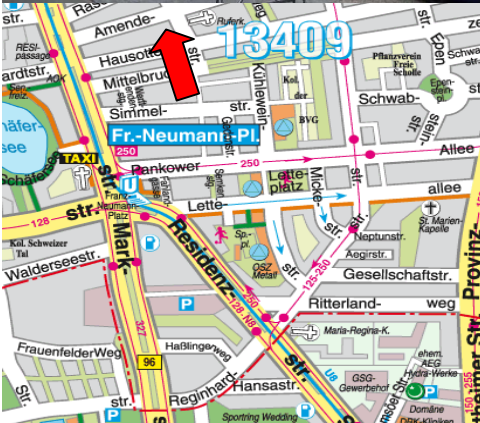


Dear Client,

**Object No. BB1795**

Thank you for your enquiry. We offer you the following object for the purpose to purchase it as an investment for yourself:

**Well Kept New Development Close to Residenzstraße  
Amendestraße 92 in 13409 Berlin-Reinickendorf**



**Location**

The Amendestraße is a quiet side street off busy Residenzstraße. For immediate relaxation you have lake Schäfersee, local park and Schönholzer Heath in the neighboring district of Pankow. Two subway stations and bus stops are within a walking distance.

**Object and Basic Details**

Five storey building with modernised apartments, all having a bathroom, kitchen, balcony and basement. Oil central heating and hot water boiler. The apartments are fully rented. Current rent contract allows regular increase until 2026.

Year of Build	1975
Residential area (10 WE):	867,20 m <sup>2</sup>
Size of plot:	927,00 m <sup>2</sup>
Net rent p.a.:	64.063,80 EUR
<b>Price:</b>	<b>690.000,00 EUR</b>
Price / m <sup>2</sup>	796,00 EUR
Yield:	9.28%

Commission: In case of purchase of property the buyer pays once 6% commission of the purchase price plus VAT to Gilmore realestate or the German partner agent. This exposé is confidential and for the addressee only. Any transfer is prohibited. In case of transfer and purchase the addressee is liable for payment of commission. All information is based on statements of the owner and is provided in good faith and believed to be correct. Information provided is intended for indicative purposes and does not form part of a contract. Buy Berlin cannot accept responsibility for any losses arising from information, errors or omissions provided in this exposé.