

HANSASTRASSE 16 MITTE, WEDDING BERLIN

- CENTRAL LOCATION IN A HIGH DEMAND AREA – 15 MINUTES FROM ALEXANDERPLATZ.
- EASY ACCESS TO TRAM, U8 AND U9 METRO LINES.
- CLOSE TO A WIDE RANGE OF SHOPPING AND LEISURE FACILITIES, AND ADJACENT TO BEAUTIFUL PARKS AND RECREATION AREAS.
- THE PUBLIC AREAS OF THE PROPERTY ARE BEING RENEWED.
- APARTMENTS ARE IDEALLY SIZED FOR RENTING, WITH PRICES BELOW THE MARKET AVERAGE.



Inspiration
Group

LOCATION

The property enjoys an enviable location near beautiful Schiller Park, and in one of the most attractive and friendly areas of Wedding between the 'English Quarter' and 'Malplaquet Kiez'

Traditionally a working class neighborhood, the area is an attractive choice for young professionals, who are charmed by its exceptional central location and lured by its competitive housing prices-starting from 2,000 EUR/SqM in an apartment in Hansastr. 16.

Rising prices in Mitte – new developments selling for 6,000 EUR/SqM, and rents reaching 18 EUR/SqM – are acting as a strong catalyst for the transformation of Wedding, just north of the heart of the city.

The attractiveness of the area is further enhanced by the unique micro-climate that has been created by the new residents. The process of urban-regeneration is reminiscent to the transformation of northern Neukölln over last 5 years – the result of high prices in Kreuzberg.

The property is just minutes from supermarkets, local shops and stores. Sports and leisure venues are also within a short walking distance.

Alexanderplatz can be reached in 15 minutes, and the property's proximity to subway stations allows easy access to every part of the city.



REINICKENDORF

PANKOW

LICHTENBERG

MARZAHN-HELLERSDORF

SPANDAU

CHARLOTTENBURG-
WILMERSDORF

MITTE

FRIEDRICHSHAIN-
KREUZBERG

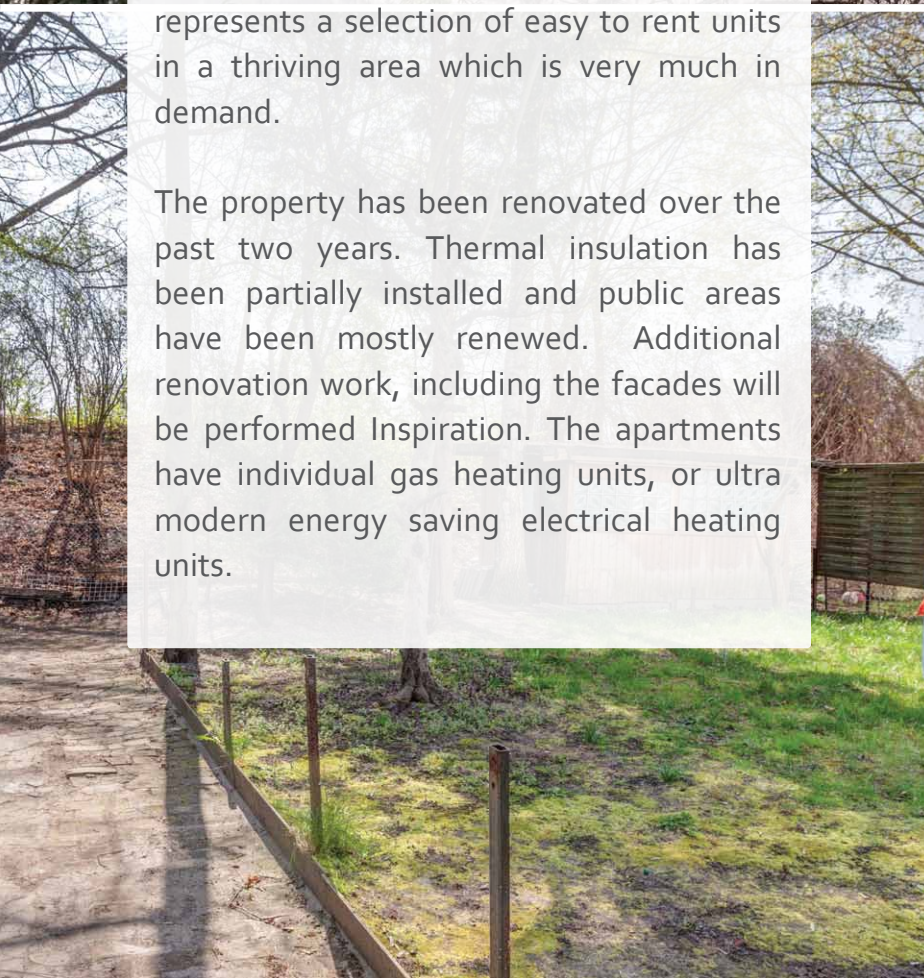
THE PROPERTY

Hansastr. 16 is a classic Altbau property, which was built in the 1900's and comprises one commercial unit and 30 stylish apartments. Altbau buildings are among the most valuable and eagerly sought, second only to buildings erected after 2008. Some of the defining features of Altbau buildings include ornamental stucco elements, arched doorways, high ceilings, balconies and hardwood flooring.

Four of the apartments are exclusive penthouses with private terraces, and two ground floor apartments have attached south facing yards.

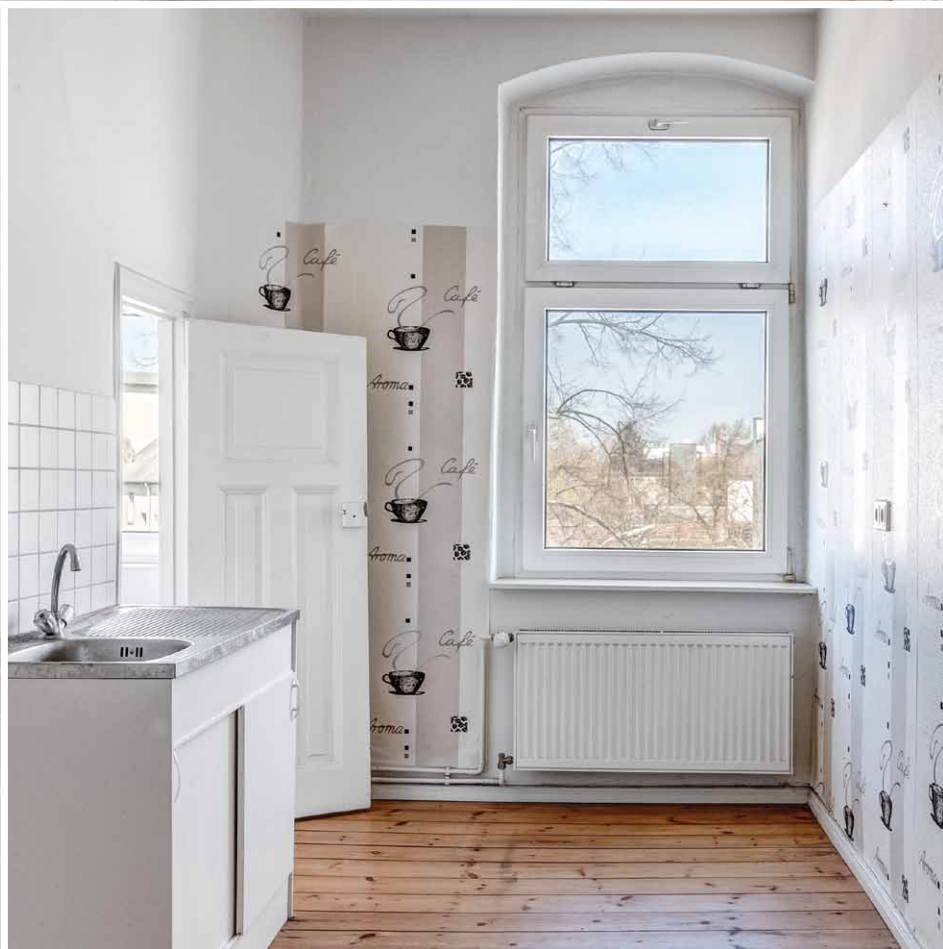
A superb location and conveniently sized apartments, ranging from 35 to 90 SqM, represents a selection of easy to rent units in a thriving area which is very much in demand.

The property has been renovated over the past two years. Thermal insulation has been partially installed and public areas have been mostly renewed. Additional renovation work, including the facades will be performed Inspiration. The apartments have individual gas heating units, or ultra modern energy saving electrical heating units.



THE APARTMENTS

There are 30 apartments in the property, including 4 penthouses and 2 garden flats. The strong demand for apartments in the area translates into easy re-rental and an enhanced investment security.



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

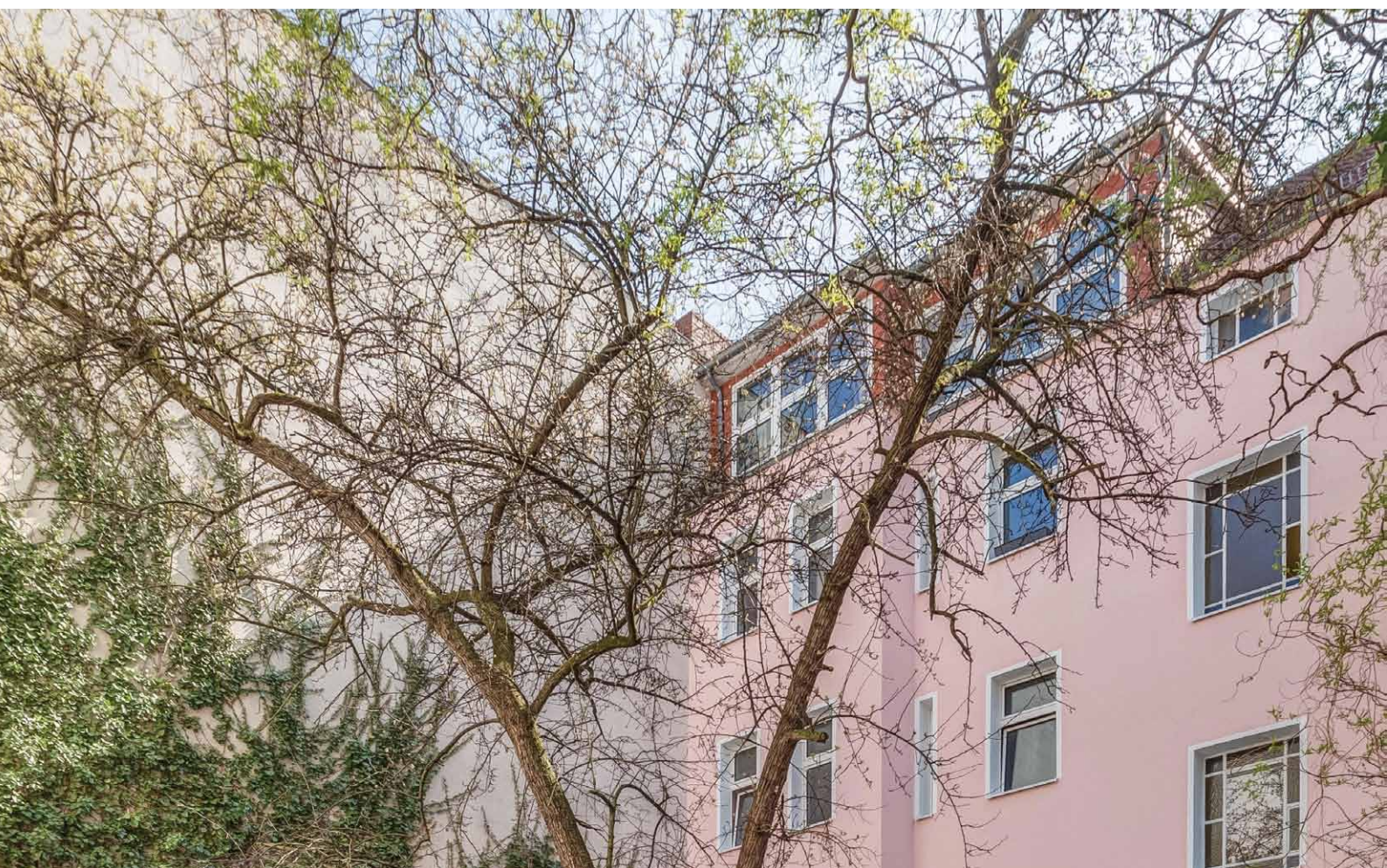


INSPIRATION GROUP

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



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 interested 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.



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