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# Berlin (Frohnau) Reinickendorf



## **Property Details: Ref No:EV3**

Year of Construction	1990	
Site area	1,266m <sup>2</sup>	
Residential (8)	661m²	
Commercial (0)	0m²	
Total Units (8)	661m²	
Rental income	€54,244	
Rent / m <sup>2</sup> / Month	€7.03	
Purchase Price	€975,000	
Price € / m²	€1,475	
Yield (Actual)	4.1%	
Yield (Fully Let)	5.5%	

### **Property Features**

- Very good residential location
- Well kept condition throughout
- Gas fired central heating
- Fitted Kitchens
- 4 Garages
- Balconies on all apartments
- Let except 2 units
- No Estate Agents Fees

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**







Entrance area/staircase



# **Rental Schedule**

No.	Status	Utilisation	Floor	Net	Rent	Running and
			space	rent	per sqm	heating costs
1	occup.	Flat	79,28 s q m	593,61 €	7,49 €	269,71 €
2	occup.	Flat	79,28 s q m	478,00 €	6,03 €	246,00 €
3	vacant	Flat	109,22 sqm	0,00 €	0,00 €	0,00 €
4	occup.	Flat	109,22 sqm	600,71 €	5,50 €	370,00 €
5	vacant	Flat	79,46 sqm	0,00 €	0,00 €	0,00 €
6	occup.	Flat	79,46 s q m	580,00 €	7,30 €	216,00 €
7	occup.	Flat	62,43 s q m	523,00 €	8,38 €	179,20 €
8	occup.	Flat	62,43 s q m	544,00 €	8,71 €	184,00 €
Flats			472,10 s q m	3.319,32 €	Ø 7,03 €	1.464,91 €
Flats vacant		188,68 sqm	0,00 €	Ø 0,00 €	0,00 €	
Garage		1 piec.	44,99 €	Ø 44,99 €	-	
Garages vacant		3 piec.	0,00 €	Ø 0,00 €	-	
Total			660,78 sqm	3.364,31 €		1.464,91 €
Total p.a.		_	40.371,72 €		17.578,92 €	

<sup>\* 35,70</sup> sqm hobby space is included in the souterrain



