

# **Property Investments**

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# 12209 Berlin (Lichterfelde) Steglitz



#### Property Details: Ref No: MP 2

Year of Construction	1989	
Site Area	822 m²	
Residential (6)	423 m²	
Commercial (0)	0 m²	
Total Units (6)	423 m²	
Rental Income	€33,980	
Rent / m <sup>2</sup> / Month	€6.69	
Purchase Price	€650,000	
Price € / m²	€1,536	
Yield (Actual)	5.22%	
Yield (Fully Let)	5.22 %	

### **Property Features:**

- Very good residential area
- Excellent condition throughout
- Oil central heating
- Balconies in all apartments
- Close to S-bahn station
- 3 car parking spaces
- Quiet side street
- Large garden and play area
- 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:



Back side



Entrance

## Detail photos:



Street

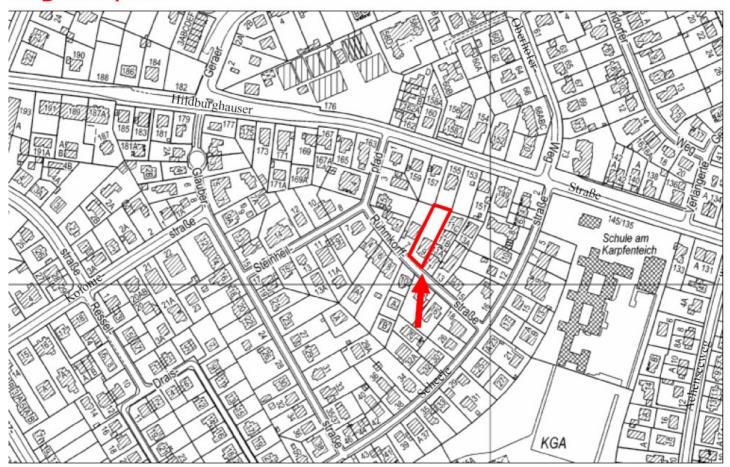


Detail balcony

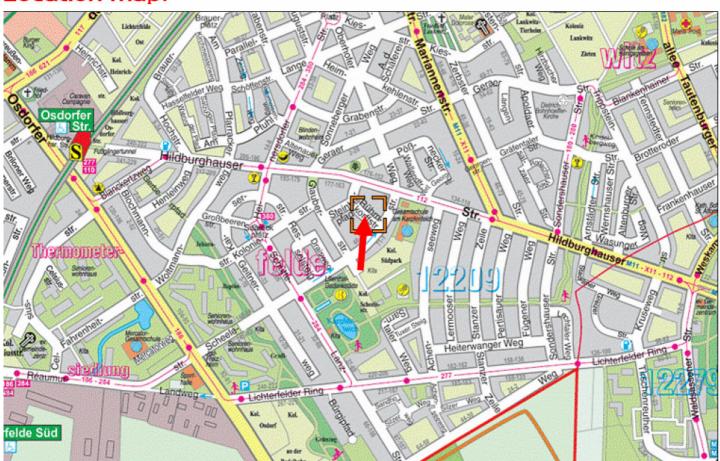


Playground

#### Register plan:



### Location map:



### Rental schedule:

No	Status	Position	Utilisation	Floor spaces	Net rent	Rent/sqm
1	occupied	VH EG re	Flat	73,87 sqm	480,16 €	6,50 €
2	occupied	VH EG li	Flat	63,31 sqm	411,52 €	6,50 €
3	occupied	VH 1. OG re	Flat	79,59 sqm	517,34 €	6,50 €
4	occupied	VH 1. OG li	Flat	63,31 sqm	493,82 €	7,80 €
5	occupied	VH 2. OG re/DG	Flat	79,59 sqm	517,34 €	6,50 €
6	occupied	VH 2. OG li/DG	Flat	63,31 sqm	411,52 €	6,50 €
Flats				422,98 s q m	2.831,70 €	Ø 6,69 €
Total			422,98 s q m	2.831,70 €		
Total	Total p. a.				33.980,40 €	

