



Finch Properties

Retail Germany

Status 31 March 2015

Property type

- Commercial buildings generating the major part of the cash flow from use for retail and to lesser extent, from use for residential and/or office purposes.

Site, region, location

- We are searching for retail properties in good and very good locations in large German cities, in particular the Top 7 sites (Berlin, Hamburg, Dusseldorf, Cologne, Frankfurt, Stuttgart, Munich), metropolitan regions as well as mid-sized and major regional centres
- 1a or 1b locations, no locations near wholesale or discounter outlets

Investment criteria

- Existing properties with potential for optimisation and value increase, for example, through
 - > reduction of vacancies,
 - > optimisation of floor space, rents and use types,
 - > utilisation of construction reserves and implementation of refurbishment as well as new positioning,
 - > reduction of backlog in maintenance and renovation,
 - > short lease agreement terms preferred.
- Development land or properties with construction reserves and/or need for renovation
- Transactions can be executed by us as asset or share deals

Investment volume

- Starting from EUR 8 million per investment



Information and documents

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Initial information

- Explanatory exposé with complete disclosure of address and precise property designation
- Relevant information on cash flow and earnings
- Property photos

Next step

- Current tenant lists with specification of the lease start, lease term, lease end, indexation, options, net rent without ancillary costs, ancillary costs, location within the property, parking spaces, leased floor spaces, use type
- Floor plan of at least one standard floor
- Site map, cadastral map
- Excerpt from the land register
- Building and equipment description
- Maintenance status

PLEASE DIRECT OFFERS TO:

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We assure the maximum measure of confidentiality to you, but advise that this investment profile does not represent an offer for the conclusion of a realtor agreement by any means. Our obligation for the payment of a sales commission shall end in any case at the latest 12 months upon the receipt of the initial offer, unless an agreement stating otherwise has been concluded in the meantime.