

## Rathaus Strasse, Leipzig- Markkleberg 04416



## Property Code: PVS1 103

Located in this well established district is this fully tenanted, refurbished building. The area of Markkleberg is 8km to the south of Leipzig centre and it is favoured by affluent residents. The area has a strong appeal being independent from the main City whilst having excellent fast links. People who move to Markkleberg stay in Markkleberg. The property itself is located in the centre of this district, with shops and railway station on the doorstep. The building is currently 100% tenanted with longer than average tenancies in place. The condition of the internal and external is of a very good standard.

[See the area on Multimap](#)

This property would suit an investor that is looking for a straightforward property to purchase and finance. The favourable location should mean continued strong rental income and consequent capital growth potential in the medium term. The current yield of 13% will provide an excellent instant return on investment whilst tenant changeovers are minimised due to long tenancy periods. The purchase price at 600 Euro per m<sup>2</sup> represents excellent value for a building in this area, in this great condition.

Guide Price [subject to negotiation]	Euro 236.000
Current Rental (annual)	Euro 32.486,40
Current Yield (%)	13.8%
Potential Yield (%)	13.8%
Agent Fees (4%)	Euro 9940
Year of Construction	1898
Total Living Area m <sup>2</sup>	490,98
Price m <sup>2</sup>	600 Euro
Marketing Date	1 Feb 2008

**Service Offered:** ProVenture Property have teamed up with a leading agent in Saxony to deliver a service unrivalled by other providers. We aim to provide an unbeatable level of support to the investor at **every** stage of the investment process. This includes:

- General consultancy prior to purchase.
- Accompanied inspection trips (if required).
- Assistance with UK and German financing.
- Assistance with all legal aspects.
- Ongoing full management service of purchased property.
- Assistance with all UK and German Tax matters.
- Assistance with property maintenance, development and eventual sale.

**Fees:** The purchase fees are the most competitive in the market and are up to half the charge made by our competitors! We do this because, as investors ourselves, we appreciate the need to minimise the cash employed at the start of your investment.

Property Management is charged at 15,00 Euro +vat per apartment or unit per month. New tenants will be found, referenced and installed quickly on your behalf for the fee of one month rent.