

Property Investments

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Berlin (Lichtenrade) Templehof



Property Details: Ref No: MP 2

Year of Construction	1991			
Site Area	1,091 m ²			
Residential (9)	712 m²			
Commercial (0)	$0~\mathrm{m^2}$			
Total Units (9)	712 m²			
Rental Income	€58,860			
Rent / m²/ Month	€6.71			
Purchase Price	€1,100,000			
Price € / m ²	€1,544			
Yield (Actual)	5.35%			
Yield (Fully Let)	5.35 %			

Property Features:

- Very good residential area
- Excellent condition throughout
- Villa style building
- Gas-fired central heating
- Balconies in all apartments
- 3 car parking spaces
- Quiet side street
- Fully let
- No estate agent 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:



Side view



Rear view



Staircase



Flat door

Rental schedule:

No.	Status	Position	Occupation	Floor	Net	Rent per	Running	Heating
				space	rent	sqm	casts	costs
1	occupied	Ground floor left/basement	Flat	116,74 sqm	720,00 €	6,17 €	170,00 €	85,00 €
2	occupied	Ground floor middle/basement	Flat	84,16 sqm	583,37 €	6,93 €	90,14 €	76,62 €
3	occupied	Ground floor right/basement	Flat	86,97 sqm	535,00 €	6,15 €	120,00 €	70,00 €
4	occupied	1st floor left	Flat	88,09 sqm	600,00 €	6,81 €	112,60 €	90,07 €
5	occupied	1st floor middle	Flat	66,77 sqm	445,00 €	6,66 €	68,28 €	58,03 €
6	occupied	1st floor right	Flat	59,57 sqm	445,63 €	7,48 €	60,92 €	51,77 €
7	occupied	Attic storey left	Flat	85,07 sqm	521,00 €	6,12 €	110,00 €	117,00 €
8	occupied	Attic storey middle	Flat	66,11 sqm	490,00 €	7,41 €	100,00 €	50,00 €
9	occupied	Attic storey right	Flat	58,48 sqm	440,00 €	7,52 €	110,00 €	40,00 €
10	occupied		Parking spaces	3 parkings	125,00 €	41,67 €	0,00 €	0,00 €
Flats occupied			711,96 sqm	4.780,00 €	Ø 6,71 €	941,94 €	638,49 €	
Parking spaces			3 parkings	125,00 €	Ø 41,67 €	0,00 €	0,00 €	
Total				711,96 sqm	4.905,00 €		941,94 €	638,49 €
Total µ.a.				•	58.860,00 €		11.303,28 €	7.661,88 €

