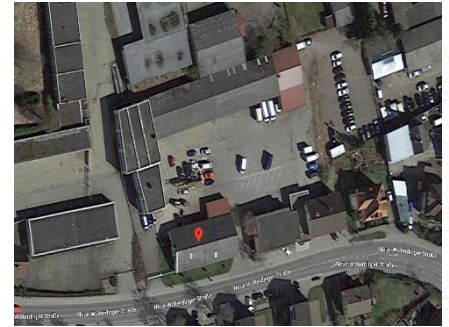


**Loan Amount:** € 1.200.000    **Loan Term:** 12 Months    **Interest:** 12%



## SUMMARY

Dear community members,

We would like to introduce you to the Donaueschingen project, Donaueschingen is a town in south-western Baden-Württemberg, about 13 kilometres south of the district capital Villingen-Schwenningen. The medium-sized centre is the second largest town in the Schwarzwald-Baar region. Donaueschingen was the district town of the Donaueschingen district until the district reform on 1 January 1973 and has since belonged to the Schwarzwald-Baar district. Donaueschingen has been a large district town since 1 July 1993. In addition to Villingen-Schwenningen, the nearest large towns are Tuttlingen about 24 km east, Singen (Hohentwiel) about 34 km south-east and Schaffhausen in Switzerland about 30 km south of Donaueschingen.

The aim of the project is to build a new building at Neue Wolterdinger Str. 22 Donaueschingen to renovate the apartment building. The conversion/renovation will take place in the period 2023-2024. With an area of 7,359 m<sup>2</sup> and 1,800 m<sup>2</sup> of living space, it offers excellent features. Purchased 3 years ago, this land was acquired by the brother of the project owner (who was involved in its financing with the Volksbank) and planned to gradually buy it from him.

In the meantime, a re-planning was carried out and an agreement was reached with the municipality. A new development plan has been drawn up and the relevant building permits will be obtained by May 2023. This over-planned area consists of a total of 6 houses. Houses 1 to 3 are completely new buildings. House 4 is an existing large building, which will be upgraded, extended and completely renovated (25 apartments will be created). House 5 will also be a completely new building. House 6 will also be upgraded, extended and renovated (apartments and office). About 4 weeks ago the apartments in house 4 started to be marketed and there are 4 pre-contracts or bookings. This will be the first house to be realised. This will be followed by houses 1 to 3 and then houses 5 and 6.

75,000 € equity capital plus a subordinated land charge on this property is planned. The interest will be co-financed and is included in the business plan.

The Strategy is after renovation buy the Building and Rent,  
The worst-case scenario is Sell the Building.

The Security Building: In November last year, he acquired a large area (office and commercial space) from the company IVO Baumer. In total, the property comprises 5,989 sqm of floor space and a usable area of approx. 7,500 sqm. The purchase price was EUR 2.9 million. He financed EUR 2.5 million through the Volksbank and invested a further EUR 800,000 for the purchase price, notary, land transfer tax, estate agent, etc. from my own funds. He is currently marketing the rental of the individual spaces. To date, 8 partial areas have been let and are undergoing the corresponding conversion work. Further interested parties are available and will follow little by little, as the craftsmen cannot carry out all the work in all the sub-areas at once. The current average for the cold rent of the already rented partial areas is 5.80 EUR/sqm. The monthly rental income in the case of full letting will amount to at least EUR 30,000 (calculated with an average price of EUR 4.00/sqm).

+49 1573 5986545

services@immo-ex.com  
www.immo-ex.com

Klauerstraße 19  
60433 Frankfurt am Main

## INVESTMENT PLAN

Rough-in costs	900.000,00 €
Costs architect, construction management	56.000,00 €
Sales promotion	5.000,00 €
Internal sales commission	256.290,30 €
Project management	57.943,02 €
<b>TOTAL</b>	<b>1,275.233.00 €</b>

## COLLATERAL

A Second Rank Mortgage 1.500.000€ on the Property Schwenningen. Resulting in LTV 125.0% and LTC 80.0%.

## LEGAL NOTICE

You can only use this document to review project details. It is illegal to make changes to the document, share the content on different platforms, or share the document directly.



+49 1573 5986545



services@immo-ex.com  
www.immo-ex.com



Klauerstraße 19  
60433 Frankfurt am Main