

APARTMENTS FOR SALE IN KREUZBERG

BERLIN

KREUZBERGSTRASSE 45

- + FANTASTIC LOCATION
IN BERLIN'S TRENDIEST
NEIGHBORHOOD
- + CLASSIC ALTBAU
PROPERTY WITH 6 NEW
LUXURY APARTMENTS
AND A COMMUNAL ROOF
TERRACE
- + CLASSIC ALTBAU
PROPERTY WITH NEWLY
RENOVATED STUDIO
APARTMENTS AND
PLANNED ROOF TERRACE
- + DISCOUNT PRICES:
TENANTED 1-4 BEDROOM
APARTMENTS
- + TENANTED AND VACANT
STUDIO, 1-4 ROOM
APARTMENTS

THE LOCATION

Centrally located near Mitte, Kreuzberg neighborhood is considered one of the trendiest areas in Berlin, with a strong presence of Berlin's creative class. The neighborhood is renowned for its vibrant life style venues including numerous restaurants, bars, clubs and galleries.

The micro location of the property near Viktoria park and Bergmannstraße, which is the continuation of Kreuzbergstraße, is considered the most established and affluent area of the neighborhood.

Bergmannstraße, is a major commercial and shopping street, nick named Kreuzberg's Ku'Damm after Berlin's upscale shopping street in nearby Charlottenburg.

Beautifully landscaped Viktoria park is located adjacent to the property, with the newly opened Gleisdreieck Park situated just across from the building with more than 30,000 SqM of green space, unique trails and playgrounds.

- + Centrally located in Bergmannkiez one of the trendiest micro locations in Berlin
- + Situated across from newly landscaped Gleisdreieck Park and a few minute walk from beautiful Viktoria park
- + Surrounded by cultural, shopping and life style venues
- + A few minutes away from Yorckstraße S-Bahn and U-Bahn stations
- + Just a few kilometers from Potsdamer Platz and Brandenburg Gate

Legend:

- 1 Gleisdreieck Park
- 2 Viktoria Park
- 3 Bergmannstraße
- 4 Yorckstraße U-Bahn/S-Bahn station
- 5 Science and Technology Museum
- 6 Brandenburg Gate 2 KM
- 7 Humboldt University - 3 KM north





ILLUSTRATION OF PLANNED COMMUNAL ROOF TERRACE

THE PROPERTY AND APARTMENTS

Kreuzbergstraße 45 is a classic Altbau building with 35 apartments and 2 commercial units. The building was constructed in the first decade of the 20th century.

A modern central heating system has been installed in the property. The lobby and stairwells were renovated in 2014.

As part of the renovations in the building, 6 new apartments will be built above the existing structure in the front wing, and a communal roof terrace will be developed. Additional renovations will include the refurbishment of the back façade and landscaping the central yard.

Rental median price EUR/sqm by construction year

Before 1919 - Altbau	1920 -1945	1946- 1970	1961- 1975	1976- 1990	1991- 2007	after 2008
9.20	8.10	8.60	7.45	6.90	8.10	10.50

source: on.point residential city profile - JLL 2014

Altbau Architecture

Altbau Architecture is characterized by a passion for detail and quality that reflect the ethos of the German Imperial Era that began in 1870 and flourished until the outbreak of World War I. Buildings often possess arched doorways, hardwood floors, ornamented stucco elements, apartments with balconies, and ceilings that reach a height of up to 3.6 meters.

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

The combination of location - most of Altbau buildings are situated in Berlin's inner ring - and unique design make Altbau properties highly prized by Berlin's educated and professional class, and also by foreign investors. Prices of Altbau properties are second only to buildings constructed after 2008.



THE APARTMENTS

A mix of apartment sizes exist in the property with 23-40 SqM renovated studio apartments as well as tenanted studios; 1-2 bedroom apartments 50-70 SqM, and spacious 3-4 bedroom apartments 110-176 SqM.

Illustrations of 3 bedroom apartments in the front wing:





OPPORTUNITY ANALYSIS

- + Prime location, fashionable micro area
- + Low entry point investment – vacant studio apartments
- + Strong capital gain potential – apartments marketed below market price
- + Up 50% mortgages available. Complete management by Inspiration

Kreuzbergstrasse 45 is the first project of Inspiration in Kreuzberg and one of the few prime location projects we have initiated.

Situated in one of the most sought after areas in Berlin, the median price of tenanted apartments in Kreuzberg-Friedrichshain surpasses 3,600 EUR/SqM (JLL 2014), including closing costs. Vacant apartments are marketed at 4,000 EUR/SqM and above, reflecting the attractive pricing of the project, and the strong capital gain potential of the investment.

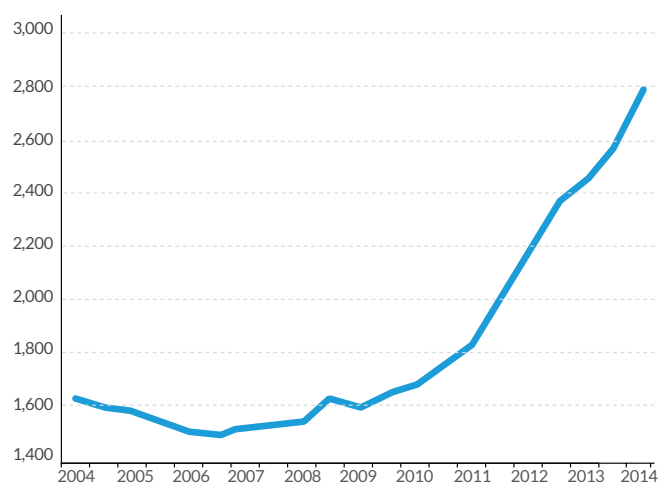
The large 3-4 bedroom apartments present some of the most attractive investment opportunities. A scarcity of large (100 SqM and up) apartments in the area has a pronounced effect on the future resale price of these apartments. While 3-4 bedroom apartments in Kreuzberg 45 are marketed between 2,000-2,500 EUR/SqM, vacant apartment of similar size in the neighborhood are currently marketed for 4,500 EUR/SqM.

Rental Potential

The strong demand for rental apartments in the area translates into new leases in the immediate vicinity reaching 12 EUR/

SqM. The demand for housing in the micro location means a high level of security for Inspiration investors and an ease in locating new tenants for higher rents.

Development of median purchase prices (€/sqm)



Source: JLL, on.point - Residential Property Market Berlin, 2014

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 16% 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.

A photograph of Gleisdreieck Park, a large urban park with a colorful graffiti-covered skate ramp. A person is riding a bicycle on the ramp, and a large crowd of people is gathered in the background.

GLEISDREIECK PARK



PRICE COMPARISON

Date collected from www.immobilienscout24.de
Germany's leading real estate website.

The prices quoted are after the addition of closing costs
totaling 16%.

71 SqM vacant apartment – distance 240 meters
Price: 317,438 EUR. 4,470 EUR/SqM
<http://www.immobilienscout24.de/expose/77784741>

Vacant 151 SqM apartment – distance 151 meters
Price: 686,694 EUR. 4,547 EUR/SqM
<http://www.immobilienscout24.de/expose/77060230>

Apartments for Rent
New rentals range between 11-12 EUR/SqM

<http://www.immobilienscout24.de/expose/77791769>
<http://www.immobilienscout24.de/expose/78036993>
<http://www.immobilienscout24.de/expose/78121809>
<http://www.immobilienscout24.de/expose/78149698>
<http://www.immobilienscout24.de/expose/78172129>

BERLIN INTRO

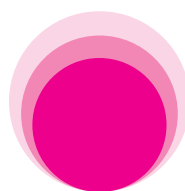
25 years after Berlin's reunification the German capital has re-emerged as a leading world-class city and Europe's economic and political epicenter.

With a population of 5.5 million and growing, Berlin presents one of the most attractive life style experiences in Europe.

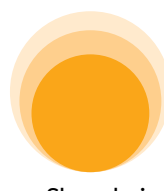
- + Economy – fastest growing economy in Germany, double the national GDP rate
- + Innovation – capital of German green-tech, hi-tech and bio-tech industries – 37,000 start ups.
- + Education – 150,000 students. Two universities in the top 100 world institutions ranked by Times Higher Education.
- + Culture – world-class cultural venues. The Berlin Philharmonic, the Berlin film festival, tens of theaters, museums.
- + Environment – 46% of the urban area covered by parks, woodlands and lakes.
- + Tourism – Europe's 3 most visited city.



City center purchase price €/sqm



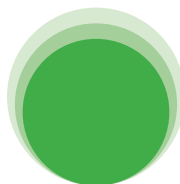
Hong Kong
7500-13500 (10500)



Shanghai
6000-9000 (7500)



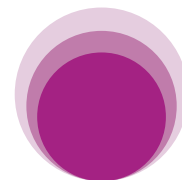
Berlin
2000-4000 (3000)



Paris
8500-12000 (10250)



Munich
4000-7000 (5500)



London
7000-13000 (10000)

Source: Inspiration Group research 2014

WHY INVEST IN BERLIN?

Low Prices

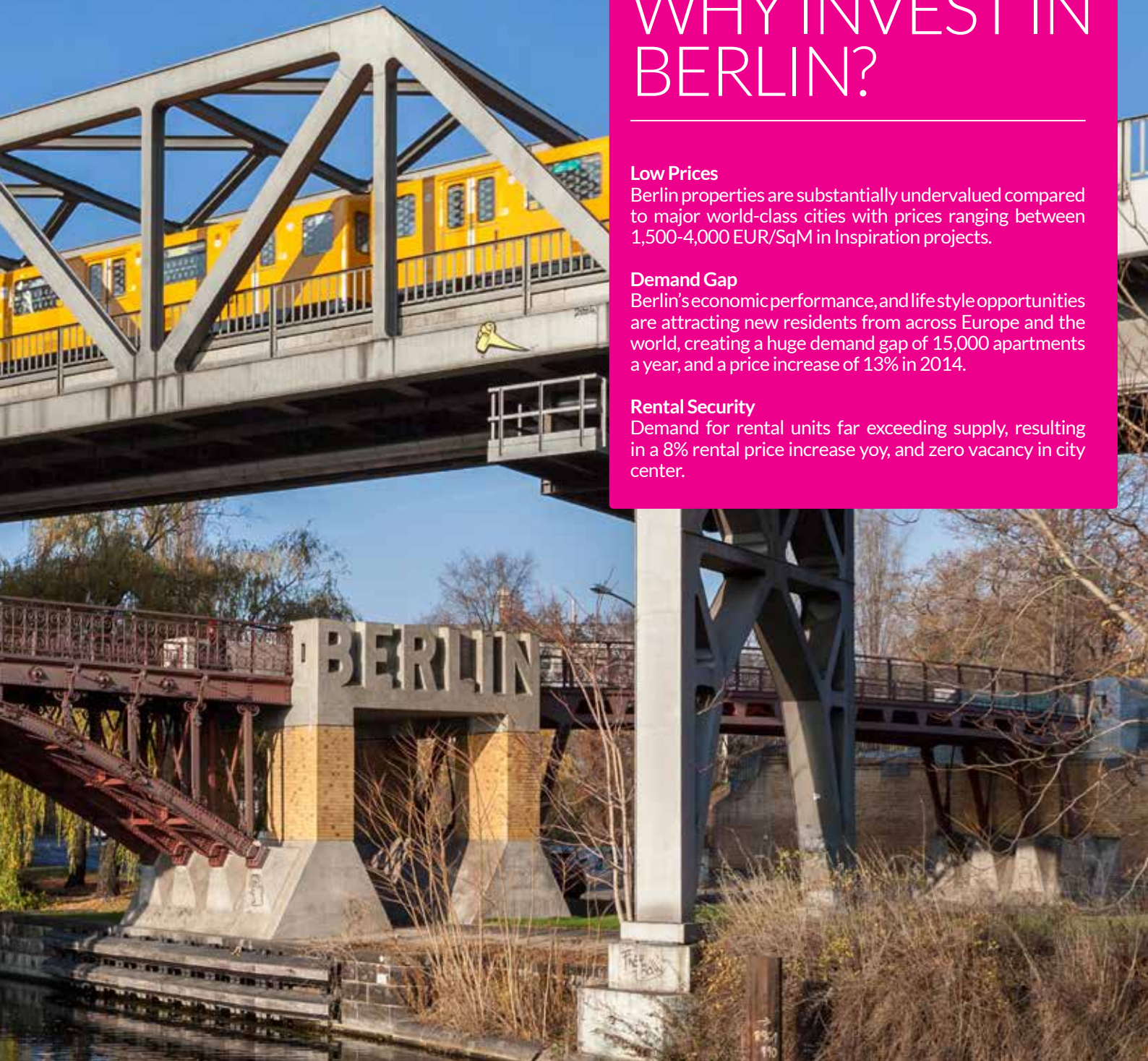
Berlin properties are substantially undervalued compared to major world-class cities with prices ranging between 1,500-4,000 EUR/SqM in Inspiration projects.

Demand Gap

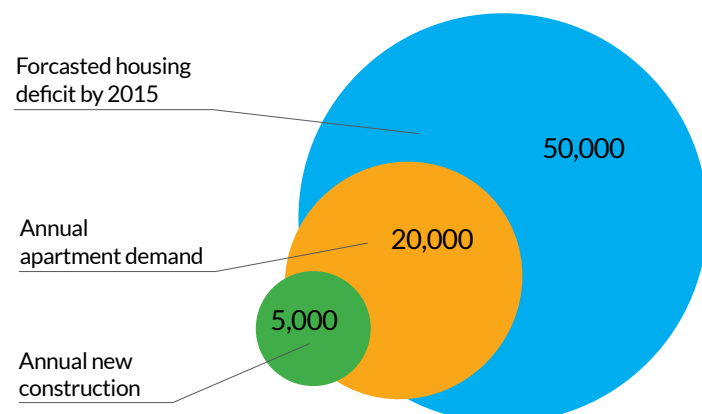
Berlin's economic performance, and lifestyle opportunities are attracting new residents from across Europe and the world, creating a huge demand gap of 15,000 apartments a year, and a price increase of 13% in 2014.

Rental Security

Demand for rental units far exceeding supply, resulting in a 8% rental price increase yoy, and zero vacancy in city center.



Berlin housing demand



Source: CBRE - GSW, Housing Market Report 2014

Re-sale revenues of Inspiration investors within 24-36 months

Income excluding rental revenue.

	Investment	Net Profit	Investment Yield
Unit 1	148,618 €	32,593 €	28.09%
Unit 2	149,533 €	27,581 €	22.62%
Unit 3	125,732 €	40,472 €	47.47%
Unit 4	59,358 €	14,730 €	33.01%
Unit 5	51,349 €	12,253 €	31.34%

Source: Inspiration Group research 2014

CONTACT US

Inspiration Asia Shanghai Office:

Room 2009, 1701 Beijing West Rd.
Jing'an China Tower, Jingan,
Shanghai 200040

Phone: +86 21 5156 3035
HK: +852 8199 0790

info@inspiration-asia.com
www.inspiration-asia.com

Inspiration Group Berlin Office:

Mehringdamm 33, D-10961
Berlin, Germany

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

mieter@inspirationgroup.biz
www.inspirationgroup.biz



**Inspiration
Asia**
an Inspiration
Group Company
鷹思博投資集團