

Mühlenstr. 5 in 16831 Rheinsberg (Brandenburg)

REAL ESTATE PROPOSAL

RESIDENTIAL BUILDING in BRANDENBURG



Renovated old building in the best location of Rheinsberg

* Opposite the Palace and near the Chamber Opera *

* Solid investment with more than 6% yield *

* Rent increase potential *



BASIC DATA

Kaufpreis Purchase price	550.000 €
Kaufpreis pro m² purchase price per m²	751 €

Type	Units	Area	Ø Rent	Vacancy	Vacancy m²	%
Wohnen Residential	9	553,6 m²	3,72 €/m²	0	0,00 m²	0,00 %
Gewerbe Commercial	1	179,0 m²	5,59 €/m²	0	0,00 m²	0,00 %
Gesamt Total	10	732,6 m²	4,17 €/m²	0	0,00 m²	0,00 %

NKM p.a. Ist Net rent p.v. current	36.691 €	Rendite Ist Yield current	6.67 %
NKM p.a. Soll Net rent p.v. target	-	Rendite Soll Yield target	-
Faktor Ist Current multiplier	14,99		
Faktor Soll Target multiplier	-		

Baujahr Year of construction	1929	Zustand Situation	renovated
Heizungs-Anlage heating system	District central	Fläche Grundstück Plot size	- m²

OBJECT DESCRIPTION

This object is a renovated 1929 three-storey house in a central location of Rheinsberg. The property consists of a front house with a connected Remise and a courtyard - with a total of 9 apartments and 1 commercial unit. Through an open passage from the front house one reaches the inner courtyard. The only business unit is accommodated in the Remise and rented up to 2021 to a gambling hall operator (the only concession / permit in Rheinsberg). The apartments are easily accessible via the main street entrance and the spacious staircase in the front building. Some car parking spaces are available.

All units are equipped with tiled bathrooms and new windows. The heating is by means of district heating (installed in 1997) and the hot water supply is ensured by electric heaters in the respective units. All apartments as well as the commercial unit are successively renovated and rented. The attic was developed in the early 1990s for residential purposes.

The entire electric system (centralized in the cellar) and all supply pipes (supply and waste water as well as heating) were renewed in the course of the last renovation in 1997. The façade has been renovated in recent years and the roof makes a good impression. The cellar is dry and tidy. All tenants have cellars. No serious maintenance back-up or urgent sanitation measures are visible. The entire property is solid and well-kept.

All apartments are rented to a social service, which supports young adults on their way to self-employment. The apartments are inhabited, except one unit which is used as a common room. The principal tenant ensures proper and continuous care of the property. In the case of a new letting, and due to the touristic nature of the area, the apartments are almost predestined for the conversion to vacation units. In that case only minor constructional measures are necessary and the permits for conversion should not be a problem here. Also the Remise offers the conversion possibility into several apartments. A further development or extension of the Remise would be possible due to the size and structure of the yard. The current rents are low with room for increase.

AREA DESCRIPTION

The property is located directly in a sought-after and central location of Rheinsberg, opposite the Rheinsberg Palace, its beautiful gardens and the Chamber Opera. Rheinsberg is a town in the district Ostprignitz-Ruppin in Brandenburg on the Rhin with about 9.000 inhabitants. The main town and the near-by districts of Kleinzerlang and Flecken Zechlin are state-recognized recreational areas and are located at the southern part of the Mecklenburg Lake District. Rheinsberg itself is one of the best and strongest tourist-driven locations and attracts many visitors with culture-oriented interest for weekend trips. In the holiday season the city is fully booked.

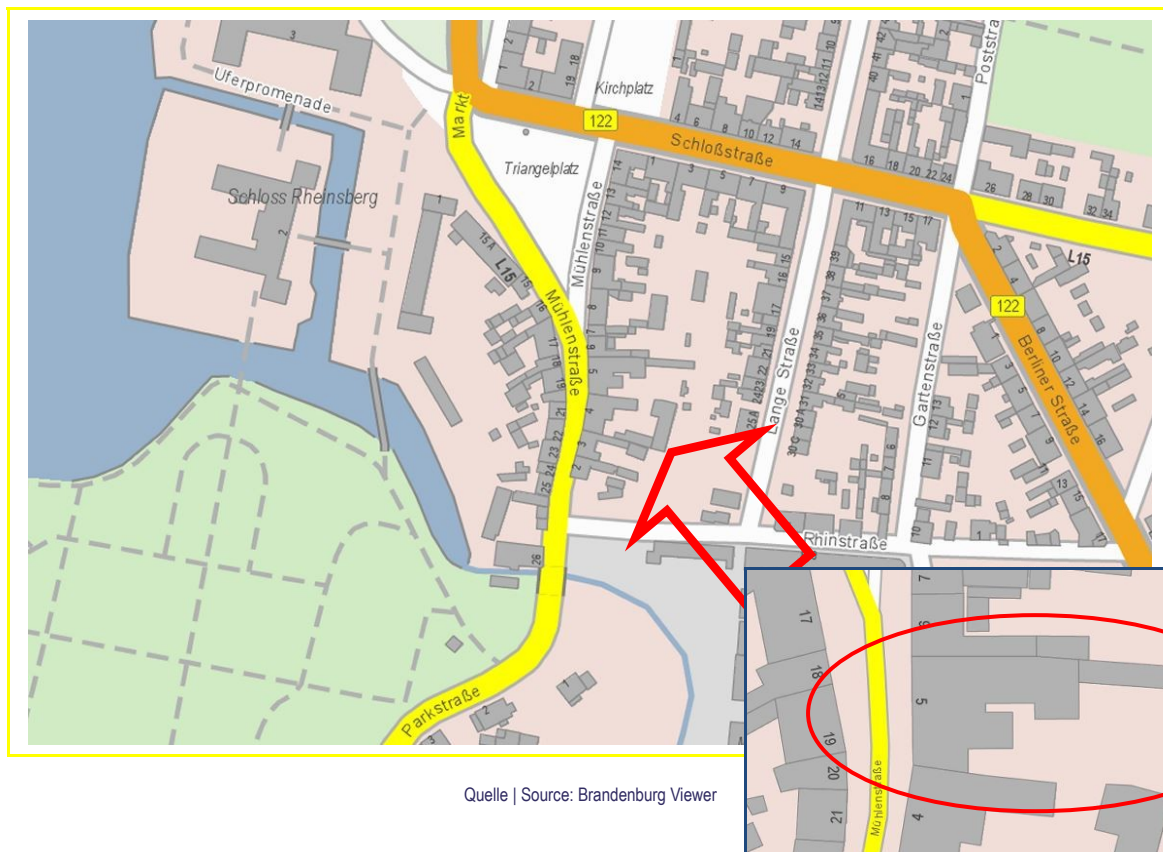
Rheinsberg is inextricably linked with the castle and the ruling class of the Hohenzollerns. In the eighteenth century, Frederick William I bought the fortress originally built as a frontier fortress for his son Friedrich, later the King of Prussia - Frederick the Great. In the course of time, scholars, musicians and philosophers such as Theodor Fontane and Kurt Tucholsky were attracted to the place by the charm of the castle and the extensive lake landscape with its vast forests. The Rheinsberg Castle and its surroundings still inspire Berlin as a recreation area. For example, the Festival of the Chamber Opera, the annual pottery market, as well as the S. Laurentius church exert a special charm.

Cultural facilities, schools, doctors, kiosks as well as excellent shopping facilities are in the immediate vicinity. The public transport connection (DB Regio) is very good and the A24 can be reached quickly. Surrounding forest and nature reserves as well as various lakes offer the best leisure and recreation possibilities. The immediate proximity to the very popular leisure and recreation area Mecklenburg Lake District makes this location also economically attractive.

Mühlenstr. 5 in 16831 Rheinsberg (Brandenburg)



Quelle | Source: Google Maps



Quelle | Source: Brandenburg Viewer

Mühlenstr. 5 in 16831 Rheinsberg (Brandenburg)

OBJECT PHOTOS



Street view



The Remise



View from the inner yard (Front-house with Remise)

CONTACT & INFORMATION

For further informations please contact

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This proposal is offered in cooperation with:



Invest In Berlin - Real-Estate Investment Advisors
Grünberger Str. 47, D-10245 Berlin

GENERAL TERMS AND CONDITIONS

1. Our offers are not-binding and without obligation. Errors, omissions and prior sale remain reserved. Offers are directed personally to the offeree and must be treated as confidential. The transfer to third parties, including holders of a power of attorney or clients of the interested party, are not permitted without our written approval. Any infringement shall entail the payment of brokerage fee.
2. A brokerage fee is categorically due when the desired economic results are achieved within the business agreement. The agreement must have been concluded as a result of our brokerage activities or based on evidence supplied by us. Our claim to a commission fee is not affected when a closed deal is subsequently cancelled owing to a resolute condition, or cannot be fulfilled for any other reason. The claim to a finder's fee is not affected when a contract is concluded at a later date or under other conditions.
3. Should the contract be completed by economically or legally affiliated companies / persons / family members of the offeree, it still owes the commission.
4. The commission is due at the time of the closing of a deal that was either brokered by us or came about based on evidence supplied by us. We also have a claim to a brokerage fee when another deal - whose economic results replace the originally intended deal - is substituted for the original offer (for example, a rental or leasing contract instead of a sales agreement or vice versa, foreclosure, an expansion of the offer, or especially the granting of a pre-emption.)
5. The brokerage fee
 - for purchase agreements or the purchase of undeveloped or developed real estate at a foreclosure auction, as well as rights equivalent to real property, amount to 7,14 % of the total sales price inclusive of 19% VAT.
 - three months rent – exclusive of heating costs – are due for commercial rentals or leases. 19 % VAT is added to this amount.
 - for a pre-emptive right to buy that is recorded in the land register based on the value of the property, we charge an additional 3,57 % on top of the usual brokerage fee (inclusive of 19% VAT).
6. We reserve also the right to act for a client on a commission basis.
7. No liability can be assumed for the completeness of the business offer.
8. Should individual provisions be invalid, the remaining provisions shall remain unaffected by this. The invalid provisions are to be replaced by valid provisions that are equivalent – or come closest from an economic standpoint - to the meaning of the replaced ones.
9. Place of fulfilment and jurisdiction: Berlin, Germany.

INSTRUCTIONS ON WITHDRAWAL

Consumer cancellation policy with outside closed contracts of business premises and with distance contracts with exception of contracts over financial services – Duty to supply information after § 312d exp. 1 BGB in use with art. 246a § 2 exp. 2 page 2 EGBGB

Contractor (broker) informs client (customer) over right of withdrawal

Right of withdrawal

You have the right to withdraw from this contract within 14 days without giving any reason.

The withdrawal period will expire after 14 days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us

InvestInBerlin, Nils Ellerkamp, Grünberger Str. 47, 10245 Berlin

Tel: 030-21238211, Fax: 03212-1039019, E-Mail: angebote@investinberlin.eu

of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post, fax or e-mail). You may use the attached model withdrawal form, but it is not obligatory. To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event, not later than 14 days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated us your withdrawal from this contract, in comparison with the full coverage of the contract.

Model withdrawal form

If you want to withdrawal the contract, complete and return this form to us.

– To **InvestInBerlin, Nils Ellerkamp, Grünberger Str. 47, 10245 Berlin, Tel: 030-21238211, Fax: 03212-1039019,**

E-Mail: angebote@investinberlin.eu

– I/We (*) hereby give notice that I/We (*) withdraw from my/our (*) contract of sale of the following goods (*)/for the provision of the following service (*)

– Ordered on (*)/received on (*)

– Name of consumer(s),

– Address of consumer(s),

– Signature of consumer(s) (only if this form is notified on paper)

– Date

(*) delete as appropriate.

Explanations of the consumer/premature expiring the right of withdrawal

I require expressly that you begin before end of the withdrawal period with the execution of the assigned service.

☐ Yes ☐ No

Me is well-known, that the right of withdrawal before expiration of the withdrawal period expires, if the service was completely delivered and with the execution was only begun, after I had given my agreement (§ 356 exp. 4 BGB).

Place, Date _____ Signature Consumer _____