



- Individual apartments in the residential building -



Mariendorfer Weg 4 - Berlin-Neukölln

Object.no. B- 001

Stadt Konzept Betreuungsgesellschaft mbH is a consulting firm for foreign investors. We are solely specialised in the Berlin property market. After having examined a great number of properties in the interest of the investors, we would like to recommend the following object:



VERY GOOD PRICE – PERFORMANCE RATIO!





**Individual apartments in the residential building
Mariendorfer Weg 4 - Berlin-Neukölln**

Object.no. B- 001



**VERY GOOD PRICE
PERFORMANCE RATIO!**



- Locality**
 - district Berlin - Neukölln, street: „Mariendorfer Weg“
 - side-road to the famous shopping street “Hermannstrasse”
 - approx. 15 min. to the centre, nearby public transportation
 - near the park “Britzer Garden”
- Building**
 - built in 1909
 - completely renovated and refurbished in 2004
 - green backyard, clean area
 - all units are rented
- Apartments**
 - a total of 20 apartments
 - studios, 1 bedroom apartments and 2 bedroom apartments
- Rents**
 - rents in apartments and commercial units vary
 - approx. 5,50 €/sqm
- Rent guarantee/pool**
 - yes
 - rental pool: 4,50 €/sqm for 5 years
- Commercial units**
 - a total of 4 units (rents approx. 7,00€/sqm)
- Purchase price**
 - 990,- € per sqm (without incidental costs)
- Net-Yields appreciated**
 - approx.5,45 % during rental pool time period
 - approx. 7 % without pool
- Commission**
 - 3 % (negotiable)

**Please note: All offers are without obligation !
No strict liability for misrepresentation**

