

### Berlin (Lichtenrade) - Templehof



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

Year of Construction	1989
Site area	870m <sup>2</sup>
Residential Units (5)	422m <sup>2</sup>
Commercial Units (0)	0m <sup>2</sup>
Total Units (5)	422m <sup>2</sup>
Rental income (fully let)	€35,949
Rental income (current)	€35,949
Yield (fully let)	7.2%
Yield (current)	7.2%
Rent/m <sup>2</sup> /Month	€6.95
Price €/m <sup>2</sup>	€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)

## Detail Photos:



Ground floor flat



Bathroom



Passage way



Entrance





Side view to house



Side view



Garden

## Rental Schedule:

No	Status	Position	Utilisation	Floor space	Net-rent	Rent per sqm	Running cost	Heating-cost
<b>VH</b>								
1	occupied	FB Sout	Flat	92,19 sqm	562,36 €	6,10 €	123,91 €	110,63 €
2	occupied	FB Sout	Flat	82,95 sqm	630,42 €	7,60 €	107,84 €	66,36 €
3	occupied	FB 1st Flo	Flat	91,58 sqm	691,43 €	7,55 €	119,05 €	82,42 €
4	occupied	FB 1st Flo	Flat	88,92 sqm	681,96 €	7,67 €	113,66 €	81,84 €
5	occupied	FB Attic S	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 €



**MERRICK**  
*Property Investments*