

INVESTOR FACTSHEET

INVESTOR FACTSHEET

Wichertstraße 69 · 10439 Berlin · Helmholtz District

PROPERTY OVERVIEW

Feature	Description
Type	3-room historic apartment (1911 Art Nouveau building)
Size	111 sqm
Floor	4th floor
Highlights	Two southwest balconies, original stucco, hardwood floors
Condition	Well maintained, renovated 1998
HOA fee	€353 / month
Status	Long-term tenant (single professional occupant)
Transaction	Direct from owner – no brokerage fee

INVESTMENT FRAMEWORK

Item	Amount
Purchase Price	€810,000
Price per sqm	approx. €7,300
Total Capital incl. Closing	€874,800

Entry into one of Berlin's most supply-constrained and resilient micro-locations.

RENT STRUCTURE & UPSIDE

Scenario	Annual Rent	Gross Yield
Current	€9,280	1.15 %

Scenario	Annual Rent	Gross Yield
+15 % Adjustment	€10,672	1.32 %
Market Level (16–18 €/sqm)	€21,300–23,900	2.6–3.0 %

The current rent remains below prevailing market levels for comparable historic apartments in this micro-location.

Substantial rental reversion potential exists over time.

STRATEGIC POSITIONING

This is not a high-cash-flow asset.

It is a **core European metropolitan property investment**.

- Prime residential district (Helmholtz / Prenzlauer Berg)
- Persistent international demand
- Limited new supply
- High owner-occupier appeal
- Exit flexibility via long-term own-use option

VALUE DEVELOPMENT OUTLOOK

Scenario	10-Year Projection	Value Potential
2 % p.a. (conservative)	~€987,000	+€177,000
3 % p.a. (market aligned)	~€1,089,000	+€279,000

Long-term total return potential of approx. **3–4 % p.a.**, driven by:

- Prime location appreciation
- Rental reversion
- Structural demand imbalance
- Euro-denominated hard asset protection

WHY BERLIN – WHY THIS ASSET?

- ✓ Stable EU legal framework
- ✓ Strong domestic and international demand
- ✓ Tangible, inflation-resistant asset

- ✓ Entry price below €7,500 / sqm in prime micro-location
 - ✓ Long-term portfolio stabiliser
-

INVESTMENT THESIS

A rare opportunity to secure a **historic Altbau apartment in Berlin's Helmholtz district** — combining:

- Architectural character
- Capital preservation
- Rental upside
- Strategic exit optionality

Prime location. Structural demand. Long-term value.