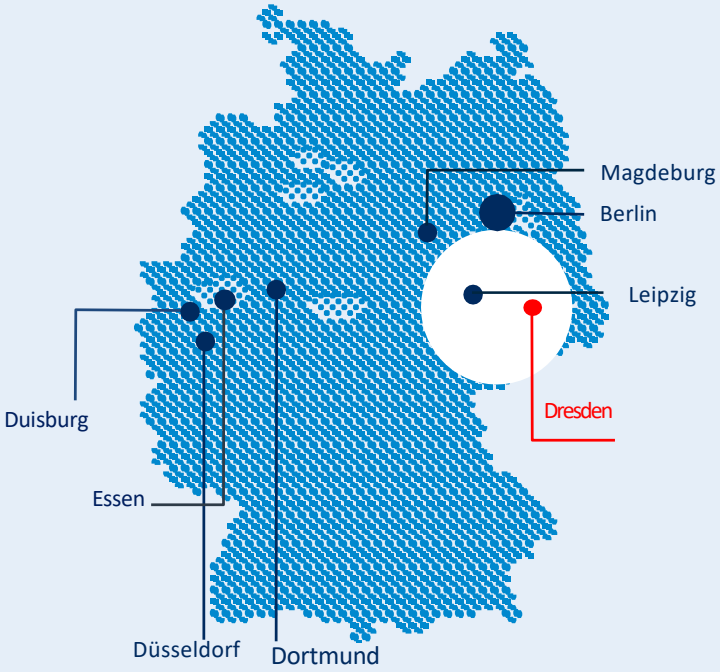


Nicolaisteg 4, Meissen Saxony, Germany



Waldheimer Straße 232 ,Nossen Saxony, Germany

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 Globalfoundries, 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.



Meissen, Nikolaisteg 4 is located right in the city centre old town, which offers a variety of museums, churches and other historic sights. There's REWE supermarket, shops, bank and main central train station around the corner. In addition to Meissen porcelain factory, there are many small and medium businesses located in close surroundings. Shops, restaurants, and banks are within a short walking distance and the main street with various transport options make it convenient to reach other parts of the city via public transport.

Nossen, Waldheimer Strasse 232. The building is located just outside city centre, easily reachable by the bus nearby. It is quiet residential area, mostly occupied by young families. Saxon State Office for the Environment, Agriculture and Geology is located across the street. Close to the growing business parks in the North and South of the city. The train station Nossen are within walking distance of the building. It takes only 4 kilometres to reach motorway connecting to Dresden, Leipzig and Chemnitz in less than an hour by car.

Strong local demand from families, commuters and retirees:

- **Easy access to Dresden city centre**
- **Walking distance to train stations**
- **Shops, bars and restaurants**
- **Local school and kindergardens**

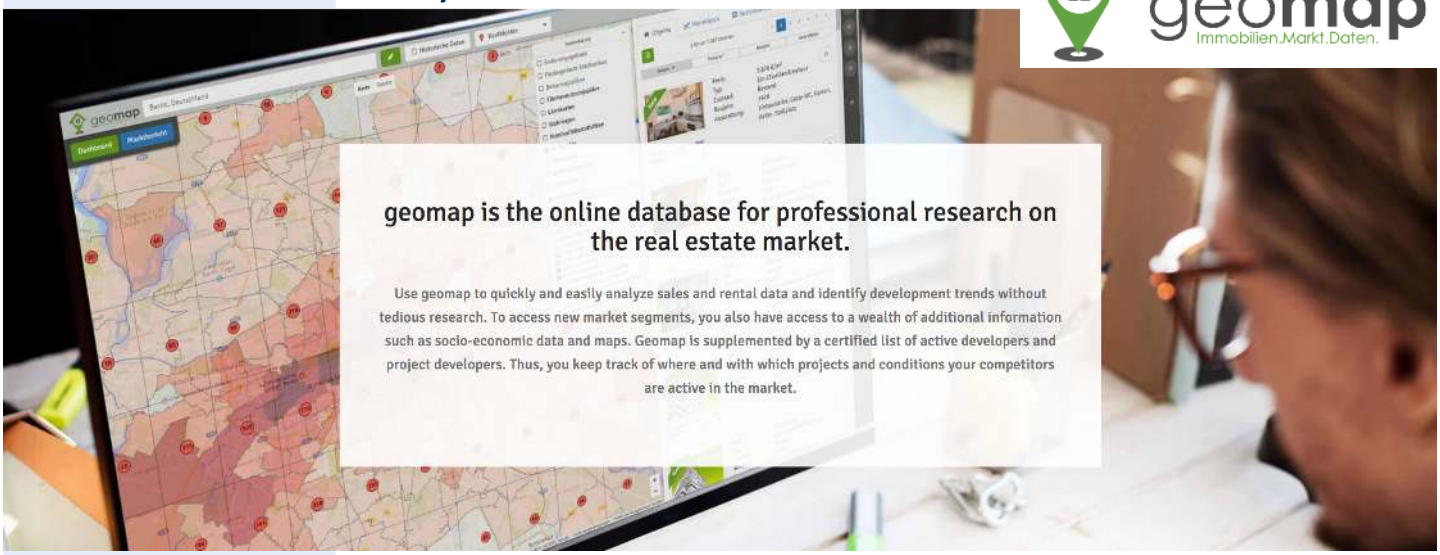
Nicolaisteg 4, Meissen, Saxony, Germany



Waldheimer Strasse 232, Nossen, Saxony, Germany



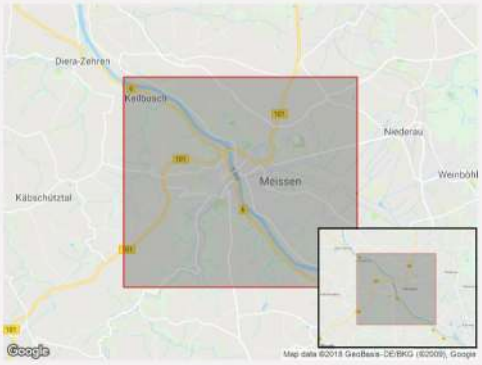
Price & Rent Analysis



Search date:
08/11/2018

Search Area

Gewählte Kriterien:
Kaufobjekte

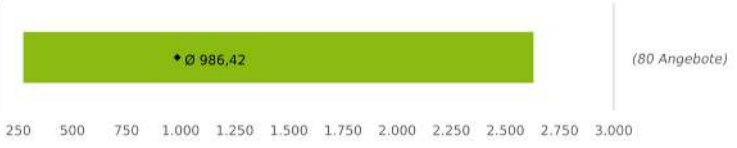


Average Price/sqm for only Multi-Family Homes in Meissen for the past 12 months: **€986.42**

Mehrfamilienhäuser

Kaufangebote für Objektart Haus und Objekttyp Mehrfamilienhaus.

Kaufpreisspannen auf Basis der Kaufangebote der vergangenen 12 Monate



Kaufpreisentwicklung

Ø Kaufpreis Stadt/Gemeinde
aktuell: **1.087 €/m²** *(20 Angebote)*
letzte 12 Monate: **986 €/m²** *(80 Angebote)*

Ø Angebotsdauer Stadt/Gemeinde
letzte 12 Monate: **219,6 Tage** *(60 Angebote)*



Average Rent/sqm in Meissen for the past 12 months: **€5.51/sqm**

Mietpreisspannen auf Basis der Mietangebote der vergangenen 12 Monate



Mietpreisentwicklung

Ø Miete Stadt/Gemeinde
aktuell: **5,70 €/m²** *(12 Angebote)*
letzte 12 Monate: **5,51 €/m²** *(44 Angebote)*

Ø Angebotsdauer Stadt/Gemeinde
letzte 12 Monate: **152,1 Tage** *(31 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.

Property Acquisition



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Partner & Head of Asset Management

Market Analysis



David Healy
Partner & Head of Marketing

Investment Planning



Robert Gansel
Chief Financial Officer

Mortgage Negotiations



Rouven Zinke
Head of Property Finance

Legal searches



Denise Knoblauch
Head of Administration

Rental Index Analysis



Sabrina Schwebke
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