



ID: 1780

APARTMENT HOUSE

Brandenburg, Germany

€ 4,620,000

Property Details:

Type of Property: Apartment house

Property Type: Secondary market

Land Area: 25800 sq m

Total Area: 10000 sq m

Layout:

Near metro / stop

Gas heating

Near the shop

Apartment house

Financial Information:

Guaranteed rent	Rent Income per year: 465000€
Rent Income per month: 38750€	Rent Income per month: 38750€
Profitability: 10%	Payback: 10 years
Installment	Mortgage

Purchase Cost:

Agency commission: 7,14%	Tax on the purchase: 6,5%
Services notary: 1%	Inventory: 0,5%
Rental services	Services of the management company

We are pleased to offer you a portfolio with multi-family apartment buildings located in the cities of Ruckersdorf and Zonnevalde (Brandenburg).

All buildings, with a total living area of 10,000 square meters, were built in the early 80s on land plots with a total area of about 25,800 square meters. A total of 174 apartments are located in these houses.

Ruckersdorf

Ruckersdorf has 4 four-storey panel residential buildings that are in good condition. The objects form a lovely ensemble with a green courtyard and a beautifully landscaped playground. In 1998/99, the facilities were overhauled and modernized (in particular, windows, facades, balconies, house entrances, heating systems and electrical engineering). In 2010, further modernization measures were taken, especially in the interior of the apartments.

Of the 80 residential units, 19 are currently vacant. But after the recent change of the management company to a new one, the number of empty apartments has been steadily decreasing.

The size of the apartments is from 48 m² to 78 m². All apartments have a beautiful balcony and basement. Apartments have been gradually renovated, equipped with new bathrooms and parquet floors. Heating and hot water are provided through gas heating.

The property is located in a small apartment building in the center of Ruckersdorf municipality. Primary school and kindergarten are a few hundred meters away, there are secondary schools in the area. A bus stop is next to the house, and the train station is 800 meters away.

Ruckersdorf is located in the Elbe-Elster region of Brandenburg, about 100 km south of Berlin. The A13 autobahn is a few kilometers away. Ruckersdorf is known mainly for its recreation area. The lake was artificially created many years ago after the work on gravel mining stopped here. The charming landscape is ideal for swimming, fishing, outdoor recreation or outdoor activities. There are numerous hiking, cycling and equestrian routes. Ruckersdorf has many sports opportunities - sports fields, volleyball and table tennis, a gym, a billiard sports center, and a fitness center.

Zonnevalde

2-4 storey houses in Zonnevalde are built in a good residential area, both in massive construction and in panel version and are in good condition. Outside, the facilities were overhauled in 1993/94. The interior was overhauled in 2010/11.

Of the 94 residential units currently vacant 16 units, of which three are already reserved. After the recent change of the management company to a new one, the number of vacant apartments has been steadily



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decreasing.

All apartments have a balcony, bathrooms and kitchens with windows. Heating and hot water are provided through gas heating.

Sonnewalde is located south of Berlin and is connected to Berlin by the B96 highway. The nearest A13 motorway is 28 km away. About 800 m from the property there is a bus stop. By bus you can easily reach the nearby settlements with regional railway stations. The facilities themselves are located about 800 meters from the city center. A supermarket, bank, bakery, elementary school, kindergartens, hairdressers or restaurants are close by. The 6-km planetary route adjacent to the park, with a large-scale view of the solar system, is unique in Brandenburg. The surrounding countryside with alternating meadows, fields and forests is ideal for hiking, cycling and horse riding. Festive performances in the riding arena in Zonnewald are a real magnet for spectators.

Price - 4 620 000 euros The total area is 10 000 sq. m. Rental income is about 465,000 euro / year (an increase of up to 545,000 euro / year is possible with full rent) Profitability - 10% (increase to 11.8% is possible with full rent)

Brandenburg - the land of Germany. The capital is the city of Potsdam. Brandenburg is located in the east of the North German Lowland, bordering Saxony-Anhalt in the west, Mecklenburg-Pommern in the north, Poland in the east, Saxony in the south, and Berlin is the heart of Brandenburg, however, is not part of it and represents separate federal land. One of the main places in the economy is the agricultural sector. Forestry plays an important role, as there are a large number of forests. Mechanical engineering, electronics, optics, and the food and chemical industries are also developed in Brandenburg.

If you are interested in this and other objects, you can leave a request. Managers of our company will contact you shortly and provide you with the objects that match your request.

Do not miss the opportunity to purchase multi-apartment buildings in Brandenburg!



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