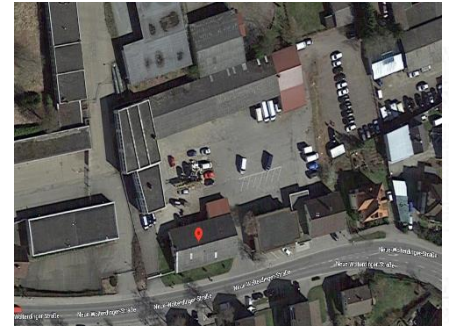


Loan Amount: € 305.000

Loan Term: 12 Months

Interest: 12%



SUMMARY

Dear Community, we would like to introduce you to GO Rhein-Main Asset GmbH's Jakobsberg project. Großostheim is a market community in the Aschaffenburg district in the Lower Franconia governorate in Bavaria, Germany. Großostheim is connected to the road network through the A3 federal highway (Frankfurt - Würzburg), the B 469 federal road (Riedstadt- Hallstadt), and the A 45 highway (Aschaffenburg - Gießen). The entire center of the village is characterized by many timbered houses from the 16th-18th centuries. The marketplace is a protected heritage. Furthermore, the area is known as a large wine-growing region.


The building was originally constructed in 1900. Extensions followed in 2001 to 2007. The ground floor of building 4a, where condominium number 2 is located, was finished in 2003. The anteroom, which is part of apartment 2, was built in 2007. It is assumed that the apartment number 2 in most parts corresponds to a construction room from 2003. It is also assumed that the interior corresponds to a simple to medium level standard. The plan is to buy the building and perform a core renovation. After the process is completed, it will be sold again.


The apartment has two rooms, a kitchen, a bathroom and an anteroom (for photos check entrance area photos), the size is estimated at about 61.04 sqm. Due to the roofing of the terrace/balcony of the apartment above, it is assumed that the lighting conditions in the apartment may be rather poor. The lower part of the facade cracks a thermal insulation composite system, the upper part of the facade does not.


The property is located in a "village area" and offers excellent amenities. You can enjoy the fresh air with walking paths. Narrow streets, medieval timbered houses and characteristic churches characterize this area. Discover the old-time defense systems in the medieval towers and the dark dungeons where witches and robbers once languished. Hike in the gentle foothills of the Odenwald with its sparse forests, hedged hollow ways and sun-drenched vineyards. Enjoy the view from the Wartturm, which reaches the wide Maine area and from there to Frankfurt, the Taunus and the ridges of the Spessart. Round off your visit with a beer, wine or locally made schnapps and enjoy our wide range of culinary specialities.

The plan is to renovate the building and sell the project.

The worst-case scenario is to refinance the loan with the bank.

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INVESTMENT PLAN

Negotiated Purchase Price	90,000.00 €
Land transfer tax	5,400.00 €
Notary and court costs	1,800.00 €
Core renovation	170,765.00 €
Financing Costs	37,472.00 €
TOTAL	305,437.00 €

COLLATERAL

A First-Rank Mortgage 381.250€ on the Property in Großostheim, resulting LTC 125.0 % LTV 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.