



VOLSUNG

Presents:

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KIEZ

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13353 Berlin, Germany

KIEZ





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About Us:

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Volsung provides competitive real estate products in top performing European markets.

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As a Ten Brinke Group company, we facilitate access to the Real Estate catalog of one of the largest developers in the Pan-European market. A core focus on Germany, the Netherlands, Spain, Greece and Portugal means our clients have their pick of today's most lucrative markets.

The direct nature of the relationship between the Ten Brinke Group and our investors enables us to easily cater to each of our individual Clients. We pride ourselves in providing professional guidance through the acquisition process, ensuring access to financing, and guaranteeing successful handover and tenancy of the final Asset.

Ten Brinke:

Ten Brinke Group was founded over 115 years ago and with the fourth generation of the family now at the helm, the company has over a century's worth of building expertise. Today it ranks as the largest real estate developer in Germany in terms of revenue with annual turnover for 2018 reaching upwards of 950 million Euro.

The Group consists of over 1,000 employees operating out of several pan-European markets, with branches in the Netherlands, Germany, Spain, Portugal and Greece. Ongoing developments continue to be well-diversified in these regions with projects spanning the Residential, Office, Retail, Hotel, Healthcare and Logistics sectors.

Ref.01: Schellingstraße

Hamburg

-

60 Apartments with UG Parking
Completion Date: 2017
Gross Development Value:
€25,200,000



Ref.02: Im Wörth

Frankfurt

-

42 Apartments with UG Parking
Completion Date: 2016
Gross Development Value:
€23,000,000



Ref.03: Brandenburgische Straße

Berlin

-

27 Apartments with UG Parking
Completion Date: 2019
Gross Development Value:
€20,100,000



Why Invest in Berlin?

Investment case

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**In recent years,
the German Real
Estate market
has undergone
a dramatic trans-
formation and
no city has seen
this more so
than the capital,
Berlin.**

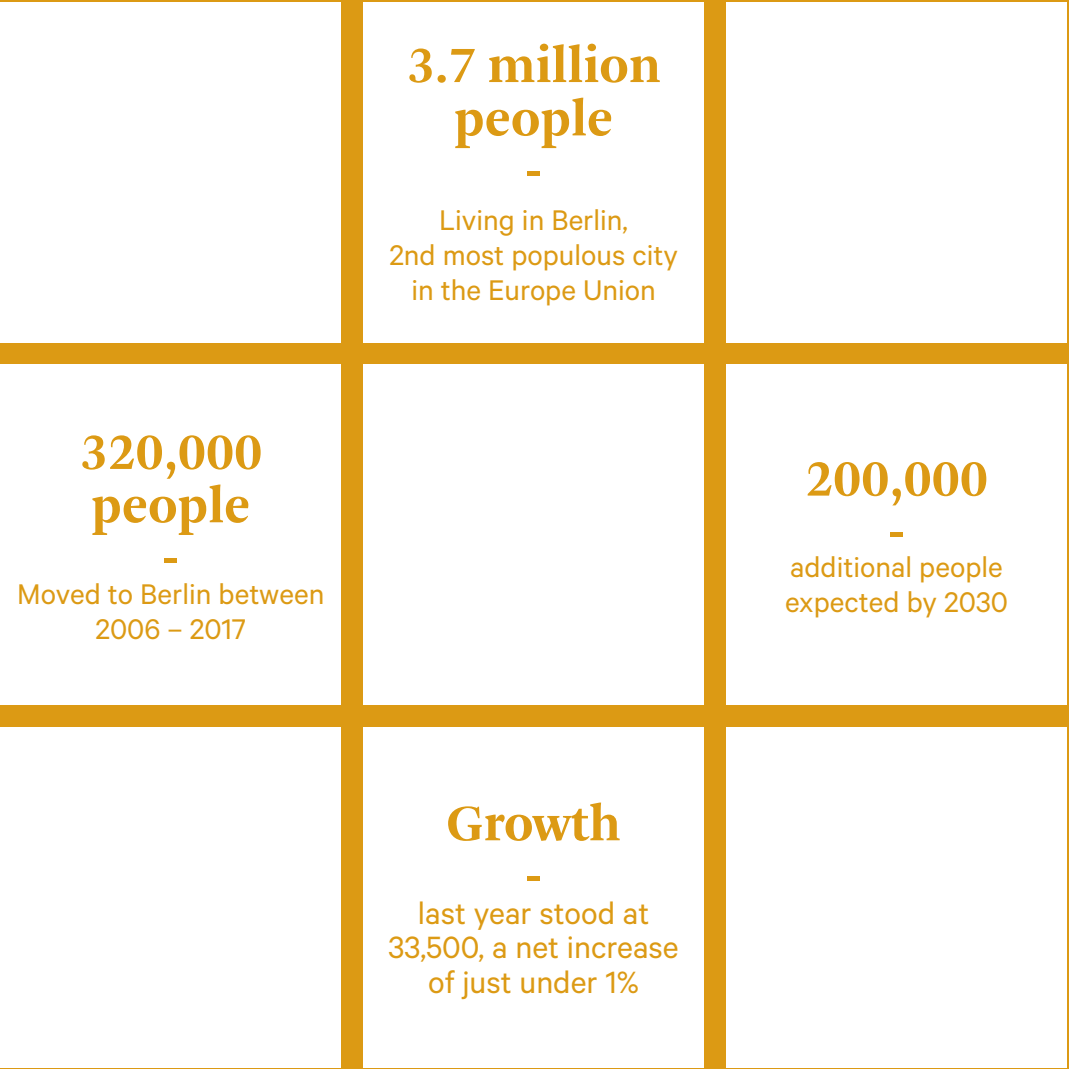
Population

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Berlin, home to 3.7 million people, is the 2nd most populous city in the E.U. Constant growth has seen 320,000 new tenants flood the city between 2006 and 2017 and, with an influx rate of just under 1% per annum, 200,000 more are expected to have joined by 2030.

However, last year alone saw 33,500 people move into the capital, causing many experts to revise their expectations for 2030 upwards. Regardless of exact figures, the unanimous consensus is that Berlin is growing and growing fast, bringing fervent new demand to an already-vibrant property market.

In numbers:
-



Supply & Demand

Berlin currently suffers from low supply and high demand. The residential vacancy rate is at 1.1% and there is an 80,000 unit backlog in apartments required to house the ever-increasing tenant base.

On the commercial side, there is a 1.5mill. square metre deficit that translates to an office vacancy rate of just 1.6% - for comparison, London, the E.U.'s largest city, triples that with a spacious 6.9%. Even with a 23% increase over the past 5 years, Owner-Occupancy is still only 18.4%, painting Berlin as a renter's haven. Spare square footage is snapped up immediately, making Berlin an incredibly safe investment territory as it is never a struggle to find tenants.

In numbers:
-

<div>15,700 units</div> <div>- built in 2017</div>	<div>20,000 units</div> <div>- required from now until 2030 to meet current demand</div>	<div>80,000 unit</div> <div>- backlog in apartments required</div>
<div>55,000 units</div> <div>- built between 2012 and 2017</div>	<div>1.1%</div> <div>- Residential vacancy rate</div>	<div>1.6%</div> <div>- Office vacancy rate (London: 6.9%)</div>
<div>1.5 million sqm</div> <div>- Office deficit in Berlin</div>	<div>18.4%</div> <div>- Owner occupancy Rate</div>	<div>23%</div> <div>- Increase of the owner occupancy rate over the past 5 years</div>

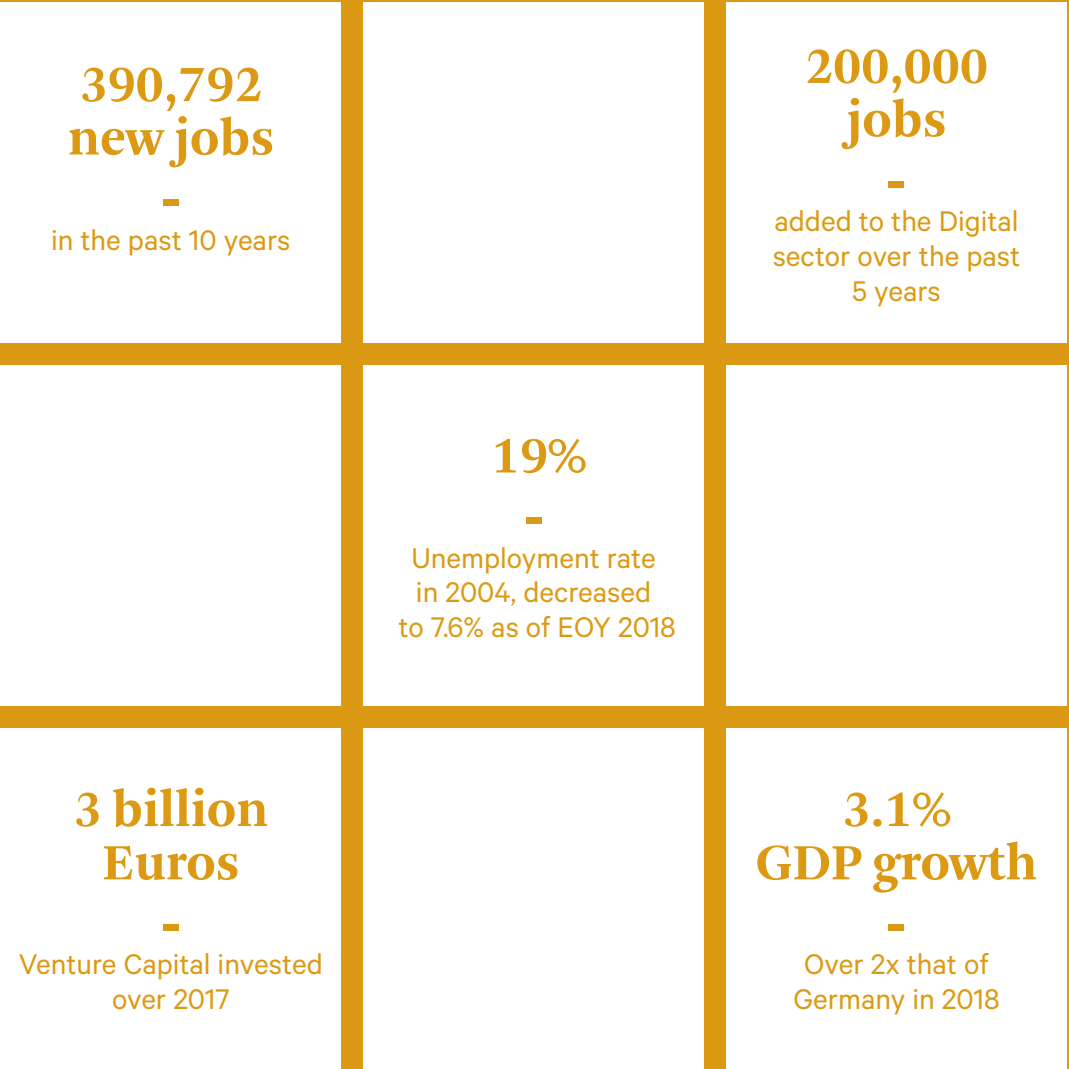
Economy & Employment

-

The past decade-plus has been transformative for Berlin, with unemployment, a once-staggering rate of 19% in 2004, being cut by more than half to stand at 7.6% in 2018. 390,792 new jobs have appeared in the last ten years, over 200,000 of which are based in technology. Thus, 1 in 7 positions is located within the Digital and IT sectors. Once a city reliant on machine manufacturing, the newfound dominance of the digital industry, along with growth in other subsets like media, communication and retail, means Berlin's Service sector now encompasses 85% of its thriving economy.

Venture capitalists have also found a home in the city. Over 3 Billion EUR was invested in 2017 alone, pushing Berlin to overtake London as the top European location for Venture Capital Investment. The financial traffic into Berlin makes up 70% of all foreign investment into Germany, proving the city as a major player both locally and globally.

In numbers:
-



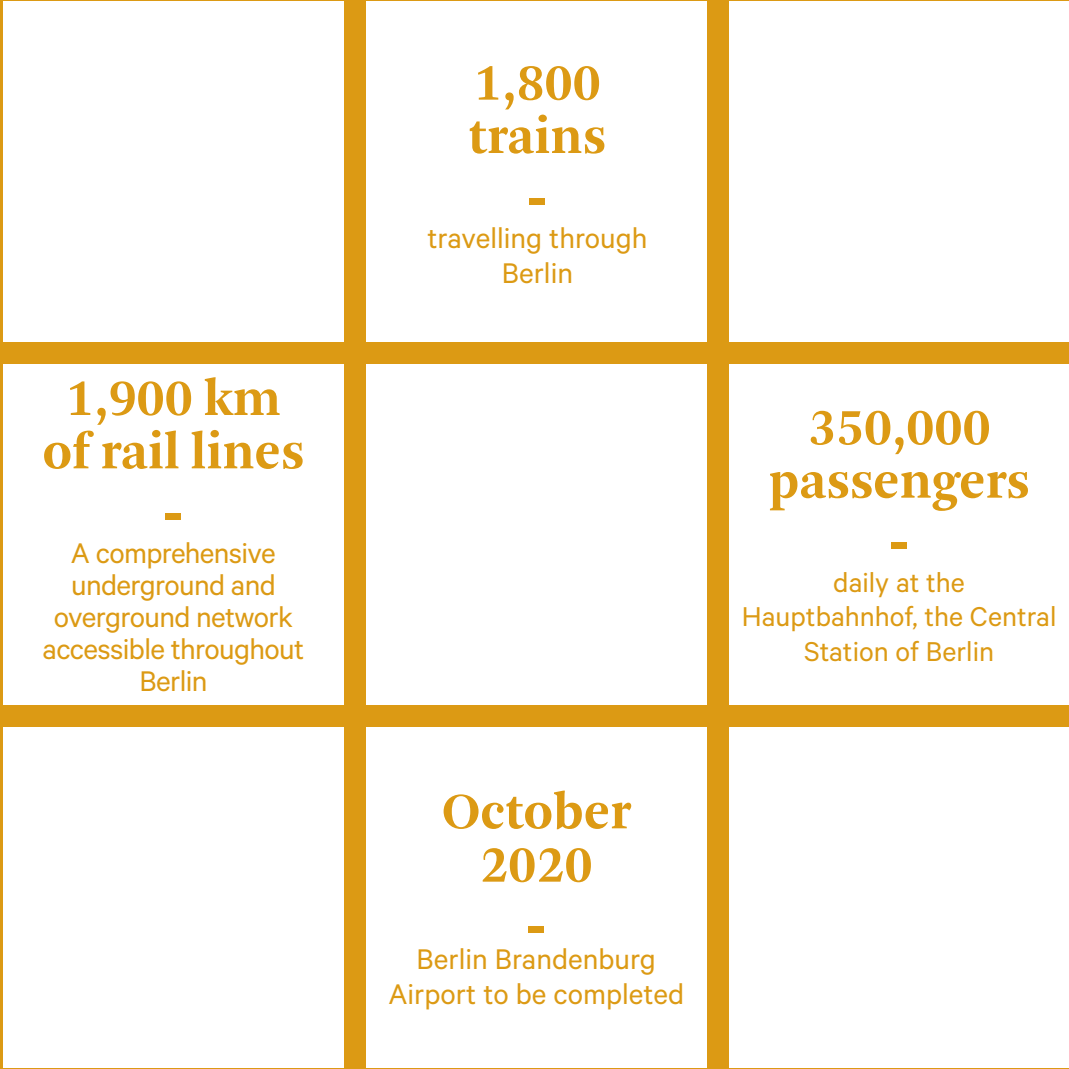
Infrastructure

-

Berlin is a bustling metropolis connected by a seamless web of highly-efficient transportation. The public network of underground (U-Bahn) and overground (S-Bahn) run throughout Berlin with 1,800 trains and 1,900 km of rail lines keeping even the furthest outskirts within timely reach. The Hauptbahnhof, Berlin’s Central Station, is the busiest of its kind in Europe, serving an estimated 350,000 passengers daily.

2020 will see the opening of Brandenburg Airport, a state-of-the-art transport hub that will finally allow international travelers to fly directly into Germany’s political and economic heart. The new facility will start at a capacity of over 33 million passengers per annum, a figure that will have increased to 55 million by 2040. A long-due development, Brandenburg will connect Berlin to the world’s alpha cities like London, New York and Paris, encouraging even further foreign investment and bringing the capital one step closer to becoming an alpha city itself.

In numbers: -



Neighbourhood

Key locations

-



District Introduction & Key locations

Neighbourhood

Key locations

-

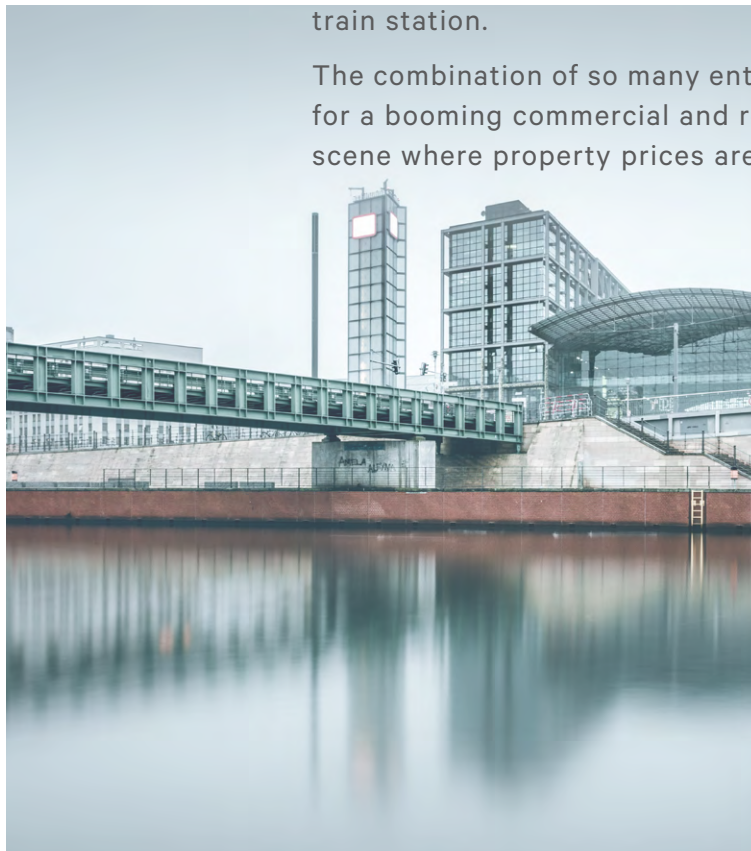
Mitte

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Mitte is the geographical centre and political heart of Berlin.

The Word “Mitte” literally means “centre”. The district contains many of Berlin’s major infrastructural and cultural landmarks, such as Potsdamer Platz, a conglomerate Mecca that began as the largest building site in Europe, the Reichstag, home of Germany’s Parliament, and the Hauptbahnhof, Europe’s busiest train station.

The combination of so many enticing factors has made for a booming commercial and residential real estate scene where property prices are on the rise.



Hauptbahnhof

-

Busiest station in Europe.



Sprengelkiez

-

Sprengelkiez is the exception to this bustling commercial centre.

Located in the sub-district of Wedding, the area is firmly in its “up-and-coming” stage and thus, rents are lower than anywhere else in Mitte. Couple this with cheap, diverse eating and a bubbling social scene and the result is a perfect solution for young people looking to live the Mitte lifestyle without paying Mitte prices. Landmarks include Plotzensee lake, the sprawling Volkspark Rehberge and the immensely popular Sprengelstrasse bar street.

Neighbourhood

Key locations

-



General locations Universities

1. Underground Leopoldplatz

2 mins Walk (180m)

-

2. Berlin Central Station

12 mins by Bike / 15 mins Underground

-

3. Charité University Hospital

8 mins Walk

-

4. Bayer

14 mins Walk / 5 mins Underground

-

5. Federal Intelligence Services

25 mins Walk / 8 mins Underground

-

6. Ernst & Young

13 mins by Bike / 11 mins Underground

-

7. Total

10 mins by Bike / 20 mins Underground

-

8. Expedia/Jones Lang LaSalle

13 mins by Bike / 21 mins Underground

-

9. Price Waterhouse Coopers

13 mins by Bike / 21 mins Underground

-

10. Checkpoint Charlie

14 mins Underground

-

11. Brandenburg Gate

21 mins Underground

-

12. Reichstag – German Parliament

21 mins Underground

-

13. German Chancellery

22 mins Underground

-

14. Potsdamer Platz

25 mins Underground

1. Beuth University of Applied Sciences

8 mins Walk

-

2. Humboldt

18 mins Walk / 19 mins Underground

-

3. Potsdamer Platz

18 mins Bike / 26 mins Underground

The Development

Kiez

KIEZ



The Development

Introduction

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Kiez is our New Build Development located in Mitte's exciting neighbourhood of Sprengekiez.

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Located in the heart of Berlin's most happening district leaves you spoiled for choice of career, nightlife and cuisine. The train station less than 200 metres away grants access to a world-renowned transport system and puts the whole city at your feet.

Consisted of 76 total units, Kiez is a mix of comfortable studios, one-bedroom and two-bedroom apartments. Sprengekiez's cool, vibrant atmosphere and the development's central location mean the ideal tenant is a young professional working in one of the neighbouring employment nodes. Europacity, Berlin's 5bn EUR regeneration project and home to major companies like KPMG, Total and Expedia is only 15 min away, while Friedrichstrasse, the scenic avenue peppered with European HQs for players like EY, Facebook and Google, is an even shorter 10 min. trip. Charité, Europe's largest university clinic, is a quick 8 minute stroll down the road, flooding Kiez's potential tenant base with 14,500 medical professionals.

* Computer Generated Images are intended for illustrative purposes only.



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The Development

Specification

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Kitchen

-

AEG Electric Goods

- Oven & Hob - Einbauherd Set Typ EEB 2320010M
Stainless Steel; Glass Ceramic Hob, 60cm wide
- Flat Screen Extractor Fan, Carbon (Charcoal) Filter
Type 60, Front Panel BF 6070-M
- Fridge / Freezer SDB 41211 AS integrated A+
- Dishwasher, 45cm, Fully Integrated, max. 47 dB,
Type FSB 51400 Z

Faucet & Mixer Tap - (Blanco or equivalent)

- Stainless steel, 1 basin/drainер, 3.5 Sieve Basket
Valve, Reversible, TIPO 45 S Mini
- Chrome Single Lever Mixer Tap, Blanco Bravon
(or equivalent)

Washing Machine

- ca. 7kg capacity / 1400 U per min
- AEG, Bauknecht or equivalent Position dependent
on each apartment

Kitchen Furniture (Burger Küchen)

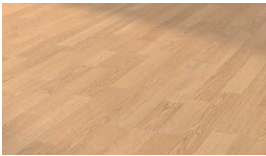
- Inventory listed in Purchase Contract

Floors:
Living room & Bedroom

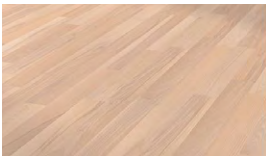
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Laminate floors of solid wood (oak), including
the associated skirting boards.

Options:



Eiche Classic



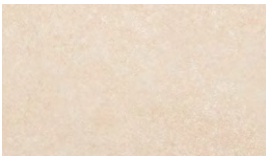
Kernbuche

Floors:
Bathroom

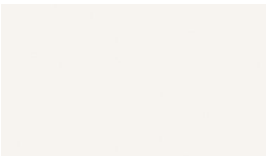
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Floor tiles.

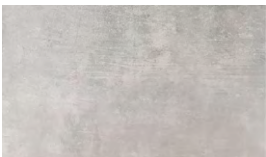
Options:



Beige matt



Hellgrau
gestreift matt



Grau



Weiß matt glatt



Anthrazit



Weiß glänzend
glatt

The Development

Specification

-

Painting & wallpapering work

-

The walls and ceilings are wallpapered with fine woodchip wallpaper and painted white.

Sanitary objects

-

Wash table

Geberit Renova - no.
85 x 48 cm (WxD)

Wall-mounted toilet

Geberit Renova -
35 x 54 cm (WxD)

Sink

Geberit Renova
45 x 32 cm (WxD)

Sanitary hardware

-

Single-lever shower mixer
top-mounted

options:

Hansgrohe - LOGIS
Hansgrohe - FOCUS

Unica`S Puro shower rail

Single-lever tap
top-mounted

options:

Hansgrohe - LOGIS
Hansgrohe - FOCUS

Electrical Devices

-

Towel Heater

The bathroom is additionally equipped with an electrically operated towel heater.

Video intercom

All apartments are fitted with intercoms installed with a video screen, doorbell and door opener function.

Partners



Berlin Finance

Berlin Finance is an independent mortgage brokerage firm under the leadership of Martin Bonnet and has been providing competitive mortgage options for both international and local buyers in the German market since 1999.

In collaboration with a breadth of Banks, Funds and other Financial Institutions, Berlin Finance guides you through the entire mortgage process providing direct access to financing options. As is standard practice in the mortgage market in Germany, Berlin Finance do not charge clients for their services.

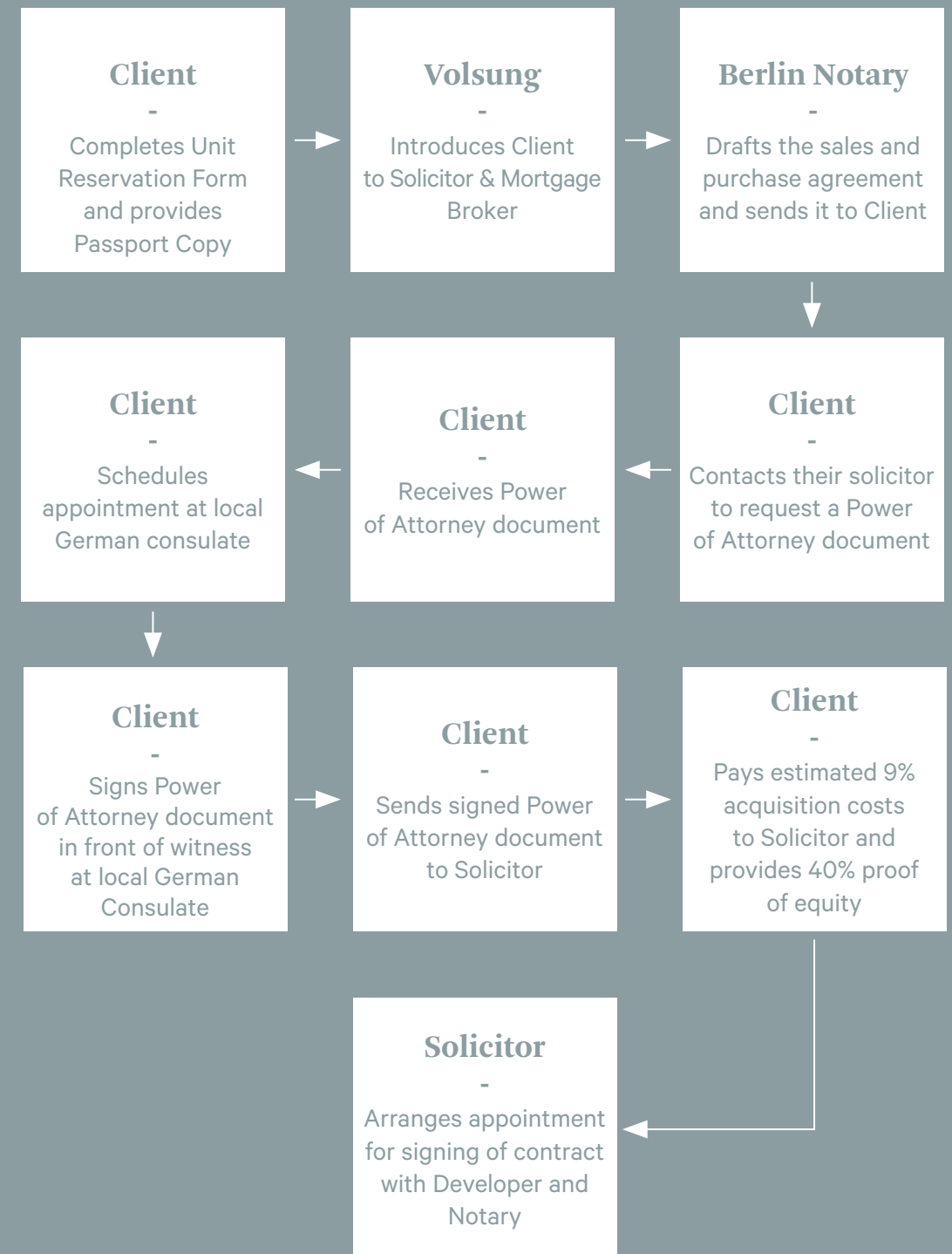


Berlin 99

Berlin99 have over 10 years' experience renting to international professionals and students in Berlin and London.

They offer affordable, and fully equipped, furnished apartments directly to you on flexible, fair and transparent tenancy agreements. This means dealing directly with tenants and owners alike cutting out the need for expensive letting agents.

Acquisition Process



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