

APARTMENTS NEAR TEMPELHOF PARK

# BERLIN

SILBERSTEINSTRASSE 39

- 1-3 ROOM APARTMENTS AND 3 COMMERCIAL UNITS MARKETING AT DISCOUNT PRICES
- HIGH DEMAND NEIGHBORHOOD, CENTRALLY-LOCATED NEAR TEMPELHOF PARK
- EXCELLENT ACCESS TO PUBLIC TRANSPORTATION
- MODERNIST BAUHAUS BUILDING BEING RENOVATED BY INSPIRATION
- COMPLETE INVESTMENT MANAGEMENT BY INSPIRATION GROUP



Inspiration  
Group

# THE LOCATION

Silbersteinstraße 39 is located a short distance from Tempelhof Park. An extension of fashionable Schiller Kiez in Neukölln, the micro location is in the midst of a process of urban transformation, with young and more affluent residents moving into the neighborhood.

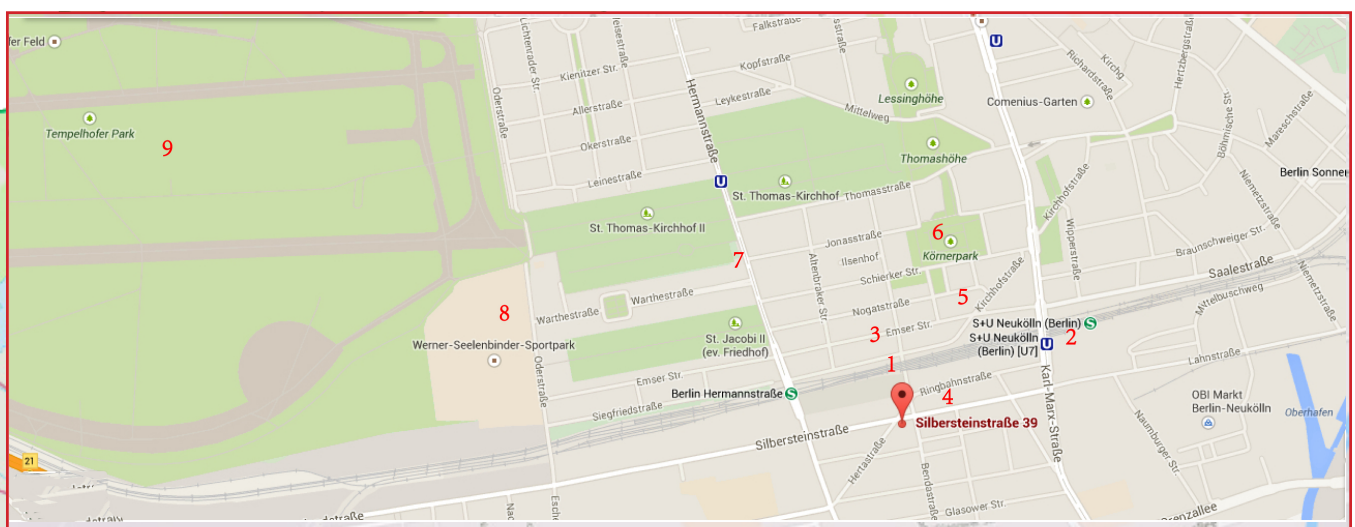
During the last 4 years, dozens of coffee shops, restaurants, bars and art galleries have opened in Schiller Kiez just north of the property, with a concentration of modern art galleries opening on Emserstr., just a few minutes walk away.

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.

1. Hermannstraße S+U station: 400m - easy access to the heart of the city - 20 minutes by public transportation.
2. Neukölln S+U station: 750m - S-Bahn network enabling quick access to locations throughout the city.
3. Emserstraße: 500m - lively culture scene with coffee shops and galleries.
4. Primary School: 400m.

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

5. High School: 400m.
  6. Körner Park: 650m - charming garden in the heart of the neighborhood.
  7. Hermannstraße: 250m – a major commercial street.
  8. Sports Center: 1km.
  9. Tempelhof Park: 1.5km.
- Alexanderplatz: 7km - Berlin's epi-center





# 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. Properties, which once suffered from the adverse effects of the airport, are now attractively located properties next to the wide expanses of Europe's best known new urban park.







# THE PROPERTY AND APARTMENTS

---

The building was constructed in 1929 and contains 18 apartments and 3 commercial units. The property is a unique corner building, constructed in the famous Bauhaus architectural style, with tall ceilings, wooden floors, balconies, and a curved façade.

A modern central gas heating system has been installed in the building, which will undergo renovation work by Inspiration as part of the purchase price of the apartments.

Sizes of units in the building range between 30-84 SqM, and cater to the needs of young families and professionals flocking to the area. All apartments are offered below market price.

## ***Bauhaus Architecture***

During the late 1920's a new modernist style of architecture emerged in Germany, spear headed by world renowned architects, Walter Gropius and Ludwig Mies van der Rohe. The architectural style, which developed in the Bauhaus School of Art, became synonymous with zeitgeist of the time, giving form to a more rational, objective aesthetics characterized by minimalist clean lines, that represented the futurist industrial vision prevalent in the inter-war era.

Built in the Bauhaus style, Sileberstein 39, is defined by an curved façade hugging pedestrian side walk. The clean smooth lines visual appeal will be enhance by the renovation the property will undergo by Inspiration.









# OPPORTUNITY ANALYSIS

## Rental Demand

According to data gathered by CBRE, high demand for property in the area has translated into 8.33 EUR/SqM in median rents in new leases, while the average in the 10% mercantile in the micro area is 13.81 EUR/SqM.

The much lower average rental prices in the property, present the potential for the future increase in rental income and yields.

## Re-Sale

The asking price for vacant apartments in the immediate vicinity has surpassed 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.

## Price Comparison

### Rental Rates

**Bendastraße 23** - Newly renovated apartment

Size: 63.63 SqM

Price/SqM: 9.50 EUR

Distance: 93m

[www.immobilienscout24.de/expose/77133415](http://www.immobilienscout24.de/expose/77133415)

**Hermannstraße 136** - Refurbished apartment

Size: 65.28 SqM

Price/SqM: 9.94 EUR

Distance: 450m

[www.immobilienscout24.de/expose/76863845](http://www.immobilienscout24.de/expose/76863845)

**Schierkerstraße 17a** - Newly renovated apartment

Size: 50.49 SqM

Price/SqM: 12.00 EUR

Distance: 550m

[www.immobilienscout24.de/expose/76969578](http://www.immobilienscout24.de/expose/76969578)

- Added value extensive renovation of property by Inspiration
- High-demand area.
- Low entry-point investment - Equity beginning from 40,000 EUR.
- Up to 50% mortgages available.
- Complete Investment Management by Inspiration Group.

## Apartments for sale

### Rented Apartment

Size: 59.00 SqM

Rent: 300 EUR, 3.09% yield (prior to management and maintenance fund)

Price: 116,434 EUR including closing costs (purchase tax, relator fee and notary) – 1,973 EUR/SqM.

Distance: 270 m

[www.immobilienscout24.de/expose/73679280](http://www.immobilienscout24.de/expose/73679280)

### Rented Apartment

Size: 33.00 SqM

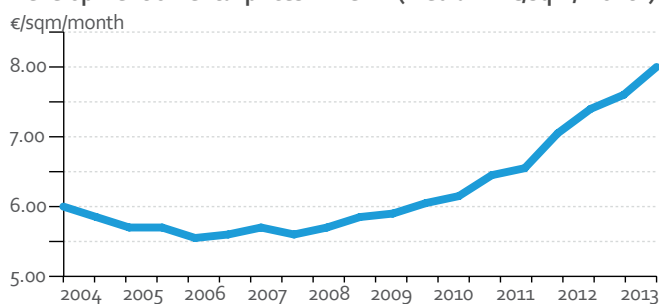
Rent: 230 EUR, 3.59% yield (prior to management and maintenance fund)

Price: 76,808 EUR including closing costs (purchase tax, relator fee and notary) – 2,327 EUR/SqM.

Distance: 450 m

[www.immobilienscout24.de/expose/72376426](http://www.immobilienscout24.de/expose/72376426)

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



Source: JLL, on.point - Residential Property Market Berlin, H1 2013

### Vacant Apartment

Size: 66.17 SqM

Price: 131,836 EUR including closing costs (purchase tax, relator fee and notary) – 1,992 EUR/SqM.

Distance: 270 m

[www.immobilienscout24.de/expose/76963637](http://www.immobilienscout24.de/expose/76963637)





# INNOVATIVE INVESTMENTS — THE GbR MODEL

Only 17% of Berlin apartments are privately owned. Most of Berlin's housing stock is owned by funds and private companies with portfolios, which in some cases reach tens of thousands of apartments, in effect decreasing the supply marketable housing units.

Recognizing the strong demand for apartments by private investors and residents interesting in becoming home owners; the low supply of marketed housing units, and the inability of most investors to purchase whole buildings, Inspiration adopted a unique model of operation – the GbR Model.

Inspiration identifies exceptional properties, pools together the resources of individual investors and purchases complete buildings at a discounted prices.

Following the acquisition, each apartment is registered in the Berlin land registrar under the name of the specific investor whom purchased it.

- Investors enjoy Inspiration deep understanding of the Berlin real estate market in hand picking select properties in specific micro locations.
- Purchasing a whole building in with the GbR model enables significant savings by buying in bulk and reducing the purchase price per SqM.
- The price is inclusive of purchase tax, brokerage fees and legal fees amounting to 15% in Berlin.
- 30%- 50% financing is made available to international investors.
- Following acquisition, the property is managed entirely by Inspiration Group, including all aspects concerning the investment such as : rentals, maintenance, renovations and future re-sale.



# CONTACT US

---

## Inspiration Group Berlin Headquarters:

Mehringdamm 33, 10961  
Berlin, Germany

Tel: +49-30-6981-930980  
Fax: +49-30-6981-939011

[info@inspirationgroup.biz](mailto:info@inspirationgroup.biz)  
[www.inspirationgroup.biz](http://www.inspirationgroup.biz)

## Inspiration Group Tel-Aviv Office:

23rd floor, Beit Gibor  
7 Menachem Begin Rd.  
Ramat Gan, Israel

Tel: +972 3 794 98 02  
Fax: +972 3 794 98 01

[info@inspirationgroup.biz](mailto:info@inspirationgroup.biz)  
[www.inspirationgroup.biz](http://www.inspirationgroup.biz)



Inspiration  
Group