

RENOVATED PROPERTY IN LOVELY RICHARDPLATZ, HERTZBERGSTR. 11 BERLIN

- CLASSICAL ALTBAU PROPERTY IN AN EXCELLENT CONDITION
- LOCATED IN FASHIONABLE RICHARDPLATZ IN NORTHERN NEUKÖLLN
- ATTRACTIVE YIELDS IN CENTRAL BERLIN
- THE PROPERTY AND APARTMENTS WERE RENOVATED IN 2009



Inspiration
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LOCATION

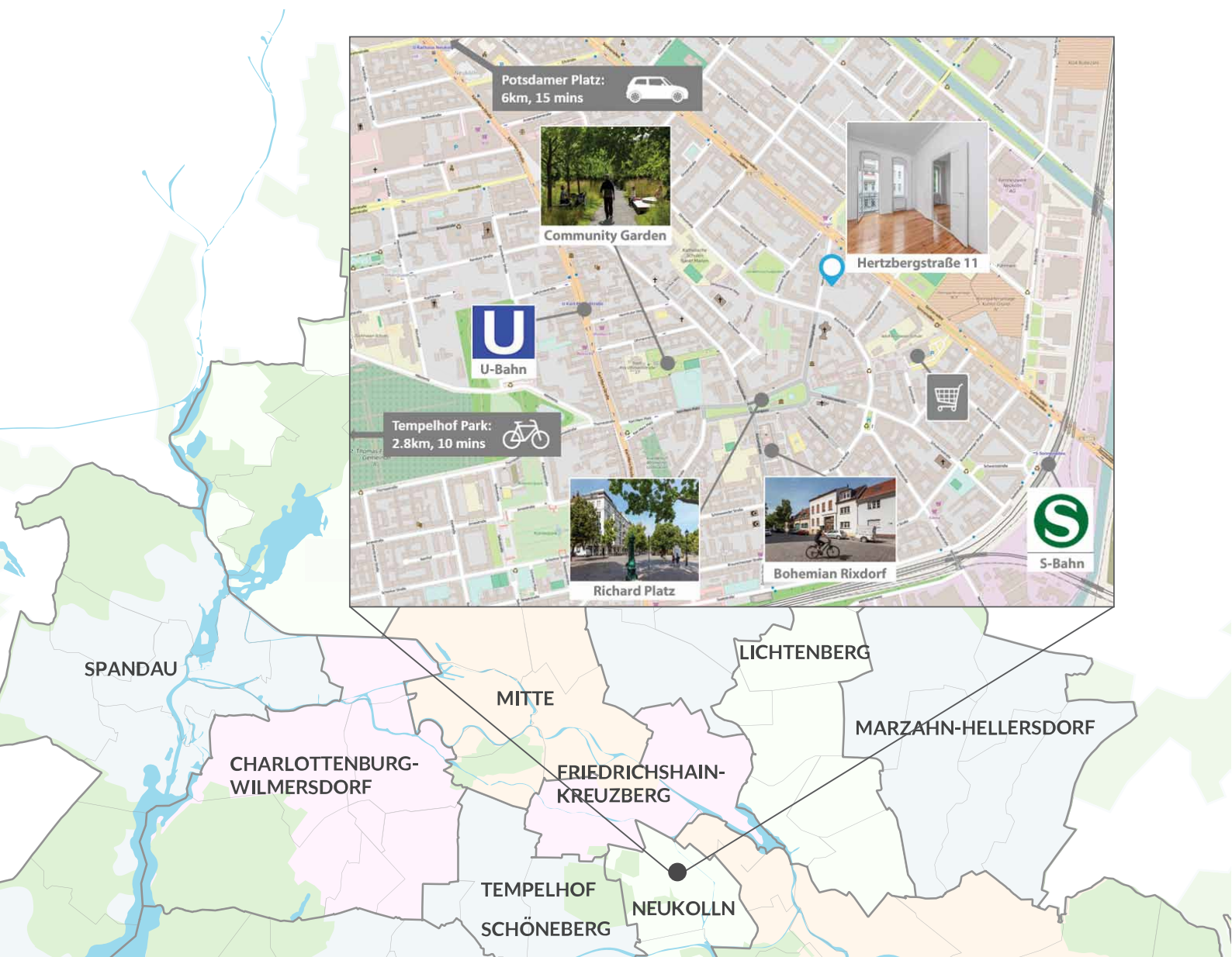
The property is located in northern Neukölln near the famous art scene of Kreuzberg.

During the last 5 year the area has become increasingly fashionable with a particular appeal to members of Berlin's creative class.

An abundance of coffee shops, restaurants, bars and art galleries have opened in the vicinity of the property, with a large cultural hub situated near by on Weserstr.

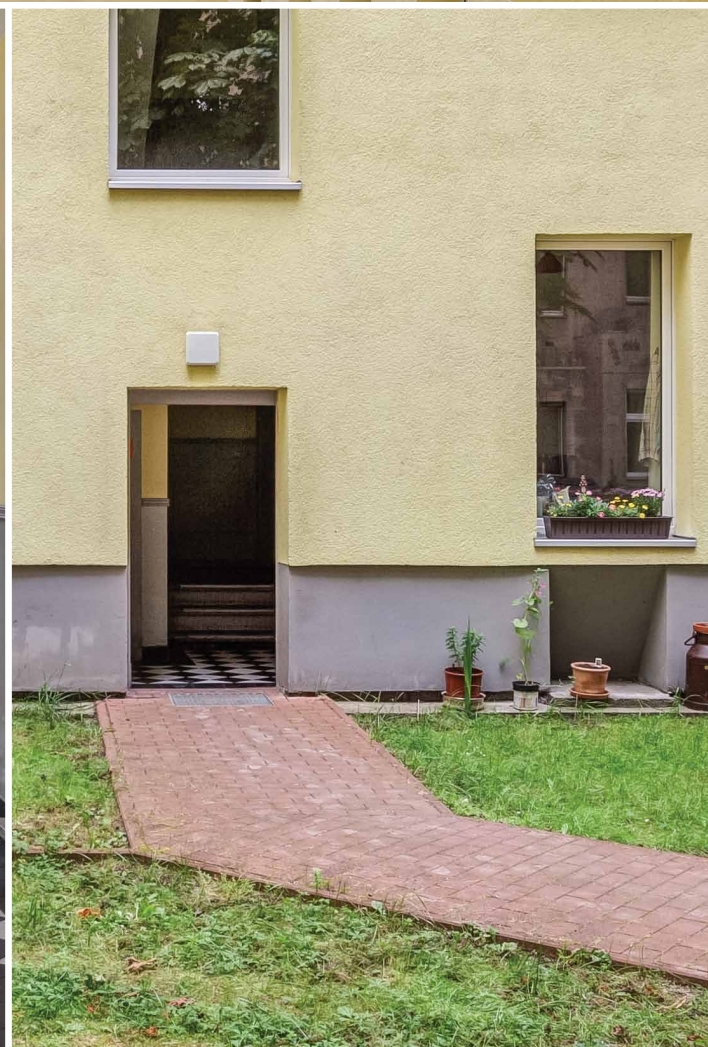
The micro location of the property is near Richardplatz and Rixdorf - the historical core of Neukölln. The area is famous for its charming parks and historical buildings dating back hundreds of years.

Situated just minutes away from the Karl-Marx-Straße and Sonnenallee commercial streets and the corresponding U-Bahn and S-Bahn stations-Herzbergstraße is superbly located, enabling easy access to all parts of the city.



THE PROPERTY

The property was constructed in 1910 in the classic Altbau style. In 2009, the building was renovated, including the installment of new electrical, water and sewage systems. As part of the renovation thermal insulation and a central modern district heating system were installed.





THE APARTMENTS

There are 36 beautifully renovated apartments in the property. The apartments enjoy newly built in kitchens with appliances. Many of the apartments in the property are perfect as buy-to-let investments with sizes ranging between 37-52 SqM. Large 95 SqM units are unique to the area, and are in high demand by local families. Three of the apartments will be sold vacant and renovated.



The background image shows a lush green park scene. In the foreground, a person is riding a bicycle with a green frame, moving from left to right. In the middle ground, there is a small, round, light-colored gazebo with a dark, domed roof. A man in a grey jacket and blue jeans is standing near the gazebo, talking on a mobile phone. The background is filled with large, leafy trees, and the ground is paved with cobblestones.

OPPORTUNITY ANALYSIS

The superb technical condition of the property, its location on a quiet street near lifestyle venues, parks, commercial outlets and metro stations, create an attractive investment opportunity in central Berlin.

Re-Rental

Northern Neukölln is undergoing rapid transformation, as an influx of new residents far exceeds the available supply of apartments for rent. In the immediate vicinity of the property new rental leases reach 10 EUR/SqM, with the prices in the top market segment surpassing 15 EUR/SqM.

Re-Sale

Newly renovated in 2009 apartments in the property are being sold at attractive prices compared with similar available properties in the area.

Vacant non-renovated apartments in the immediate vicinity in a range of 500m from the property are marketed starting from 2,800 EUR/SqM including closing costs, while renovated apartments are selling for 3,600 EUR indicating high future re-sale prices according to current market conditions.

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

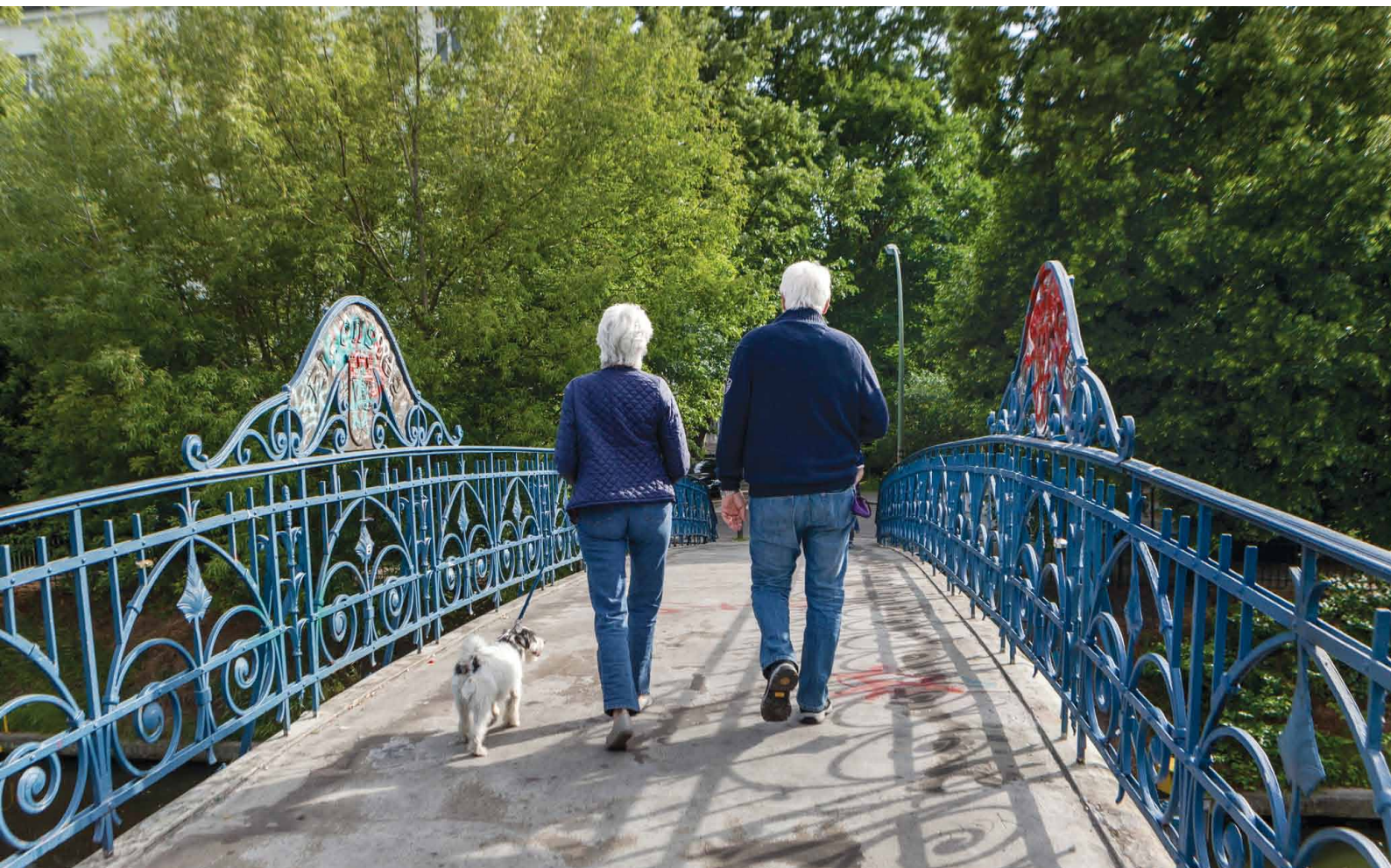


INSPIRATION GROUP

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.

PRICE COMPARISON

Vacant apartments for sale in a radius of 1 km from the property.

Data collected from:

www.immobilienscout24.de

Stuttgarter Straße 60, Neukölln

Size: 48.4 SqM

Price: 175,111 EUR or 3,618 EUR/SqM including closing expenses.

Altbau building, renovated in 2014.

Am Sudhaus 1D, Neukölln

Size: 92.36 SqM

Price: 326,257 EUR or 3,532 EUR/SqM including closing expenses. New building.

Nogatstr. 15, Neukölln

Size: 38 SqM

Price: 132,411 EUR or 3,485 EUR/SqM including closing expenses.

Altbau building, renovated apartment, near Hermannstr.

Weserstr. 56, Neukölln

Size: 35 SqM

Price: 150,120 EUR or 4,289 EUR/SqM including closing expenses.

Kreuzkolln altbau, renovated in 2014



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