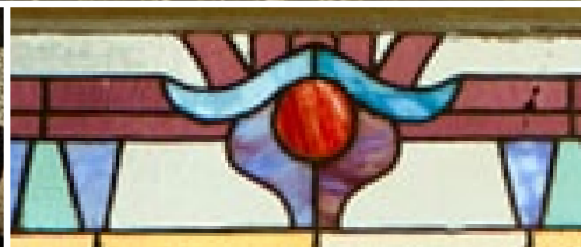


APARTMENTS IN MITTE AMSTERDAMERSTR. 7, WEDDING BERLIN

- GREAT MICRO-LOCATION 5 MINUTES WALK FROM METRO STATION – 10 MINUTES FROM THE HEART OF BERLIN
- CLASSIC ALTBAU PROPERTY UNDERGOING RENOVATION BY INSPIRATION
- GENTRIFYING AREA, SHORT WALKING DISTANCE TO UNIVERSITIES AND HOSPITALS
- LOCATED ON A QUIET STREET IN THE BEST MICRO-LOCATION IN WEDDING – LEOPOLD KIEZ.



Inspiration
Group



THE PROPERTY

This beautiful classic Altbau property was constructed in 1905.


Renovations of the facades, stairwells, landscaping of the courtyard, and technical repairs to the building's infrastructure are underway. The property is connected to the modern central district heating system.

LOCATION

The property is located in Leopold Kiez in Wedding neighborhood, one of the most developing areas in Berlin, situated north of the governmental quarter in the heart of the city. Amsterdamerstr. and the surrounding streets are lined with beautiful periodic buildings and residents enjoy the charming Leopold park situated minutes away.

Fashionable coffee shops and lifestyle venues are sprouting up in the near vicinity. Amsterdamerstr. is located in a designated residential area with a speed limit of 7 km/hr in some of the adjacent streets, an additional boon for families with children. Quick access to the heart of the city – 15 minutes away via metro – make this location a 'best buy' for new residents interested in the area.





OPPORTUNITY ANALYSIS

South Wedding, and particularly the areas adjacent to Mitte neighborhood represent a very attractive investment opportunity. Prices in Mitte are surpassing 8,000 EUR per SqM in newly built projects, and rent reaches 20 EUR per SqM in some locations.

Prices in the Amsterdamerstr. 7 all inclusive of closing costs range between 1,700-3,000 EUR.

Higher prices in the heart of the city are contributing to an intra-city migration, resulting in an increased demand and the re-vitalization of centrally located areas such as southern Wedding. The capital gain potential is evident when comparing the average prices in the property's vicinity with those just south within Mitte neighborhood. Within the property itself it is possible to appreciate the future potential in rents expected rents in vacant apartments are 10 EUR SqM, versus 3-4.5 EUR SqM in some of the tenanted units.

THE APARTMENTS

There are 22 apartments and 2 commercial units in the property. Apartment sizes range between 30 SqM studios to 55-75 SqM, 1 and 2 bedroom apartments, and one large 95 8 of the apartments are high demand vacant apartments.

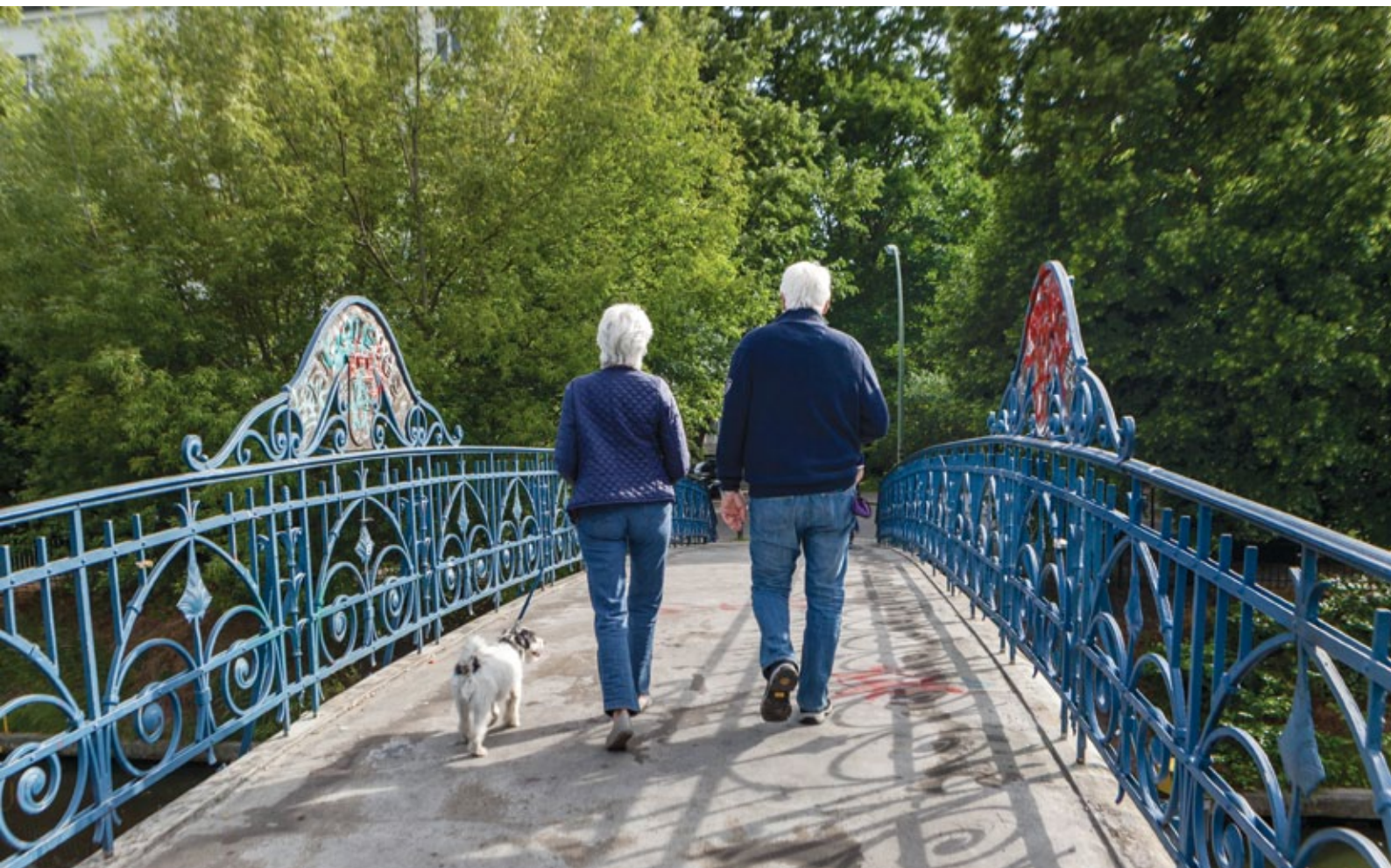


INSPIRATION GROUP

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



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



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.

CONTACT US

Inspiration Group Berlin:

Mehringdamm 33, 10961
Berlin, Germany

Tel: +49 30 698 19 3980
Tel: 072-2419880/1

info@inspirationgroup.biz
www.inspirationgroup.biz

Inspiration Asia Shanghai:

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

Tel: +86 21 6157 4952

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

Inspiration Asia Hong Kong:

Suite 901 Level 9, The Hong Kong Club
Building, 3A Chater Road Central,
Hong Kong

Tel: +852 3125 7554

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

Inspiration Group Tel Aviv:

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

Tel: +972 3 794 98 02

info@inspirationgroup.biz
www.inspirationgroup.biz



Inspiration
Group