

### 12209 Berlin (Lichterfelde) Steglitz



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

|                               |                    |
|-------------------------------|--------------------|
| Year of Construction          | 1989               |
| Site Area                     | 822 m <sup>2</sup> |
| Residential (6)               | 423 m <sup>2</sup> |
| Commercial (0)                | 0 m <sup>2</sup>   |
| Total Units (6)               | 423 m <sup>2</sup> |
| Rental Income                 | €33,980            |
| Rent / m <sup>2</sup> / Month | €6.69              |
| Purchase Price                | €650,000           |
| Price € / m <sup>2</sup>      | €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**



## Detail photos:



**Back side**



**Entrance**



## Detail photos:



Street



Detail balcony



Playground







## 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 sqm   | 2.831,70 €  | Ø 6,69 € |
| Total       |          |                |             | 422,98 sqm   | 2.831,70 €  |          |
| Total p. a. |          |                |             |              | 33.980,40 € |          |