

Berlin (Lichtenrade) Templehof



Property Details: Ref No: MP 2

Year of Construction	1991
Site Area	1,091 m ²
Residential (9)	712 m ²
Commercial (0)	0 m ²
Total Units (9)	712 m ²
Rental Income	€58,860
Rent / m ² / 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**

Detail photos:



Side view



Rear view



Staircase



Flat door

Rental schedule:

No.	Status	Position	Occupation	Floor space	Net rent	Rent per sqm	Running costs	Heating 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 p.a.					58.860,00 €		11.303,28 €	7.661,88 €

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Property Investments