For Sale:
Price: €759,000

PROPHAUS GERMANY

Ref: PH26

Dresden Area, Saxony, Germany



€44,116
CURRENT RENTAL INCOME

5.8%
CURRENT RENTAL YIELD

€845,000
CURRENT MARKET VALUE

- ☑ **BMV:** 10% Below Market Value – Current Value €845,000 (€1,374/sqm)
- ☑ **RENT:** Fully rented. Potential to increase the rental yield to 6.6%
- ☑ **LOCATION:** Excellent location close to Dresden city centre – Germanys next Property Hotspot
- ☑ **NEW MORTGAGE INCLUDED**: €479,715 Mortgage with a low interest rate of 2% fixed for the next 10 years
- ☑ **GOOD LIQUIDITY:** Mortgage repayments account for only 50% of the rental income.
- ☑ **FULLY MANAGED:** German based Property & Investment Management

Exclusive to Investix Germany

LOCATION, LOCATION, LOCATION

Dresden is regarded by many as Germany's next Property Investment Hotspot. This exceptional property is located less than 15mins from the center of Dresden. Investix is offering this property 10% BELOW MARKET VALUE with a Guaranteed Mortgage! This small portfolio of 9 Fully Tenanted apartments has huge investment potential.

Suitable for Private Investors, Pensions and Small syndicates

Units:	9 apartments
Current rent:	€44,116 (yield 5.8% / factor 17.20)
EMR:	€50,277 (yield 6.6% / factor 15.10)
Rentable Sqm:	615sqm
Mortgage included:	Yes

EMR = Estimated Market Rent. Data provided from GeoMap.

PROPHAUS GERMANY

Investment Case

BMV: 10% Below Market Value – Current Market Value €845,000

This is an exclusive opportunity for an Investix investor to acquire this off-market portfolio of 9 apartments for €759,000 (€1,234/sqm) which is €86,000 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 Freital has now increase to €1,374/sqm which is 10% 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: €479,715 Mortgage with a low interest rate of 2% 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.

Dresdner Str. 29 is fully rented with long term tenants generating a very attractive rental yield of 5.8% per annum. There is a 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 15 minutes away. The average apartment price in this house of €1,234/sqm is nearly 50% 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
- €759,000 - Very attractive price of €1,234/sqm which is currently lower than the cost of construction.
- Pre-approved mortgage with 50% 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 Freital which is only 15mins from the centre of Dresden. The property was originally built in 1900. In 1998 it was fully upgraded to modern standards including double glazed windows, renewed electricity & sanitary facilities and upgraded roofing. In 2011 the previous owner also fully upgraded the central heating system. The property also comes with some garage & storage space located in the courtyard as well as the added benefit of spacious balconies and terraces on each apartment, 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 within walking distance. Dresden city centre is always within touching distance as the area is well serviced by public transport. The S-Bahn is on your doorstep connecting you to the centre of Dresden is 8 minutes and there are also regular bus routes servicing the area. With an average net rent of only 405€/month per apartment, tenants in this property pay nearly 13% less than neighbouring buildings.

- 9 apartments – Multi Family Home
- Fully rented with long term tenants
- Average apartment size – 68sqm
- Very attractive to tenants
- Centrally located in Freital
- Easy and quick access to Dresden city centre
- Gas central heating
- Balconies and Terraces with each apartment
- Backyard for BBQ and parking
- Storage room for bikes and laundry
- Supermarkets, banks, and restaurants nearby
- Local schools and kindergartens in close vicinity
- Average rent 405€ per apartment (5.98€/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	62.60	390.00 €	426.31 €	6.23 €	€ 6.81	9%
2	Residential	Rented	67.00	418.00 €	456.27 €	6.24 €	€ 6.81	9%
3	Residential	Rented	70.52	460.00 €	480.24 €	6.52 €	€ 6.81	4%
4	Residential	Rented	62.60	359.30 €	426.31 €	5.74 €	€ 6.81	19%
5	Residential	Rented	70.52	430.00 €	480.24 €	6.10 €	€ 6.81	12%
6	Residential	Rented	67.00	390.00 €	456.27 €	5.82 €	€ 6.81	17%
7	Garden	Rented	70.00	390.00 €	476.70 €	5.57 €	€ 6.81	0%
8	Garden	Rented	67.00	410.00 €	456.27 €	6.12 €	€ 6.81	0%
9	Garden	Rented	78.00	429.00 €	531.18 €	5.50 €	€ 6.81	0%
		TOTAL	615.24	€ 3,676.30	€ 4,189.78	€ 5.98	€ 6.81	14%
				€44,115.60	€50,277.41			



Front entrance from the main street – Beautiful Classical style building with a lot of character



Street view of the main street and building

Photos



Building has nice balconies to the rear and plenty of on street parking



Back of the building and surrounding area from a birds eye view



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.

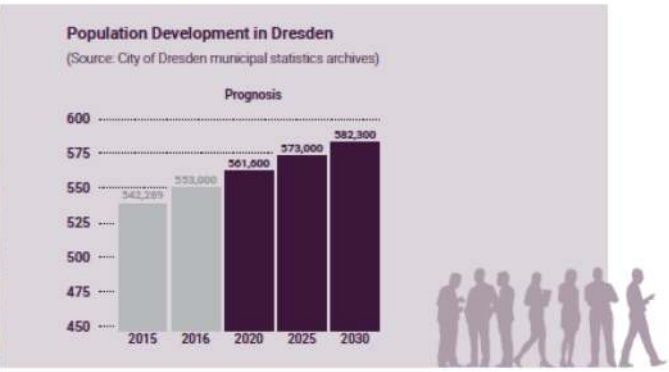
Housing is flourishing. Rents are rising. In comparison to many cities in Germany, Dresden and especially the surburbs and local towns continue to offer optimal investment opportunities: comparably affordable entry prices; a still high rental level; high quality construction; and positive economic conditions.

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.

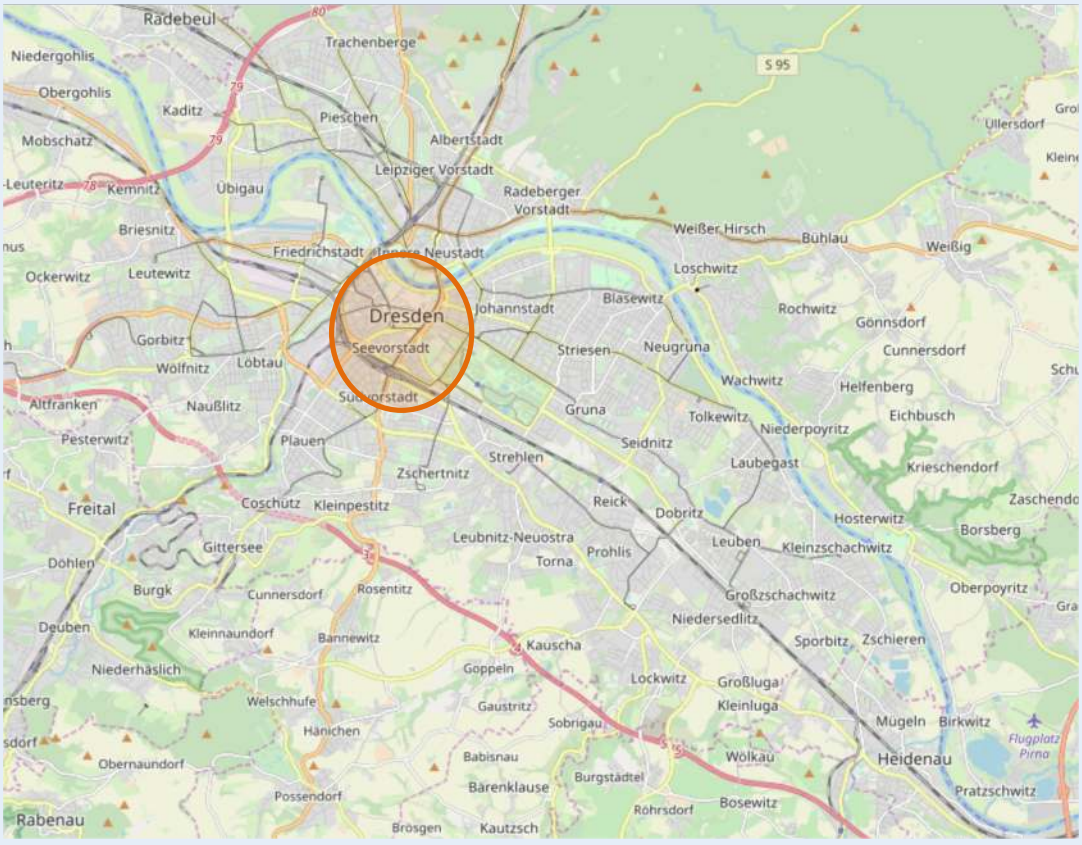
- Inhabitants 557,098 (and rising)
- Employees 258,758 (and rising)
- Unemployment rate 6.6% (down)
- Purchasing power per capita €20,948 (and rising)
- Overnight accommodation 4.43 million (and rising)
- Housing stock 299,026 (and rising)



Location

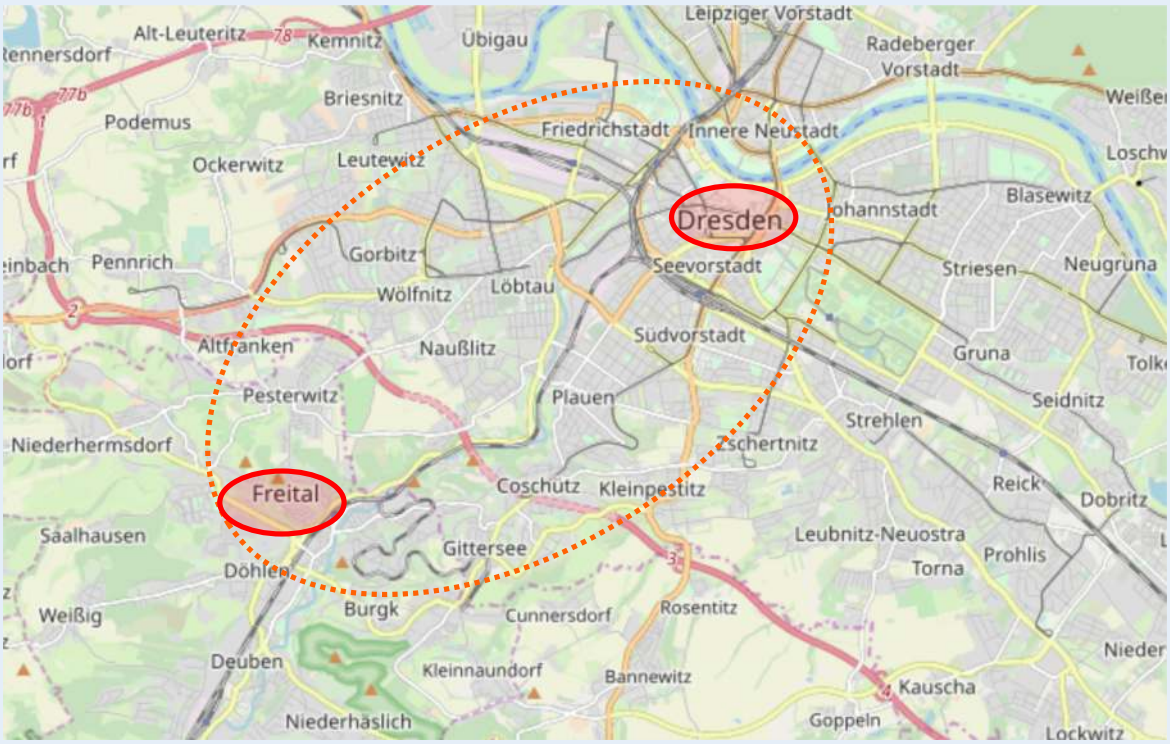


Saxony – one of Germanys fastest growing economies

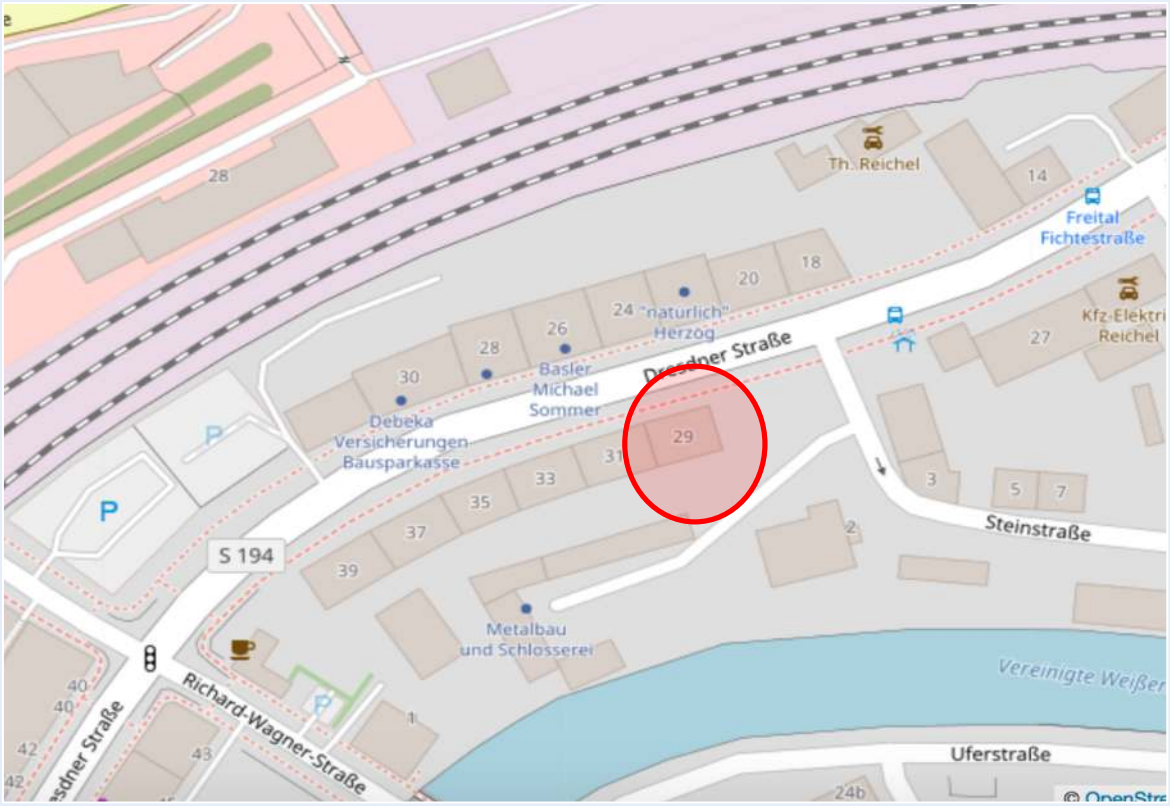


Dresden, the capital of Saxony, has a population of over 550,000

Location



The Property is located only 7.7km or 15min drive Dresden city centre with over 560,000 inhabitants



Located on the main street 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 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.

Freital is a popular residential and commercial location in Saxony. Freital is located on the main railway line between Dresden and Chemnitz. The average train ride from Freital-Deuben to Dresden main station takes approximately 10 minutes which is perfect for commuters. Combined with considerably cheaper prices than Dresden, it is an ideal location for young families, retires or anyone getting tired from city bustle.

Dresdnerstraße 29 is located in the town centre, next to the main street leading to the heart of the city and within walking distance to the train station connecting to Dresden. It is surrounded by various shops, cafes and banks and with multiple transport options connecting to different part of the town, cities and to all the major employers in the state.



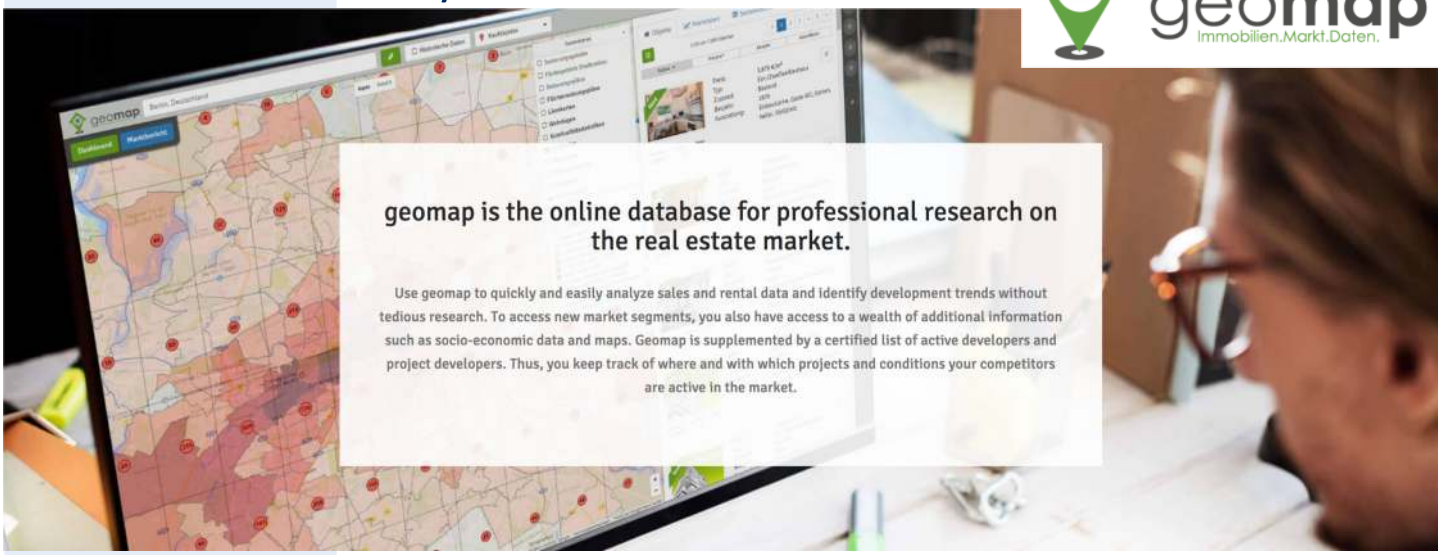
Strong local demand from families, commuters and retirees:

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

Dresdenerstr. 29, Freital, Germany



Price & Rent Analysis



Search date:
06/11/2018

Search Area

Gewählte Kriterien:
Kaufobjekte



Average Price/sqm for only Multi-Family Homes in Freital for the past 12 months: **€1,374**

Mehrfamilienhäuser

Kaufangebote für Objektart Haus und Objekttyp Mehrfamilienhaus.

Kaufpreisspannen auf Basis der Kaufangebote der vergangenen 12 Monate



Kaufpreisentwicklung

Ø Kaufpreis Stadt/Gemeinde
aktuell: **1.378 €/m²** *(9 Angebote)*
letzte 12 Monate: **1.374 €/m²** *(48 Angebote)*

Ø Angebotsdauer Stadt/Gemeinde
letzte 12 Monate: **161,1 Tage** *(37 Angebote)*



Average Rent/sqm in Frietal for the past 12 months: **€6.81/sqm**

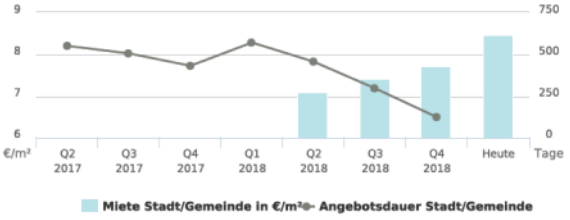
Mietpreisspannen auf Basis der Mietangebote der vergangenen 12 Monate



Mietpreisentwicklung

Ø Miete Stadt/Gemeinde
aktuell: **8,46 €/m²** *(10 Angebote)*
letzte 12 Monate: **6,81 €/m²** *(51 Angebote)*

Ø Angebotsdauer Stadt/Gemeinde
letzte 12 Monate: **277,8 Tage** *(41 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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Market Analysis



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Investment Planning



Robert Gansel
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Rouven Zinke
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Rental Index Analysis



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