

APARTMENTS IN CENTRAL BERLIN WEISSENSEE / PRENZLAUER BERG LEHDERSTRASSE 4 BERLIN

- CENTRAL LOCATION NEAR BEAUTIFUL WEISSENSEE PARK
- JUST A FEW MINUTES WALK FROM TRENDY PRENZLAUER BERG NEIGHBORHOOD.
- QUITE STREET WITH EASY ACCESS TO PUBLIC TRANSPORTATION AND SHOPPING VENUES
- PRICES SIGNIFICANTLY LOWER THAN THE NEIGHBORHOOD AVERAGE
- COMPLETE INVESTMENT MANAGEMENT BY INSPIRATION

THE PROPERTY

Lehderstraße 4 is a classic Altbau property constructed in 1910, with 15 apartments and 3 commercial units.

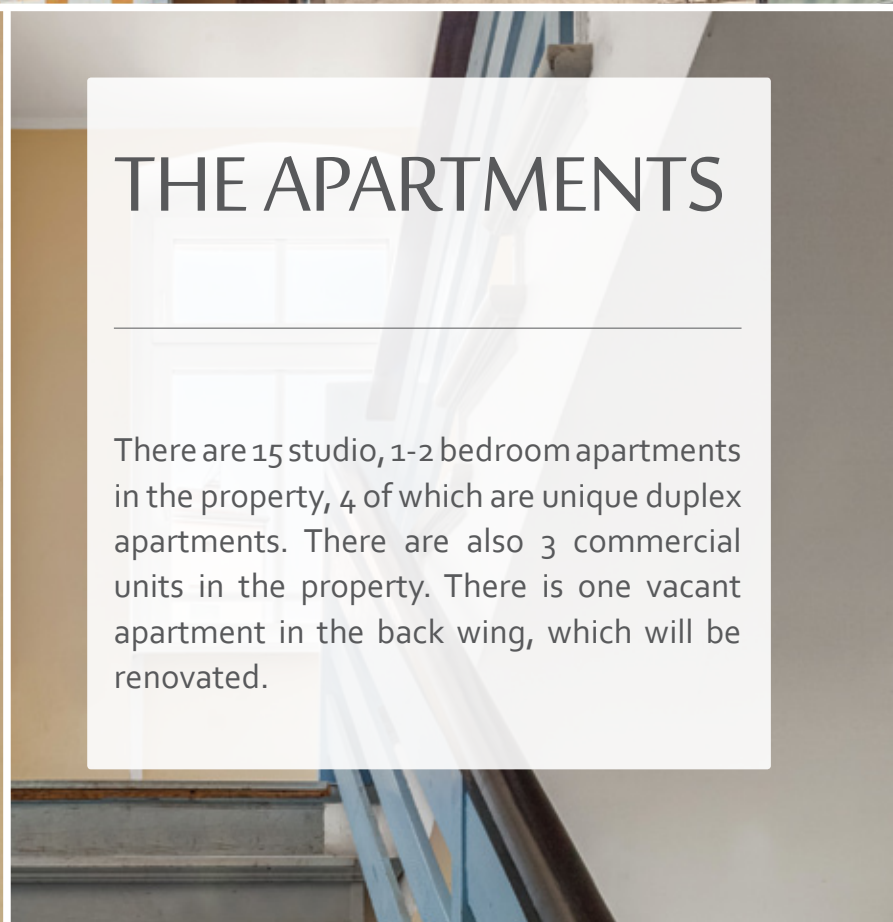
The back building has been recently renovated, and the front building will undergo additional renovations by Inspiration following the acquisition of the property.

Modern heating units are installed in the front building, and a central heating system in the back wing.



THE APARTMENTS

There are 15 studio, 1-2 bedroom apartments in the property, 4 of which are unique duplex apartments. There are also 3 commercial units in the property. There is one vacant apartment in the back wing, which will be renovated.



LOCATION

The property is located on the seam zone between Prenzlauer Berg and Weissensee in central Berlin. Weissensee is renowned for beautiful Weissensee lake and the high level of it's public education system. The sharp increase in property prices in Prenzlauer Berg, combined with its convenient location are attracting a large number of upper middle class resident to the neighborhood.

The property enjoys excellent public transportation links:

- 12 minutes to Alexander Platz
- 6 minutes to the trendy cultural area between Mitte and Prenzlauer Berg

Prenzlauer Berg's shopping center with a Kaiser and Media Mart is located just 300 meters from the building.

The centrally located neighborhood of Prenzlauer Berg, adjacent to Mitte, is one of the most popular and expensive neighborhoods in the city, attracting young affluent residents, in particular young families.

A large number of restaurants, coffee shops, galleries, pubs and boutique stores create the unique life style characteristic of Prenzlauer Berg.



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's 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.



BERLIN —

EUROPE'S NEW INVESTMENT CAPITAL

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:

home to the **fastest growing economy in germany**; a thriving innovation industry; a rich culture scene and top ranked universities.

The city is attracting new residents from across germany and world, resulting in a strong demand for property.

Apartment prices in berlin are substantially presenting **great capital gain potential**.

- Berlin – Europe's #1 investment destination - PwC 2015
- Capital Gain Potential - apartment prices one third of similar properties in london or hong kong
- Demand Gap - an annual deficit of 15,000 housing units translating into a 13% increase in prices in 2014
- Freehold Property, low vacancy rates, secure yields with existing tenants



INSPIRATION GROUP

TAILORED SOLUTIONS - INVESTMENT MANAGEMENT

In Inspiration we believe that the first step in a successful investment is purchasing the right property. However, it is the professional management of the investment and the optimization of yields, independent of market conditions, which determines the investment's overall performance. In order to maximize the investment's potential; we have created our in-house management company. Our services include: investment consultancy services, maintenance, rentals, renovations and re-sale of the property in Berlin.

- Berlin Experts – 900 apartments sold to hundreds of international investors
- Investment Management – a one-stop-shop operation - complete in-house management by Inspiration
- Financing – fixed interest loans are available for international investors
- Offices in Berlin, Shanghai, Hong Kong and Tel Aviv



PRICE COMPARISON

Information collected from:
www.immobilienscout24.de

Apartments for Sale

Distance: 800 meters
Size: 49 SqM
Price: 149,143 EUR or 3,020 EUR/SqM
including closing expenses
A vacant apartment with expected rent of
10 EUR/SqM
[http://www.immobilienscout24.de/
expose/75219440](http://www.immobilienscout24.de/expose/75219440)

Distance: 170 meters
Size: 83 SqM
Price: 322,920 EUR or 3,857 EUR/SqM
including closing expenses
Newly constructed property, expected rent
expected rent of 10 EUR/SqM
Gross yield: 3.09%
[http://www.immobilienscout24.de/
expose/80071683](http://www.immobilienscout24.de/expose/80071683)

Distance: 700 meters
Size: 58 SqM
Price: 170,925 EUR or 2,929 EUR/SqM
including closing expenses
Rent: 518 EUR
Gross yield: 3.6%
[http://www.immobilienscout24.de/
expose/80486770](http://www.immobilienscout24.de/expose/80486770)

Apartments for Rent

New rentals in a vicinity of 500-1000 meters
from the property range between 8-10 EUR/
SqM, this represents a strong potential for
future rental increase

[http://www.immobilienscout24.de/
expose/75280995](http://www.immobilienscout24.de/expose/75280995)
[http://www.immobilienscout24.de/
expose/80568219](http://www.immobilienscout24.de/expose/80568219)
[http://www.immobilienscout24.de/
expose/79899523](http://www.immobilienscout24.de/expose/79899523)
[http://www.immobilienscout24.de/
expose/79910139](http://www.immobilienscout24.de/expose/79910139)

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