



Germany. Bergheim. Apartment building.



Agent Info

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Listing details

Property for: Sale
Price: USD 13,079,325.93

Location

Country: Germany
State/Region/Province: North Rhine-Westphalia
City: Cologne
Address: Бергхайм
Posted: Aug 19, 2025

Description:

Germany. Bergheim. Apartment building.

North Rhine-Westphalia.

Apartment building in Germany, in 50126 Bergheim, 6710 m²

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.



$293,630 / 3,336,000 = 8.8\%$ 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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IX6.651.722

