

Requirements Profile

Type:

Projects and lots both developed and undeveloped for office (with prospective tenants), hotel and retail use, as well as nursing-home real estate with sufficient parking places, no mixed residential use.

Location:

Germany (nationwide) and EU accession countries, good transport connections, downtown or near airport location, good visibility, prime and second-tier locations.

Examples:

- Berlin
- Munich
- Frankfurt am. Main
- Hamburg
- Stuttgart
- Cologne
- Düsseldorf

Lot Sizes:

1,500 – 10,000 sq m

Building Law:

Designated as a mixed use or core area, special area for retail or authorised as per section 34 of the Federal Building Code (BauGB) for retail use.

Leasing Agreements:

In so far as leasing agreements have already been concluded, only projects/property can be considered whose rentable space already has minimum 70-75% coverage by core tenants with fixed terms of letting of at least 15 years.

Development Status:

Acquisition can follow in any stage of development. All development activities may be carried out by KapHag alone or with involvement of the project partner/seller.

Investment Volume:

10 - 50 million Euro per single investment

Minimum Requirements for Offers:

- Precise address, street, house number, post code, city
- Excerpt from city map, site plan, short description of location and offer
- Details of size and condition
- Details of the seller and real estate proposed for sale
- Ownership structure
- Present type of use, encumbrances, third-party rights
- Building law verified / not verified; if verified with what results?
- Are there already prospective tenants? If so, who are they?
- If applicable: listing of leasing agreements with key data: name of tenant, duration of agreement, amount of rent, options, index-linked/graduated rent, securities
- Short description of project development phase / development status and if available the (building) project's cost calculation or general contractor's quotation.

Upon receipt of your verifiable documentation, we will contact you as soon as possible.