

Renovated 2-Bedroom Altbau Apartment with Balcony near Volkspark Friedrichshain and Frankfurter Tor

Straßmannstr. 24 in 10249 BERLIN - Friedrichshain



REF NO: BB410

Year Built:	1900	Price:	312,000.00€
Status:	Tenanted	Price per m ² :	3,999€
Property size:	78.01 m ²	Net Rent p.a:	6,641.04 €
Type:	2 Bedroom Apartment	Yield:	2.13 %

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LOCATION

The property is located in a prime location of the district Friedrichshain near the Volkspark Friedrichshain and the Frankfurt gate. The district is very centrally located (between Kreuzberg and Prenzlauer Berg) and is one of the most popular residential quarters in Berlin. Friedrichshain belongs to the eastern Berlin districts, with a very good infrastructure, a well-kept gastronomic scene and a rich sports and leisure offer. The location is known for its many bars, clubs, pubs, and cafes, concentrated in and around Simon-Dach-Strasse and Boxhagener Platz. As Friedrichshain's popularity rises and improvements to the local area reflect confidence in this district and pave the way for large scale capital appreciation. With fast and frequent transport links, tree-lined avenues, popular schools, social life and amenities there is increasing demand for rental properties amongst Berlin's growing young professional classes.

Public transport links are on your doorstep, as is the stop of the tram (M10) or are within easy walking distance, such as the subway station Frankfurter Tor (U5). About the tram and the subway, as well as by various bus. The M10 connects East with West and the U5 can be reached just in a few minutes, Alexander Platz. The nearby motorway connection to the ring road (A100) and several highways (B96 and B101) ensure a speedy car connection in all directions. There is a very high demand for prospective tenants at the location of the property. Especially Students and professionals.



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OBJECT AND BASIC DETAILS

This 2 -bedroom tenanted apartment recently renovated, located (Front building 4th floor left) in Straßmannstr. 24, Berlin Friedrichshain.

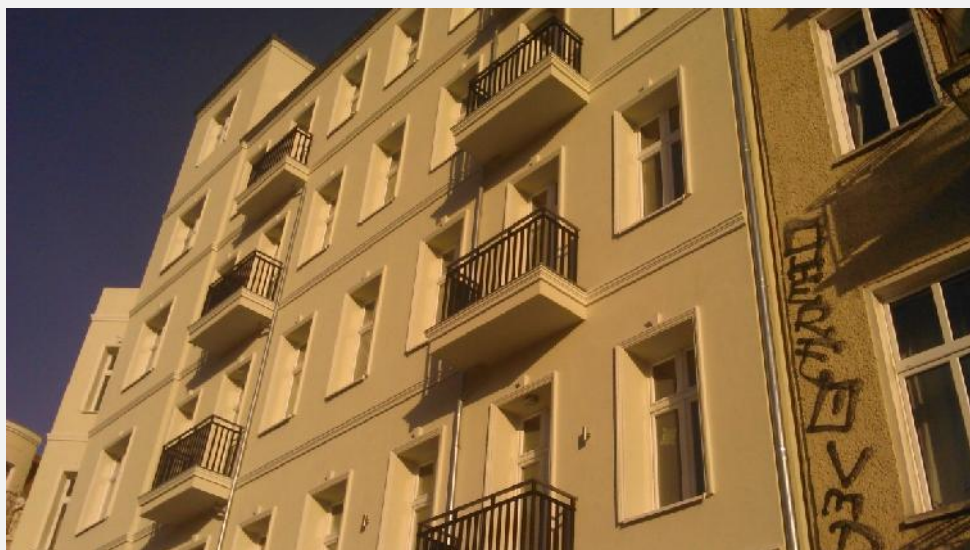
The 78.01 m² apartment consists of a spacious living room, two separate bedrooms, a spacious kitchen and a bathroom / WC, as well as a hallway and an entrance area. A small balcony (street side) is connected through the living room allowing you to have a more inviting and bright living room. The two bedrooms face the courtyard allowing you to have sufficient light and calm.

The Kitchen is adjoined to the living room offering enough space for various kitchen furniture and a dining area. The entire apartment is supplied via the gas central heating system which was installed in 2017. The tiled and modern bright bathroom is fully equipped (bath, sink and toilet). All furnishings as well as all pipes / fittings are in good and well-maintained condition. In the hallway is a built-in wardrobe allowing you to have sufficient storage space.

Built in 1900 and refurbished in 2015 to 2016, the house looks and feels fresh. The facade, the roof and the Entrance areas / staircases are freshly renovated and well maintained.

The cellar is dry and is in a good repair. The garden is well maintained and well cared for and gives a good impression.

The apartment is currently rented to a good level. Overall, the apartment presents itself in good condition and therefore, represents a solid investment for rentals. Because of a new lease or owner-occupancy requires small modernization measures. During the modernization and based on the current Rental levels there will be enforced in September, a rent increase by about 80.00 €.



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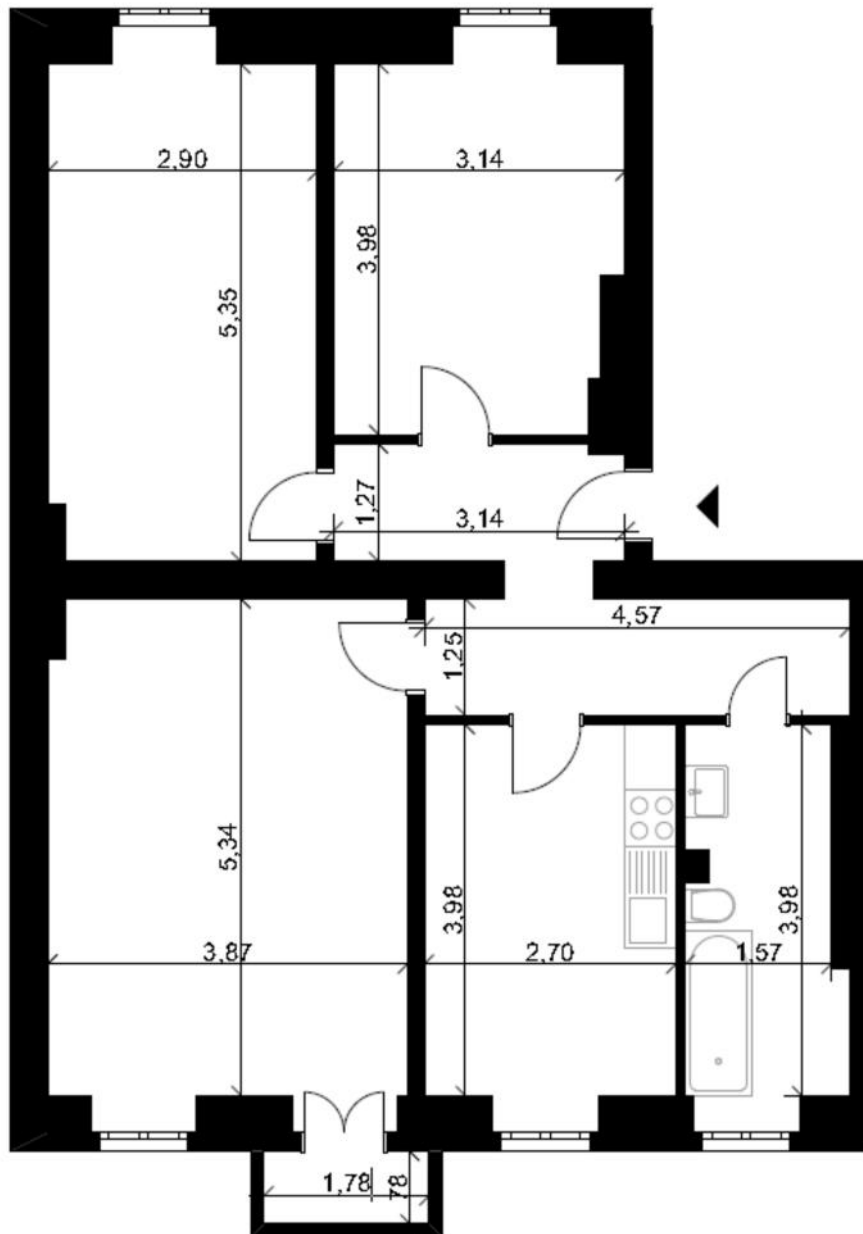


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Floor: Penthouse
Size: 78.01 m²



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 at a later date 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.

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

Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

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)30-64838996, Fax: +49(0)322112-2689535, 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 _____