

Berlin (Frohnau) Reinickendorf



Property Details: Ref No:EV3

Year of Construction	1990
Site area	1,266m ²
Residential (8)	661m ²
Commercial (0)	0m ²
Total Units (8)	661m ²
Rental income	€54,244
Rent / m ² / Month	€7.03
Purchase Price	€975,000
Price € / m ²	€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**

Detail Photos



Entrance



Entrance area/staircase



Rental Schedule

No.	Status	Utilisation	Floor space	Net rent	Rent per sqm	Running and heating costs
1	occup.	Flat	79,28 sqm	593,61 €	7,49 €	269,71 €
2	occup.	Flat	79,28 sqm	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 sqm	580,00 €	7,30 €	216,00 €
7	occup.	Flat	62,43 sqm	523,00 €	8,38 €	179,20 €
8	occup.	Flat	62,43 sqm	544,00 €	8,71 €	184,00 €
Flats			472,10 sqm	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 €

* 35,70 sqm hobby space is included in the souterrain



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Property Investments