

Email: info@merrickproperties.ie - Web: www.merrickproperties.ie

Level 6, Quayside Centre Wine Street, Sligo Ireland

Tel: +353 71 9148096 Fax: +353 71 9148097 Mob: +353 87 2564281



# Berlin (Lichtenrade) - Templehof



### Property Details: Ref No: EV2-119

Year of Construction	1989		
Site area	870m²		
Residential Units (5)	422m²		
Commercial Units (0)	$0m^2$		
Total Units (5)	422m²		
Rental income (fully let)	€35,949		
Rental income (current)	€35,949		
Yield (fully let)	7.2%		
Yield (current)	7.2%		
Rent/m²/Month	€6.95		
Price €/m²	€1,185		
Purchase Price	€500,000		

### **Property Features**

- Located in a very good residential area
- In excellent condition throughout
- Gas-fired central heating
- Well maintained garden
- One apartment to let
- 3 garage spaces
- Balconies on apartments
- 3% Procurement fee (includes: arranging finance, notary, legal, taxation & property management assistance)

These particulars are issued by Merrick Property Investments on the understanding that all the negotiations are conducted through them. Every care is taken in preparing the particulars which are issued for guidance only and the firm do not hold themselves liable for any inaccuracies. Maps are not to scale and areas / dimensions and calculations are approximate. The contents of this brochure will not be deemed to form the basis of any contract subsequently entered into.

# **Detail Photos:**



Ground floor flat



Passage way



Bathroom



Entrance



Side view to house





Side view Garden

### **Rental Schedule:**

No.	Status	Position	Utilisation	Floor space	Net-	Rent per	Running	Heating-	
					rent	sqm	cost	cost	
VH									
1	occupie d	FB Soute	Flat	92,19 sqm	562,36 €	6, 10 €	123,91 €	110,63 €	
2	occupie d	FB Soute	Flat	82,95 sqm	630,42 €	7,60 €	107,84€	66,36 €	
3	occupie d	FB 1st Flo	Flat	91,58 sqm	691,43 €	7,55 €	119,05 €	82,42 €	
4	occupie d	FB 1st Flo	Flat	88,92 sqm	681,96 €	7,67 €	113,66 €	81,84 €	
5	occupie d	FB Attic St	Flat	66,29 sqm	364,60€	5,50 €	104,32 €	109,38 €	
Flats				421,93 sqm	2,930,77 €	ø 6,95€	568,78 €	450,63 €	
Garage space				3 part	65,00 €				
Total				421,93 sqm	2,995,77 €		568,78 €	450,63 €	
Total p.a.					35.949,24 €		6,825,36 €	5,407,56 €	



