

Zobeltitzstraße 94 in 13403 BERLIN | Reinickendorf
BB442

Buy Berlin

Investment and Vacant Apartments Near Tegeler Lake and Green Spaces



IMMOBILIENANGEBOT | REAL ESTATE PROPOSAL

BASISDATEN | BASIC DATA

Typ Type	12 Units
Lage Location	EG - 3.OG
Anzahl der Zimmer Number of Rooms	1, 2 or 4
Wohnfläche Property Size	32,49m ² - 110,92m ²
Balkon / Terrasse	Mostly
Keller Cellar	Partially
Aufzug Lift	No
Garage Garage	No
Gartenfläche Garden Size	
Sanierung (Einheit) Refurbishment (Unit)	The vacant apartments were renovated in 2017.
Sanierung (Objekt) Refurbishment (Object)	-
Zustand (Einheit) Condition (Unit)	Renovated
Baujahr Year of Construction	1906
Warmwasser-Aufbereitung Warm Water Treatment	Decentralized via DLE
Heizungs-Anlage Heating System	Oil Central

unit no.	apartment / commercial location	size (m ²) tenant list	no. of rooms	balcony	Tenancy Rent in €	Total Net Price (€)	Yield in %
3	VH EG li	32,49	1,0	no	240,00	96.102	3,00
4	1OG re	99,50	4,0	yes	435,00	251.169	2,39
5	1OG mi	51,94	2,0	yes	244,39	137.547	2,45
6	1OG re vo	66,77	2,0	yes	-	232.668	
7	1OG re hi	43,75	1,0	no	210,00	117.398	2,47
9	2OG li vo	59,52	2,0	yes	250,00	146.453	2,36
10	2OG mi	51,94	2,0	yes	350,00	159.823	2,63
11	2OG re vo	66,77	2,0	yes	295,00	169.697	2,40
12	2OG re hi	43,75	1,0	no	280,00	129.837	2,59
13	3OG li vo	59,92	2,0	yes	355,00	179.954	2,60
15	3OG re	110,92	4,0	yes	-	386.514	
16	3OG li hi	39,58	1,0	no	255,00	130.364	2,70

- Financing:** 50% of the purchase price possible!
- Impressions:** Photos pictured belong to the vacant apartments.



OBJEKTBSCHREIBUNG | OBJECT DESCRIPTION

1. The object is divided and individual land registers for the respective apartments exist.
2. Built in 1906 House was gradually renovated, well maintained and all old building stylistic elements like the staircase, railings, ceiling and apartment doors, have been renovated in a high-quality manner
3. All stairwells and common areas including the green courtyard are very well maintained.
4. The heating is carried out via an oil central heating from 1975/1998 (conversion to district heating possible) and the individual hot water supply is provided via electric run-through heaters.

Description Apartments | APARTMENT DESCRIPTION

1. There is a total of 12 apartments (10 rented units and two empty newly renovated residential units) for sale in this property (price list see table above)
2. The apartments are divided into sizes between 32,49m²-110,92m²: 32,49m²-43,75m² (1-room, kitchen, bathroom), 51,94m²-66,77m² (2 rooms, kitchen, bathroom) and 99,50m²-110,92m² (4 rooms, kitchen, bathroom)
3. All the apartments have a balcony except for the one-bedroom apartments.
4. The apartments have the typical old building charm (Parquet floor or wooden floorboards, stucco, etc.), are spacious and bright.
5. 2 apartments (Unit 5 and Unit 16) have been freshly renovated in 2017/2018 (see illustrations)
6. The attic is not developed.

Apt. 15



LAGEBESCHREIBUNG | AREA DESCRIPTION

Located in the leafy northwest of Berlin, the Reinickendorf district offers both rural idyll and metropolitan flair with excellent infrastructure. The property is in the southern part of the district, adjacent to the districts of Wedding and Pankow just off the metro line U8. Despite the quiet location you can find in the immediate vicinity schools, amenities, doctors and many shopping opportunities. The area is surrounded by sports facilities also. The newly renovated Paracelsus Bath is also in the immediate vicinity. With Lake Tegeler and Tegeler Forest, the district has large expanses of water and green that occupy more than a quarter of the district area, an absolute record in Berlin. Thanks to the 23 bus, three S and two metro lines as well as the city highway A 111, the paths in Reinickendorf are short, and in a few minutes, you can easily reach Berlin city Centre.



KONTAKT & INFORMATIONEN | CONTACT & INFORMATION

Für weitere Informationen kontaktieren Sie bitte | For further information please contact

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AGB's

1. Our offers are non-binding and subject to change. Error, omission and interim sale are reserved. The offers are strictly confidential and intended exclusively for the recipient of the offer. It is not permitted to pass on to third parties, including the party's power of attorney or client, without our written consent. Infringements oblige to pay the brokerage fee.
2. In principle, a commission claim arises when the economic success intended by the transaction is achieved. The contract must have been concluded through our mediation or proof. The commission claim also remains in place if the concluded contract expires due to the occurrence of a dissolving condition or is fulfilled regardless of expenses due to a recourse or for other reason. The commission claim is not affected by the conclusion of the contract on a later date or other conditions.
3. Should the contract be completed by economically or legally affiliated company/person/family member of the applicant, the recipient will continue to owe the brokerage commission.
4. The commission is due at the time of closing of the brokered or proven transaction. We are entitled to commission if, instead of the business offered by us, a replacement transaction is established which, in its economic success, takes the place of the original intended business (e.g. lease/lease instead of purchase agreement or vice versa , foreclosure, in the event of an extension of the offer, in particular the granting of a right of first refusal).
5. The amount of brokerage commission is
 - in the case of purchase or other acquisition agreement and in the case of acquisition as part of a forced auction for undeveloped or built-up properties or property equal rights 7.14% of the total purchase price, including the statutory VAT of 19%.
 - if you rent or lease 3 cold rents or lease rents plus. The statutory VAT of 19%.
 - in the case of pre-purchase rights secured in general letters, calculated by the value of the property, in addition to the normal commission 3.57% including the statutory VAT of 19%.
6. We reserve the right to act in a commission for the client as well.
7. No guarantee will be given for the accuracy and completeness of the business offer.
8. Should individual provisions be invalid, the validity of the remaining provisions will not be affected. The invalid provisions shall be replaced by valid ones which correspond to the economic meaning of the invalid or come closest.
9. The place of performance and place of jurisdiction is Berlin.

GENERAL TERMS AND CONDITIONS

1. Our offers are not-binding and without obligation. Errors, omissions and prior sale remain reserved. Offers are directed personally to the offeree and must be treated as confidential. The transfer to third parties, including holders of a power of attorney or clients of the interested party, are not permitted without our written approval. Any infringement shall entail the payment of brokerage fee.
2. A brokerage fee is categorically due when the desired economic results are achieved within the business agreement. The agreement must have been concluded as a result of our brokerage activities or based on evidence supplied by us. Our claim to a commission fee is not affected when a closed deal is subsequently cancelled owing to a resolute condition or cannot be fulfilled for any other reason. The claim to a finder's fee is not affected when a contract is concluded later or under other conditions.
3. Should the contract be completed by economically or legally affiliated companies / persons / family members of the offeree, it still owes the commission.
4. The commission is due at the time of the closing of a deal that was either brokered by us or came about based on evidence supplied by us. We also have a claim to a brokerage fee when another deal - whose economic results replace the originally intended deal - is substituted for the original offer (for example, a rental or leasing contract instead of a sales agreement or vice versa, foreclosure, an expansion of the offer, or especially the granting of a pre-emption.)
5. The brokerage fee
 - for purchase agreements or the purchase of undeveloped or developed real estate at a foreclosure auction, as well as rights equivalent to real property, amount to 7,14 % of the total sales price inclusive of 19% VAT.
 - three months' rent – exclusive of heating costs – are due for commercial rentals or leases. 19 % VAT is added to this amount.
 - for a pre-emptive right to buy that is recorded in the land register based on the value of the property, we charge an additional 3,57 % on top of the usual brokerage fee (inclusive of 19% VAT).
6. We reserve also the right to act for a client on a commission basis.
7. No liability can be assumed for the completeness of the business offer.
8. Should individual provisions be invalid; the remaining provisions shall remain unaffected by this. The invalid provisions are to be replaced by valid provisions that are equivalent – or come closest from an economic standpoint - to the meaning of the replaced ones.
9. Place of fulfilment and jurisdiction is Berlin, Germany.

Verbraucherwiderrufsbelehrung bei außerhalb von Geschäftsräumen geschlossenen Verträgen und bei Fernabsatzverträgen mit Ausnahme von Verträgen über Finanzdienstleistungen - Informationspflicht nach § 312d Abs. 1 BGB i. V. m. Art. 246a § 2 Abs. 2 S. 2 EGBGB

Auftragnehmer (Makler) informiert Auftraggeber (Kunde) über Widerrufsrecht

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen diesen Vertrag zu widerrufen.
Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.
Um Ihr Widerrufsrecht auszuüben, müssen Sie uns

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Tel: +49(0)30- 69 52 6700, E-Mail: info@buyberlin.co.uk

mittels einer eindeutigen Erklärung (z.B. ein mit der Post versandter Brief, Telefax oder E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist. Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.
Haben Sie verlangt, dass die Dienstleistung während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Muster-Widerrufsformular

Wenn Sie den Vertrag widerrufen wollen, dann füllen Sie bitte dieses Formular aus und senden Sie es zurück.

– An **Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin**

Tel: +49(0)30-69 53 6700, E-Mail: info@buyberlin.co.uk

– Hiermit widerrufe(n) ich/wir (*) den von mir/uns (*) abgeschlossenen Vertrag über den Kauf der folgenden Waren (*)/ die Erbringung der folgenden Dienstleistung (*)

– Bestellt am (*)/erhalten am (*)

– Name des/der Verbraucher(s)

– Anschrift des/der Verbraucher(s)

– Unterschrift des/der Verbraucher(s) (nur bei Mitteilung auf Papier)

– Datum

(*) Unzutreffendes streichen.

Erklärungen des Verbrauchers/Vorzeitiges Erlöschen des Widerrufsrechtes

Ich verlange ausdrücklich, dass Sie vor Ende der Widerrufsfrist mit der Ausführung der beauftragten Dienstleistung beginnen.

ja nein

Mir ist bekannt, dass das Widerrufsrecht vor Ablauf der Widerrufsfrist erlischt, wenn die Dienstleistung vollständig erbracht wurde und mit der Ausführung der Dienstleistung erst begonnen wurde, nachdem ich meine ausdrückliche Zustimmung gegeben habe (§ 356 Abs. 4 BGB).

Ort, Datum Unterschrift Auftraggeber

INSTRUCTIONS ON WITHDRAWAL

Consumer cancellation policy with outside closed contracts of business premises and with distance contracts with exception of contracts over financial services – Duty to supply information after § 312d exp. 1 BGB in use with art. 246a § 2 exp. 2 page 2 EGBGB

Contractor (broker) informs client (customer) over right of withdrawal

Right of withdrawal

You have the right to withdraw from this contract within 14 days without giving any reason. The withdrawal period will expire after 14 days from the day of the conclusion of the contract. To exercise the right of withdrawal, you must inform us

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of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post, fax or e-mail). You may use the attached model withdrawal form, but it is not obligatory. To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event, not later than 14 days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement. If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated us your withdrawal from this contract, in comparison with the full coverage of the contract.

Model withdrawal form

If you want to withdrawal the contract, complete and return this form to us.

– To **Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin**

Tel: +49(0)30-6953 6700, E-Mail: info@buyberlin.co.uk

– I/We (*) hereby give notice that I/We (*) withdraw from my/our (*) contract of sale of the following goods (*)/for the provision of the following service (*)

– Ordered on (*)/received on (*)

– Name of consumer(s),

– Address of consumer(s),

– Signature of consumer(s) (only if this form is notified on paper)

– Date

(*) delete as appropriate.

Explanations of the consumer/premature expiring the right of withdrawal

I require expressly that you begin before end of the withdrawal period with the execution of the assigned service.

Yes No

Me is well-known, that the right of withdrawal before expiration of the withdrawal period expires, if the service was completely delivered and with the execution was only begun, after I had given my agreement (§ 356 exp. 4 BGB).

Place, Date _____ Signature Consumer _____