



## Germany. Bochum and Oberhausen. 2 apartment buildi



### Информация об агенте

|                    |   |
|--------------------|---|
| Название:          | Юрий М  |
| Электронный адрес: | youland@mail.ru   |
| Название компании: | EUROPE GmbH   |
| Страна:            | Россия  |
| Specialties:       |   |
| Телефон:           | +7921 (906) 737-7   |
| Languages:         | English, Russian  |
| Веб-сайт:          | <a href="http://www.youland.org">http://www.youland.org</a> |

### Детали объявления

|               |               |
|---------------|---------------|
| Недвижимость: | На продажу    |
| Цена:         | EUR 2,614,953 |

### Местоположение

|            |                         |
|------------|-------------------------|
| Страна:    | Германия                |
| Область:   | Северный Рейн-Вестфалия |
| Город:     | Бохум                   |
| Адрес:     | Бохум                   |
| Добавлено: | 19.02.2025              |

#### Описание:

Germany. Bochum and Oberhausen. 2 apartment buildings. Package of 2 apartment buildings, in 46117 Oberhausen and 44866 Bochum, 2037 m<sup>2</sup>

Object code: 17851

Online viewing Remote purchase

€1,257,421

€617/m<sup>2</sup>

Object type apartment buildings

Year of construction 1965/2023 and 1910/2020

Floor 1-2-3-4

Total area 2037 m<sup>2</sup>

Object status rented

Number of rooms on request

Annual income (actual) €158,153

Full market value of the houses = €2,614,953,

but the investor only needs his own money to buy: €1,257,421, the package of these houses is purchased through the purchase of the GmbH company, the loan is issued earlier by a German bank - is taken over by the buyer.

MFH 46117 Oberhausen

house built in 1965 (reinforced concrete floors)



2019-2023 was renovated

11 apartments in the house

total area of the house is 1139 m<sup>2</sup>:

- living area 794 m<sup>2</sup>

- area of 1 room = 345 m<sup>2</sup>

the house is not fully rented out (currently 1 apartment is free from the tenant)

Actual annual income: 87528.00 euros

Income per year with full rent: 89461.72 (7.19%)

and the second apartment building MFH in 44866 Bochum

The house has a very good location in the city and directly with a green park!

Situated in a lush park, this unique residential building offers apartments, each with its own balcony or terrace, offering residents tranquil views of the park.

nearby within walking distance of 2 grocery supermarkets

building built in 1910 (good high ceilings)

the building is well maintained

8 apartments in the building

4 parking spaces

total area of the building is 897.53 m<sup>2</sup>:

the building is fully rented out - everything is rented out, but there is potential to raise the rent for some apartments!

(since the rent has not been raised for a long time for tenants)

Actual annual income: €70,625 (~5.14%)

Actual annual income with a rent increase at market rate: €81,150 (5.91%)

Total total actual income: €158,153 (12.57%)

Total total possible total income with a rent increase: €170,

## Lease terms

Date Available:

## Contact information

Телефон:

+7921 (90673) 77-

IMLIX ID:

IX6.655.881

