



## Germany. Bergheim. Apartment building.



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 12,712,750.61

### Locatie

Aanbevolen Auto Onderdelen:	Germany
Staat/Regio/Pronvincie:	North Rhine-Westphalia
Plaats:	Cologne
Adres:	Бергхайм
Geplaatst:	13-04-2025

### Omschrijving:

Germany. Bergheim. Apartment building.

North Rhine-Westphalia.

Apartment building in Germany, in 50126 Bergheim, 6710 m<sup>2</sup>

Object code: 16294

Online viewing Remote purchase

€3,336,000

€1,667/m<sup>2</sup>

Object type apartment buildings

Year of construction 1970/

Floor 1-2-3-4-5

Total area 6710 m<sup>2</sup>

Object status rented

Number of rooms 72 apartments 42 garages and + 52 parking spaces

Actual annual income €450,630, possible €530,000

- total cost of the object = €11,185,560

- required equity = €3,336,000

+ bank loan possible €7,849,560 = €11,185 560 euros

the property actually brings in 450,630 euros, but the rent can be raised to 530,000 euros

- The annual loan payment to the bank will be 157,000 euros, the rest 450,630 - 157,000 = 293,630 euros will remain with the owner of the property.

$293,630 / 3,336,000 = 8.8\%$  in fact on the invested capital



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if we raise the rent and recalculate, we get  $530,000 - 157,000 = 373,000$   
 $373,000 / 3,336,000 = 11.18\%$  when raising the rent on the invested capital

- 72 apartments on the property
- 42 garages
- 52 external parking spaces
- 17 km to Cologne
- shops, schools, pharmacies, public transport stops nearby

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties

## **Lease terms**

Date Available:

## **Contact information**

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