

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



SUMMARY

Dear Community,

We would like to introduce you to the pitch Albstadt, Albstadt is the largest city in the district of Zollernalbkreis in Baden-Württemberg, Germany. With population more than 45.000 people. The former jersey factory is located at Von-Stauffenberg-Straße 54-56 in Albstadt-Lautlingen. The west building is to receive an additional floor with two penthouse apartments.

Ulrike Grundt is since 01/2015 as Managing Director of Lebensart am Bodensee GmbH and Lebensart Wohnbau GmbH in Salem and Überlingen, responsible for real estate, property development and building biology. From 01/2010-12/2014 she was Real estate brokerage and developer at Lebensart am Bodensee GbR in Salem together with Daniel Graze (architect). She specialized in Baubiologie and energy consulting. 12/2000-06/2007 she was the owner of Lebensart Ulrike Ruff Weinstadt and was involved in the construction of biological wooden houses, construction supervision and building biology consultations as well as seminar leader.

As you can see in the documents, Lebensart Wohnbau GmbH has many examples and presentation projects. Ulrike Grundt has a solid experience in the market, and she has carried a strong position in her career.

In the remaining building, bright 2-3 room apartments between 54-100 m², with daylight bathrooms and balconies are planned. Living space 2,332 m², GFA 3,614 m² (calculated), BRI 10,299 m³ (calculated). 29 WE on KFW 55 EE standard, on total area with SP and carports. In addition, two two-family houses will be built in the north of the property and two single-family houses in the west. The building permit has been issued. Project has already been acquired and building permit granted. Implementation is now to take place in the short term. The project is expected to be fully completed in individual sales by the end of 2023. The Capital Requirements are: 1.200.000 €. The KFW funds in the amount of 1.977.000 € for the project have been approved. The existing building has been cleared and gutted. In March/April 2023, work will begin on upgrading the building's. of the statics of the building and then with the demolition of the old staircase and the old of the boiler house will take place. Trenches will then be dug around the building to insulate it and then the scaffolding will be erected. The capital will be used for the other ancillary costs, such as preparation of the declaration of partition, works planning and for the first part of the construction costs.

Exit is the repayment of the loan to Maxcrowdfund with the receipt of the Long-Term Loan. The worst-case scenario is, Sell the apartment.

INVESTMENT PLAN

Developed land price	1,250,000.00 €	Architecture Lph 1-9	600,000.00 €
Incidental purchase costs + notary public	73,926.08 €	Profit & Risk	2,049,800.00 €
Maklerhonorar	44,625.00 €	Project development	200,000.00 €
29 WE to KFW 55 EE standard	44,625.00 €	Fees Sale Advertising	387,112.00 €
Measurements	7,229,200.00 €	Audit and tax advice	20,000.00 €
Demolition of boiler house	30,000.00 €	Participation agreement	115,000.00 €
Demolition staircase	100,000.00 €	Financings	350,000.00 €
Specialist planner, expert opinion	60,000.00 €	Interest	120,000.00 €
Admin fee	7,200.00 €	Success fee	25,000.00 €
		TOTAL	12,841,863.08 €

COLLATERAL

A Second-Rank mortgage 1.500.000€ on the Property on Albstadt, resulting LTV 125.00% and LTC 80.0%.

LEGAL NOTICE

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