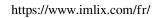
#### Marché immobilier IMLIX





# Germany. Bergheim. Apartment building.



## Information de l'agent

Nom: Юрий М

courriel: youland@mail.ru Nom de EUROPE Gmbh

compagnie:

Pays: Russie

Specialties:

Téléphone: +7921 (906) 737-7 Languages: English, Russian

Site web: http://www.youland.org

## Détails de l'annonce

Propriété à: Vendre

Prix: USD 12,993,608.85

#### Location

Pays: Allemagne

État/Région/Province: Rhénanie du Nord-Westphalie

Ville:CologneAdresse:БергхаймSoumis:16/06/2025

Description:

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/m2

Object type apartment buildings

Year of construction 1970/

Floor 1-2-3-4-5

Total area 6710 m2

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.

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https://www.imlix.com/fr/

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

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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IMLIX ID: IX6.651.722

