

Acquisition Profile



Deutsche Zinshaus invests in housing complexes, apartment buildings, and mixed used properties with mainly residential rental income in Germany. The focus is on sustainably manageable apartment buildings and housing complexes in locations with good rental and value uplift perspectives. In the last few years, the company primarily acquired non-performing opportunistic portfolios. Additional value has been created through active asset management. The company's management focuses on the reduction of vacancies, the realisation of expansion and conversion potential.

ACQUISITION CRITERIA

Quantitative Requirements

Types of Property

Apartment buildings, housing complexes, mixed used properties with mainly residential rental income

Locations

- German regions / cities with excellent infrastructure
- Cities with more than 50,000 residents
- Main acquisition focus: Hesse, North Rhine-Westphalia, Lower Saxony as well as properties located in cities Giessen, Marburg, Kassel, Fulda, Limburg, Essen, Dortmund, Duesseldorf, Hannover and Goettingen

Transaction volume

- Single asset transaction from 1 million € up to 50 million €
- Acquisition of entire portfolios up to 300 million €

Qualitative requirements

- Residential properties or mixed used properties with a maximum level of 50 % commercial rental income
- Return of more than 5,00 % p. a. based on basic annual rental income (actual)
- Buildings with high vacancies or a maintenance backlog and properties subject to insolvency, portfolio adjustment etc.

PURCHASING REVIEW

If your property meets Deutsche Zinshaus's purchasing requirements, then please send us the sales particulars with the information detailed below, either per post or email. After reviewing the submitted information we will quickly provide you with a preliminary assessment whether or not a purchasing review can be undertaken for your property. Ms Christiane Weck is happy to answer any questions you might have on this subject.

Documents for building purchasing review

- Full address
- Details of property floor space, entities and types of usage
- Annual basic rental income – actual /target
- Any specific features of the building
- Photographs of the buildings (structural views)
- Purchase price

CONTACT

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Discovering potential.
Creating value.

A decorative graphic in the bottom right corner consisting of several overlapping triangles in various shades of blue, creating a modern, abstract geometric pattern.