



- Individual apartments in the residential building -



Sonnenallee 139 – Berlin-Neukölln

Object.no. B- 003

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:



RENTAL POOL FOR 5 YEARS !





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FOR 5 YEARS !**



Locality	<ul style="list-style-type: none">- district Berlin-Neukölln, street: „Sonnenallee“- nearby the famous shopping street “Karl-Marx-Strasse”- approx. 20 min. to the centre, nearby public transportation- famous park “Volkspark Hasenheide” 5 min. away
Building	<ul style="list-style-type: none">- built in 1900- renovated and refurbished in 2004- all flats are rented
Apartments	<ul style="list-style-type: none">- a total of 27- studios, 1 bedroom apartments and 2 bedroom apartments
Rents	<ul style="list-style-type: none">- rents in apartments vary- approx. 4,50 €/sqm
Rent guarantee/pool	<ul style="list-style-type: none">- rents in apartments and commercial units vary- approx. 4,50 €/sqm
Commercial units	<ul style="list-style-type: none">- a total of 3
Purchase price	990,- € per sqm (without incidental costs)
Net-Yields appreciated	5,45 % during rental pool time period 6,30 % without pool
Commission	3 % (negotiable)

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

