

OBERLANDSTR. 2

APARTMENTS NEAR TEMPELHOF PARK

- STUDIO, 1-4 BEDROOM APARTMENTS IN A CLASSIC ALTBAU BUILDING
- CENTRALLY-LOCATED ACROSS FROM TEMPELHOF PARK
- DISCOUNT PRICES IN A HIGH DEMAND NEIGHBORHOOD
- COMPLETE INVESTMENT MANAGEMENT BY INSPIRATION GROUP
- BEAUTIFUL BUILDING IN AN EXCELLENT TECHNICAL CONDITION



Inspiration
Group

THE LOCATION

Oberlandstr. 2 is located just across from Tempelhof Park, and near fashionable Schiller Kiez. During the last 4 years, the area has become increasingly popular, drawing new residents from other parts of Berlin.

Dozens of coffee shops, restaurants, bars and art galleries have opened in the vicinity of the property in recent years. Rent rates have climbed substantially and reached levels of upper middle-class neighborhoods such as Charlottenburg. The high demand for apartments in the area translates into a very high level of security for investors.

Located near the Oderstrasse Bridge on the south east part of the park, Oberlandstr. is located on the seam between Tempelhof and Neukölln neighborhoods.

- Central location – high demand area.
- Adjacent to Tempelhof Park.
- Short walking distance to metro and bus stations.
- Surrounded by cultural and artistic venues.



TEMPELHOF PARK

Opened in 1927, Tempelhof airport was one of the 3 iconic airports of pre-war Europe, together with La Bourget in Paris and London's Croydon. It served as the lifeline to West Berlin during the memorable Berlin airlift at the onset of the Cold War. The airport was eventually closed in 2009 and is now a huge urban park where families fly kites and enjoy picnics during the summer. The Berlin municipality plans to invest 60 million EUR by 2017 in the park's infrastructure and to transform the airport terminal into an exhibition center.

These developments have had a powerful effect on the residential areas surrounding the park, primarily at its northern end. Properties which once suffered from noise and pollution, are now attractively-located properties next to the wide expanses of an enormous park.







THE PROPERTY AND APARTMENTS

The building was constructed in 1900 and contains 33 apartments. The public areas of the property are well-maintained, the façade has been renovated in the last few years, and the infrastructure of property was upgraded between 2004-2006. Individual gas heating units are installed in the apartments.

Apartment sizes range between 37-96 SqM, and cater to the needs of young families and professionals flocking to the area. All apartments are offered below market price. 8 of the apartments face the park and enjoy a balcony or a private garden. A rail track is submerged several meters below ground level north of the property, resulting in minimal noise.

Rental median price EUR/sqm by construction year

Before 1919 - Altbau	1920 -1945	1946- 1970	1961- 1975	1976- 1990	1991- 2007	after 2008
8.25	7.10	7.40	6.50	6.15	7.45	9.50

source: on.point residential city profile - JLL 2013



Altbau Architecture

Altbau Architecture is characterized by a passion for detail and quality, idiosyncratic of the German Imperial era beginning in the 1860's and culminating in the first decades of the 20th century.

Buildings often vaunt arched doorways, hardwood floors, ornamented stucco elements, balconies, and ceilings reaching a height of 3.5 meters.

The unique characteristics of Altbau buildings were lost in later decades as industrialized and functional designs became architecturally dominant.

The combination of location - most Altbau buildings are situated in Berlin's inner ring – and their unique design, render Altbau properties highly-attractive to Berlin's young professionals and international investors.



OPPORTUNITY ANALYSIS

- High-demand area.
- Low entry-point investment - Equity beginning from 40,000 EUR.
- 30%-50% mortgages available.
- Complete Investment Management by Inspiration Group.

The conversion of Tempelhof air port to a park has served as a booster to the urban development of the neighborhoods surrounding it. Nominally part of Tempelhof neighborhood, Oberlandstr. is a direct extension of the increasingly fashionable Schiller Kitz in Neukolln, which has experienced a major urban transformation.

This micro location presents a great investment opportunity due to the attractive purchase price, high purchase and rental demand in the area, and Inspiration's complete management package.

Rising property prices in the heart of the city have contributed to a mass movement of young and affluent residents to this micro location.

In recent years dozens of trendy restaurants, galleries, coffee shops and bars have opened in the immediate vicinity. Vacant apartments are virtually non-existent, buoying rental prices which nowadays near those of historically affluent neighborhood like Charlottenburg.

Rental Demand

High demand for property in the area has translated into new lease prices within a radius of 500 meters from the property reaching 8.2-10.7 EUR/SqM.

Since the average rental price in the property is 5.7 EUR/SqM—in future leases investors are likely to expect a rental increase of 60%-100%.

Re-Sale

The asking price for vacant apartments in the immediate vicinity has reached in some cases 3,000 EUR/SqM, significantly higher than Inspiration Group offerings. This gap reflects the sizable capital-gain potential of the investment. Rented apartments within a radius of 500 meters from the property are marketed for 1,700-2,700 EUR/SqM.

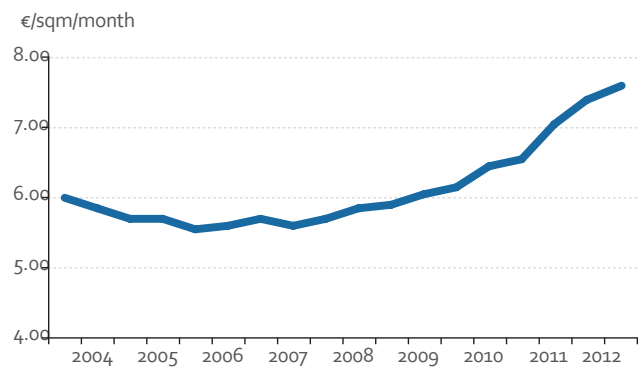
Discount Prices with the Innovative Group Acquisition Model - GbR

The apartments in Inspiration Projects are purchased as part of a Group Acquisition Model in which each investor is allocated a specific apartment, which will be registered in the German Land Registrar under the investor's name.

Purchasing the building in bulk with the GbR model enables significant savings by reducing the purchase price per SqM.

- The apartment price is all inclusive with purchase tax, realtor fees and the notary fee in Berlin, amounting to 12%-15% of the price of the property, included in the purchase price.
- A 30%- 50% financing is made available to international investors living outside of Germany.
- The property is managed entirely by Inspiration Group, including all aspects concerning the investment such as: rentals, maintenance, renovations and future re-sale.

Development of rental prices in Berlin (Median in €/sqm/month)



Source: JLL, on.point - Residential Property Market Berlin, H2 2012





PRICE COMPARISON

Vacant Apartment

Distance: 350 meters

Size: 112 SqM

Price: 178,838 EUR (2,858 EUR/SqM)
including closing costs (purchase tax, relator fee and notary) .

www.immobilienscout24.de/expose/72779189

Vacant Studio Apartment

Distance: 350 meters, on Oberlandstr.

Size: 28 SqM

Price: 84,833 EUR (3,036 EUR/SqM)
including closing costs (purchase tax, relator fee and notary) .

www.immobilienscout24.de/expose/72943492

Rented Apartment

Distance: 350 meters

Size: 44.83 SqM

Net Yield: 3.8%

Price: 113,064 EUR (2,522 EUR/SqM)
including closing costs (purchase tax, relator fee and notary) .

<http://www.immobilienscout24.de/expose/73013797>

Rented apartments in a 500 meter vicinity –
rents range between 8.2 – 10.7 EUR/SqM

www.immobilienscout24.de/expose/72647794

www.immobilienscout24.de/expose/72563947

www.immobilienscout24.de/expose/72710124

www.immobilienscout24.de/expose/72943492

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