

Holbein Straße, Leipzig



Property Code:PVSI 112

Located superbly fronting onto the Weisse Elster river in the sought-after district of Schleussig, this good size residential offering will appeal to a wide range of investors. The location is favoured by residents for its proximity to the City Centre whilst offering good outdoor possibilities alongside the river and the nearby Clara Zetkin Park. Strong tenant demand exists in this area characterised by its many loft style buildings and small media companies.

The building is currently 100% tenanted with the average tenancy of around 5 years in length. The condition of the internal and external of the building shows no immediate need for maintenance or renovation and is indeed in good condition.

This property would suit an investor that is looking to make a straightforward purchase at a competitive asking price. The extremely favourable location should mean continued strong rental income and consequent capital growth potential in the medium term. The current yield of over 10% will provide an excellent instant return on investment whilst a future increase in yield to around 12% could be expected when existing tenancies are re-newed at a market rate (currently around 20% below market rate). The purchase price at around 480 Euro per m² suggests that strong capital appreciation should be expected over the medium term of the investment holding.

Guide Price [subject to negotiation]	425.000 Euro
Current Rental (annual)	43.056 Euro
Current Yield (%)	10.1%
Potential Yield (%)	12 %
Agent Fees (4%)	17.000 Euro
Year of Construction	Circa 1900
Total Living Area m ²	874
Price m ²	486 Euro
Marketing Date	17 March 2008

Service Offered: ProVenture Property have teamed up with a leading agent in Saxony to deliver a service unrivaled 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.