

Unit parameters - Type C on the 1th floor	
Unit	18
Size	47.48
price per Sqm	5,804.13 €
Price (including optional furnishing priced at 15.000 Euro)	275,580.09 €
<b>Total purchase price</b>	<b>275,580.09 €</b>

Prices are in Euro and size in m<sup>2</sup>

Acquisition costs	
Legal fees 1%	2,755.80 €
Land registration and notary fees 1,5%	4,133.70 €
Stamp duty 6%	16,534.81 €
Commission 7.14% (including VAT)	19,676.42 €
ISR Legal Services- Adv. Janin Ahnefeld	2,250.00 €
<b>Payable upon signing the purchase contract</b>	<b>45,350.73 €</b>

Acquisition costs are due upon and shortly after signing the purchase contract.

Payment schedule	
1. 30 % after breaking ground	82,674.03 €
<b>DUE approx. December 2016 - February 2017</b>	
2. 28 % after completing the shell and carpentry work	77,162.43 €
<b>DUE approx. November 2018</b>	
3. 18,9% upon completing the roof and gutters, heating, sanitary and electrical installation	52,084.64 €
<b>DUE approx. in January 2019</b>	
4. 6,3% upon completing the interior plastering and screed	17,361.55 €
<b>DUE approx. in September 2019</b>	
5. 4,9% upon completing the tiling in the sanitary areas	13,503.42 €
<b>DUE approx. in September 2019</b>	
6. 8,4% upon handing over the individual apartments	23,148.73 €
<b>DUE approx. in October 2019</b>	
7. 3,5% upon full completion, including communal areas	9,645.30 €
<b>DUE approx. in December 2019</b>	
<b>TOTAL PURCHASE PRICE</b>	<b>275,580.09 €</b>

The developer has the right to request up to 7 installments throughout the construction period. All dates are approximate

RENTAL	
One-off charge to hand over apartment to management agency	209.20 €
One-off charge to set the apartment up turn-key	250.00 €
Rental income apartment per month 23 Euro per m <sup>2</sup> (average)	1,092.04 €
<b>Total income</b>	<b>1,092.04 €</b>
Service charges for apartment 7 Euro per m <sup>2</sup>	332.36 €
Tenant pays 5 Euro per m <sup>2</sup> of the service charges (internet, electricity, heating etc)	237.40 €
Tenant pays in total (rent + service charges)	1,329.44 €
Owner pays monthly fees for building management and maintenance reserve	94.96 €
Full apartment letting management (including finding a tenant)*	53.55 €
<b>Total per month</b>	<b>148.51 €</b>
Property tax due each year - it can be allocated to the tenant (approximately 200 Euro per year)	
<b>Yearly income</b>	<b>13,104.48 €</b>
Deducting management, reserve and letting fee	1,782.12 €
<b>Taxable income</b>	<b>11,322.36 €</b>

23 estimated

7

5

**Gross rental yield in %** **4.76**

Based on annual income of apartment

Capital gain each year of the last 6 years in major cities in Germany has been between 7-12 % per year.

\* Valid for one apartment. Discount is possible for multiple units

\*Please note that some activities are not included in this package. See contract for details.

This breakdown was prepared by the International Relations Department, Zabel Property

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## סיכום מחיר ותשואות לדירה מסוג C בפרוייקט פריץ

18	מס' דירה
47.48	שטח
C	TYPE
275,580.09 €	מחיר הדירה
321,390.02 €	מחיר כולל הוצאות רכישה

שנתי	חודשי	
13,104.48 €	1,092.04 €	שכ"ד קר
15,953.28 €	1,329.44 €	שכ"ד חם
11,322.36 €	943.53 €	שכ"ד נטו לחשבון הבעלים

1,782.12 €      148.51 €      הוצאות תפעול בעל הדירה

4.76%      תשואה קר על מחיר דירה  
4.08%      תשואה קר על מחיר כולל הוצאות  
3.52%      תשואה נטו על מחיר כולל הוצאות

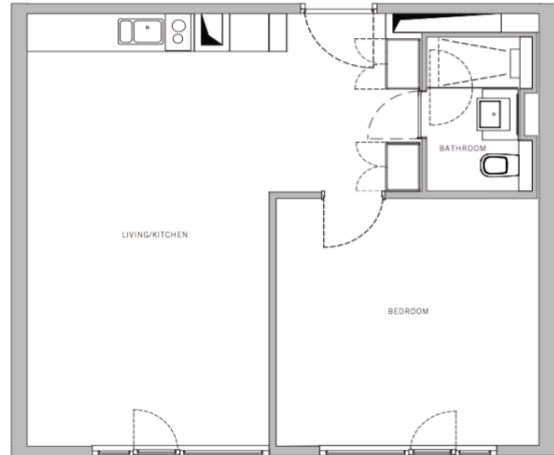
LTV	47.72%	131,520.00 €	מימון
		144,060.09 €	הון
שנים 10	3.25%	4,274.40 €	הוצאות ריבית שנתיות VZN
		7,047.96 €	הכנסה נטו לאחר הוצאות מימון
		4.89%	<b>תשואה cash on cash</b>

### עליית ערך צפויה 7-12% בשנה

בדירות מסוג C ניתן להזמין ריהוט במחיר של 15,000 אירו

דירות מסוג A,B נמכרות מרוהטות

- הוצאות התפעול כוללות:
- \* לובי מפואר ומאויש
- \* חדר כושר
- \* טרסט גג משותפת
- \* חדרי co working
- \* ביסטרו בלובי הבניין



Unit parameters - Fully furnished Type B on the 1th floor	
Unit	42
Size	29.19
price per Sqm	6,229.87 €
Price (including optional furnishing priced at 15.000 Euro)	181,849.91 €
<b>Total purchase price</b>	<b>181,849.91 €</b>

Prices are in Euro and size in m<sup>2</sup>

Acquisition costs	
Legal fees 1%	1,818.50 €
Land registration and notary fees 1,5%	2,727.75 €
Stamp duty 6%	10,910.99 €
Commission 7.14% (including VAT)	12,984.08 €
ISR Legal Services- Adv. Janin Ahnefeld	2,250.00 €
<b>Payable upon signing the purchase contract</b>	<b>30,691.33 €</b>

Acquisition costs are due upon and shortly after signing the purchase contract.

Payment schedule	
1. 30 % after breaking ground	54,554.97 €
<b>DUE approx. December 2016 - February 2017</b>	
2. 28 % after completing the shell and carpentry work	50,917.97 €
<b>DUE approx. November 2018</b>	
3. 18,9% upon completing the roof and gutters, heating, sanitary and electrical installation	34,369.63 €
<b>DUE approx. in January 2019</b>	
4. 6,3% upon completing the interior plastering and screed	11,456.54 €
<b>DUE approx. in September 2019</b>	
5. 4,9% upon completing the tiling in the sanitary areas	8,910.65 €
<b>DUE approx. in September 2019</b>	
6. 8,4% upon handing over the individual apartments	15,275.39 €
<b>DUE approx. in October 2019</b>	
7. 3,5% upon full completion, including communal areas	6,364.75 €
<b>DUE approx. in December 2019</b>	
<b>TOTAL PURCHASE PRICE</b>	<b>181,849.91 €</b>

The developer has the right to request up to 7 installments throughout the construction period. All dates are approximate

RENTAL	
One-off charge to hand over apartment to management agency	209.20 €
One-off charge to set the apartment up turn-key	250.00 €
Rental income apartment per month 23 Euro per m <sup>2</sup> (average)	671.37 €
<b>Total income</b>	<b>671.37 €</b>
Service charges for apartment 7 Euro per m <sup>2</sup>	204.33 €
Tenant pays 5 Euro per m <sup>2</sup> of the service charges (internet, electricity, heating etc)	145.95 €
Tenant pays in total (rent + service charges)	817.32 €
Owner pays monthly fees for building management and maintenance reserve	58.38 €
Full apartment letting management (including finding a tenant)*	53.55 €
<b>Total per month</b>	<b>111.93 €</b>
Property tax due each year - it can be allocated to the tenant (approximately 200 Euro per year)	
<b>Yearly income</b>	<b>8,056.44 €</b>
Deducting management, reserve and letting fee	1,343.16 €
<b>Taxable income</b>	<b>6,713.28 €</b>

23 estimated

7

5

**Gross rental yield in %** **4.43**

Based on annual income of apartment

Capital gain each year of the last 6 years in major cities in Germany has been between 7-12 % per year.

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\*Please note that some activities are not included in this package. See contract for details.

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## סיכום מחיר ותשואות לדירה מסוג B בפרוייקט פריץ

42	מס' דירה
29.19	שטח
B	TYPE
181,849.91 €	מחיר הדירה
213,000.43 €	מחיר כולל הוצאות רכישה

שנתי	חודשי
8,056.44 €	671.37 €
9,807.84 €	817.32 €
6,713.28 €	559.44 €

שכ"ד קר  
שכ"ד חם  
שכ"ד נטו לחשבון הבעלים

1,343.16 €      111.93 €

הוצאות תפעול בעל הדירה

4.43%

תשואה קר על מחיר דירה

3.78%

תשואה קר על מחיר כולל הוצאות

3.15%

תשואה נטו על מחיר כולל הוצאות

LTV	45.14%	82,080.00 €
		99,769.91 €
שנים 10	3.25%	2,667.60 €
		4,045.68 €
		4.06%

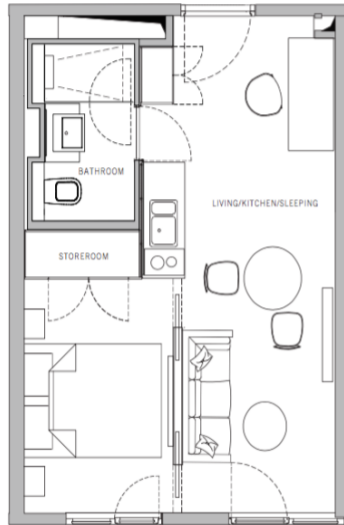
מימון  
הון  
הוצאות ריבית שנתיות VZN  
הכנסה נטו לאחר הוצאות מימון  
**תשואה cash on cash**

### עליית ערך צפויה 7-12% בשנה

בדירות מסוג Type C ניתן להזמין ריהוט במחיר של 15,000 אירו

דירות מסוג A,B נמכרות מרוהטות

- הוצאות התפעול כוללות:
- \* לובי מפואר ומאויש
- \* חדר כושר
- \* טרסת גג משותפת
- \* חדרי co working
- \* ביסטרו בלובי הבניין



Unit parameters - Fully furnished Type A on the 1th floor	
Unit	10
Size	22.35
price per Sqm	6,009.84 €
Price (including optional furnishing priced at 15.000 Euro)	134,319.92 €
<b>Total purchase price</b>	<b>134,319.92 €</b>

Prices are in Euro and size in m<sup>2</sup>

Acquisition costs	
Legal fees 1%	1,343.20 €
Land registration and notary fees 1,5%	2,014.80 €
Stamp duty 6%	8,059.20 €
Commission 7.14% (including VAT)	9,590.44 €
ISR Legal Services- Adv. Janin Ahnefeld	2,250.00 €
<b>Payable upon signing the purchase contract</b>	<b>23,257.64 €</b>

Acquisition costs are due upon and shortly after signing the purchase contract.

Payment schedule	
1. 30 % after breaking ground	40,295.98 €
<b>DUE approx. December 2016 - February 2017</b>	
2. 28 % after completing the shell and carpentry work	37,609.58 €
<b>DUE approx. November 2018</b>	
3. 18,9% upon completing the roof and gutters, heating, sanitary and electrical installation	25,386.47 €
<b>DUE approx. in January 2019</b>	
4. 6,3% upon completing the interior plastering and screed	8,462.16 €
<b>DUE approx. in September 2019</b>	
5. 4,9% upon completing the tiling in the sanitary areas	6,581.68 €
<b>DUE approx. in September 2019</b>	
6. 8,4% upon handing over the individual apartments	11,282.87 €
<b>DUE approx. in October 2019</b>	
7. 3,5% upon full completion, including communal areas	4,701.20 €
<b>DUE approx. in December 2019</b>	
<b>TOTAL PURCHASE PRICE</b>	<b>134,319.92 €</b>

The developer has the right to request up to 7 installments throughout the construction period. All dates are approximate

RENTAL	
One-off charge to hand over apartment to management agency	209.20 €
One-off charge to set the apartment up turn-key	250.00 €
Rental income apartment per month 23 Euro per m <sup>2</sup> (average)	514.05 €
<b>Total income</b>	<b>514.05 €</b>
Service charges for apartment 7 Euro per m <sup>2</sup>	156.45 €
Tenant pays 5 Euro per m <sup>2</sup> of the service charges (internet, electricity, heating etc)	111.75 €
Tenant pays in total (rent + service charges)	625.80 €
Owner pays monthly fees for building management and maintenance reserve	44.70 €
Full apartment letting management (including finding a tenant)*	53.55 €
<b>Total per month</b>	<b>98.25 €</b>
Property tax due each year - it can be allocated to the tenant (approximately 200 Euro per year)	
<b>Yearly income</b>	<b>6,168.60 €</b>
Deducting management, reserve and letting fee	1,179.00 €
<b>Taxable income</b>	<b>4,989.60 €</b>

23 estimated

7

5

**Gross rental yield in %** **4.59**

Based on annual income of apartment

Capital gain each year of the last 6 years in major cities in Germany has been between 7-12 % per year.

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## סיכום מחיר ותשואות לדירה מסוג A בפרוייקט פריץ

10	מס' דירה
22.35	שטח
A	TYPE
134,319.92 €	מחיר הדירה
158,036.76 €	מחיר כולל הוצאות רכישה

שנתי	חודשי	
6,168.60 €	514.05 €	שכ"ד קר
7,509.60 €	625.80 €	שכ"ד חם
4,989.60 €	415.80 €	שכ"ד נטו לחשבון הבעלים
1,179.00 €	98.25 €	הוצאות תפעול בעל הדירה
	4.59%	תשואה קר על מחיר דירה
	3.90%	תשואה קר על מחיר כולל הוצאות
	3.16%	תשואה נטו על מחיר כולל הוצאות
LTV	46.05%	מימון
		הון
		הוצאות ריבית שנתיות VZN
10 שנים	3.25%	הכנסה נטו לאחר הוצאות מימון
		<b>תשואה cash on cash 4.11%</b>

### עליית ערך צפויה 7-12% בשנה

בדירות מסוג C Type ניתן להזמין ריהוט במחיר של 15,000 אירו

דירות מסוג A,B נמכרות מרוהטות

- הוצאות התפעול כוללות:
- \* לובי מפואר ומאויש
- \* חדר כושר
- \* טרסט גג משותפת
- \* חדרי co working
- \* ביסטרו בלובי הבניין

