

KASKELSTR. 4

APARTMENTS FOR SALE IN CENTRAL BERLIN

BERLIN

- CENTRAL LOCATION IN A HISTORICAL AREA – VICTORIASTADT.
- 1-4 ROOM APARTMENTS IN A RENOVATED PROPERTY IN EXCELLENT CONDITION.
- LOCATED ON A QUIET STREET WITH EASY ACCESS TO PUBLIC TRANSPORTATION.
- SMALL BUILDING – ONLY 14 APARTMENTS, LARGE GARDEN.
- IN-HOUSE MANAGEMENT BY INSPIRATION GROUP.



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THE LOCATION

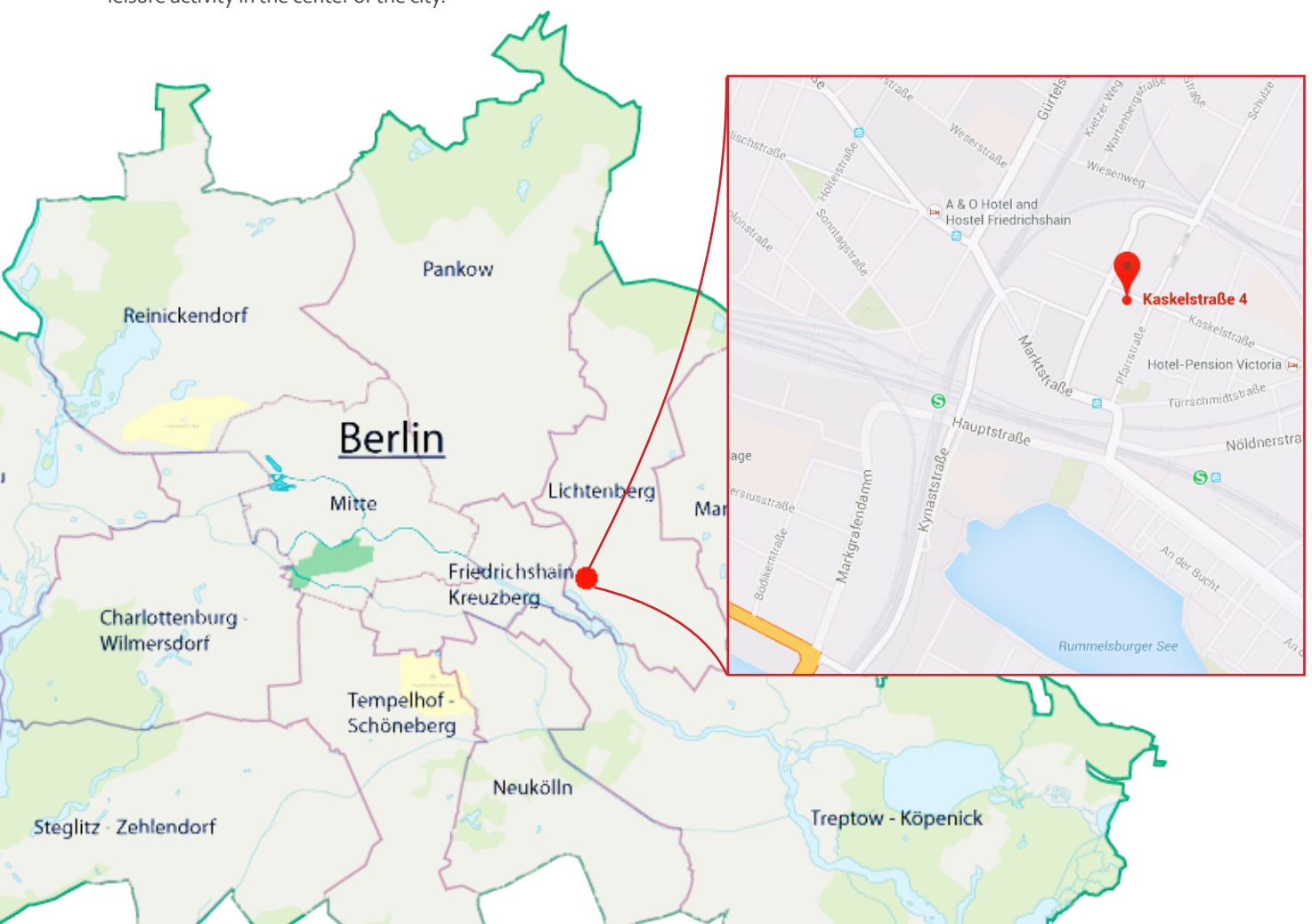
Victoriastadt, is a mini-neighborhood located in Lichtenberg, on the seam zone with fashionable Friedrichshain neighborhood.

Most of the buildings in the micro area date back to the beginning of the 20th century, and have been well preserved and renovated. Victoriastadt has been declared by the municipality as a historical area, with a uniquely charming character, contributing to its attractiveness.

Kaskelstr. 4 is a quiet, pleasant street in the center of Victoriastadt just a short walking distance from Friedrichshain's cultural hub in the area of Neue Bahnhofstr. and Boxhagener str., in which many restaurants, coffee shops and shopping venues abound.

200 meters south of the property, residents enjoy the charming Rummelsburger See situated on the Spree's waterfront – a perfect leisure activity in the center of the city.

- Central Location on a quite street near the Spree waterfront.
- Minutes away from S-bahn metro stations.
- Historical area, only a short walking distance from the vibrant cultural scene of Friedrichshain







THE PROPERTY AND APARTMENTS

This classic Altbau property with 14 apartments was constructed in the beginning of the 20th century. The property has undergone extensive renovations one decade ago, and is in excellent technical condition.

Beautiful stucco elements, part of the original design, decorate the building's façade and public areas.

There are 1-4 room apartments in the property. Modern individual gas heating systems have been installed in all apartments.

Rental median price EUR/sqm by construction year

Before 1919 - Altbau	1920 -1945	1946- 1960	1961- 1975	1976- 1990	1991- 2008	after 2009
8.55	7.55	7.60	6.80	6.35	7.70	10

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

- Strong capital gain potential - Prime location.
- Discounted prices with 30%-50% financing available.
- High rental demand – secure and rising yields.
- Complete In-House management by Inspiration.

Lichtenberg neighborhood, of which Kaskelstr. 4 is part, has undergone in recent years, together with Neukölln, some of the strongest price transformation in Berlin.

The close proximity to Friedrichshain has significantly affected the upward price trend and the strong demand for apartments in the area. This trend is forecast to continue in the coming years.

The zoning of Victoriastadt as a historical area, enjoying excellent transportation links, has further contributed to the attractiveness of the neighborhood.

Rental Demand

With rental prices on the rise, but still cheaper than adjacent Friedrichshain, the micro-location of Victoriastadt enjoys a high demand amongst buyers and renters.

New rental contracts reach 8.5 – 12 EUR/SqM, and according to the data published by CBRE, new leases in the area's top rental segment stand at 13.5 EUR/SqM.

The strong demand for apartments in the area creates a high level of security, ensuring future re-rental and very high potential increase in future yields.

Re-Sale

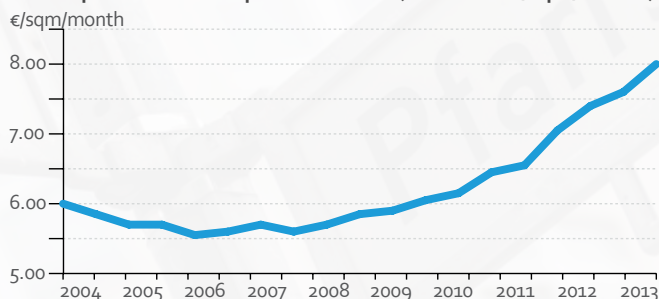
The market price for newly renovated vacant apartments in the near vicinity may reach 3,000 EUR/SqM. Rented apartments in a radius of 500 meters from the property are marketed for around 2,200 EUR/SqM. This gap reflects the substantial capital-gain potential of the investment.

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, H1 2013



PRICE COMPARISON

Apartments for sale

Rented Apartment

Distance: 300 m
Size: 96 SqM
Rent: 620 EUR, 3.51% yield
Price: 212,083 EUR including closing costs (purchase tax, relator fee and notary) – 2,209 EUR/SqM.

<http://www.immobilienscout24.de/expose/73910653>

Vacant Apartment

Distance: 900 meters
Size: 86.5 SqM
Price: 252,207 EUR including closing costs (purchase tax, relator fee and notary) – 2,915 EUR/SqM.
<http://www.immobilienscout24.de/expose/73971643>

Rental Comparison

Ground floor apartment – Türirschmidtstraße 10-11
Distance: 400 meters
Size: 102.22 SqM
Rent/SqM: 9 EUR

<http://www.immobilienscout24.de/expose/74422110>

Newly renovated apartment – Sonntagstraße 8
Distance: 900 meters
Size: 76.02 SqM
Rent/SqM: 12.04 EUR

<http://www.immobilienscout24.de/expose/71996474>

Apartment - Boxhagener Str. 75
Distance: 700 meters
Size: 45 SqM
Rent/SqM: 8.92 EUR

<http://www.immobilienscout24.de/expose/73987800>

Source: www.immobilienscout24.de Germany's leading property website

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