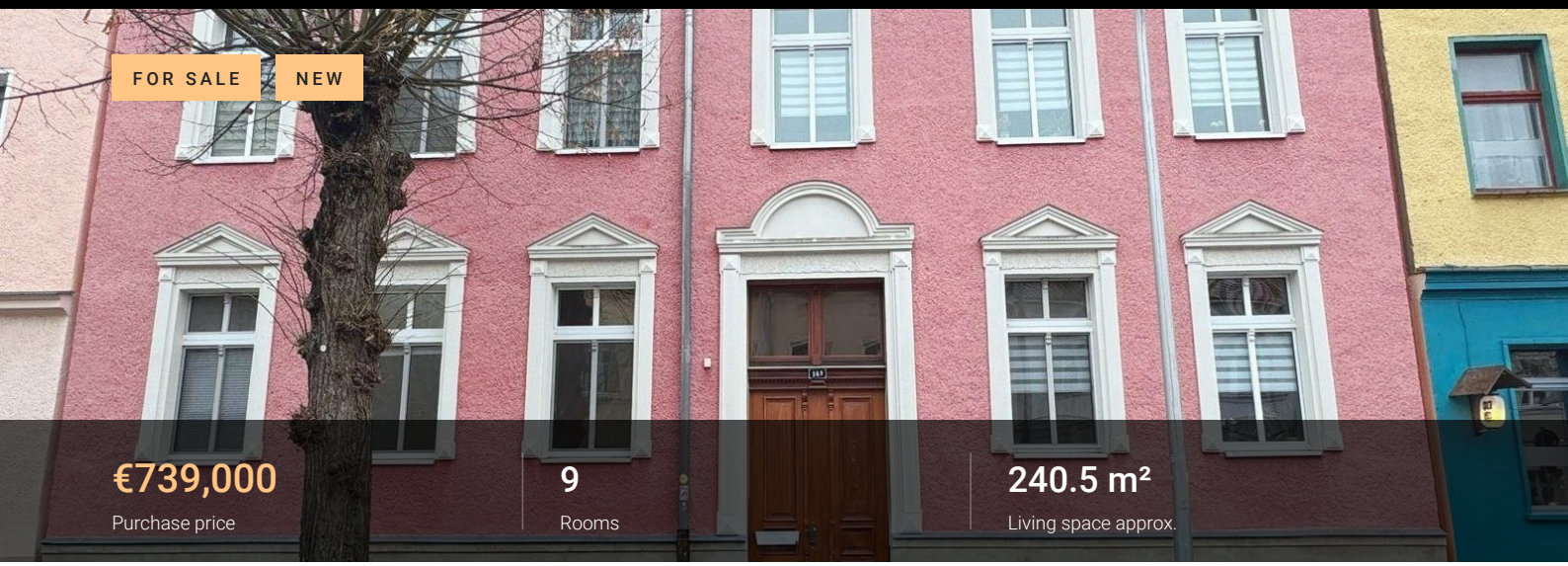


Investment: package of 4 let period apartments · approx. 4.1% yield

15517 Oder Spree Kreis

PROPERTY DETAILS

Property type	**Apartment (Other)**
Purchase price	**€739,000**
Commission	**3.57%**
Living space approx.	**240.5 m²**
Rooms	**9**

BUILDING FABRIC & ENERGY CERTIFICATE

Year of construction	**1920**
Condition	**Well kept**

FEATURES

- Balcony/terrace
- Cellar
- Fitted kitchen
- Let

Description

For sale are four let owner-occupied apartments in a well-maintained period building from 1920 at Gartenstraße 14 b in Fürstenwalde/Spree. The building has been continuously maintained and there is no maintenance backlog. The apartments are sold together under one purchase contract.

– Raised ground floor left: approx. 60 m², 2.5 rooms, balcony, €750 net rent
– Raised ground floor right: approx. 52.5 m², 1.5 rooms, €575 net rent
– 1st floor left: approx. 65 m², 2.5 rooms, balcony, €715 net rent
– 1st floor right: approx. 63 m², 2.5 rooms, balcony, €500 net rent

Total living space: approx. 240.5 m²
Rental income: €2,525 per month / €30,300 per year
Purchase price: €738,500 (approx. €3,071/m², multiplier 24.4, yield approx. 4.1%)

The rent for the 1st floor right is well below the average for the building. There is potential for a rent increase here.

Fixtures and fittings

– Well-maintained period building from 1920, no maintenance backlog
– Fitted kitchens
– Balconies facing the green courtyard
– Storage rooms
– uPVC windows, with roller shutters on the courtyard side
– Laminate flooring
– Period features: panelled doors, transom windows, built-in wardrobe in the hallway
– Bathroom with bathtub or shower

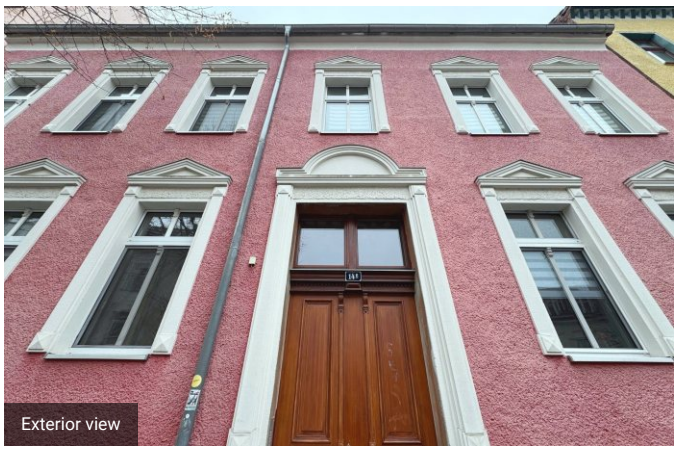
Location

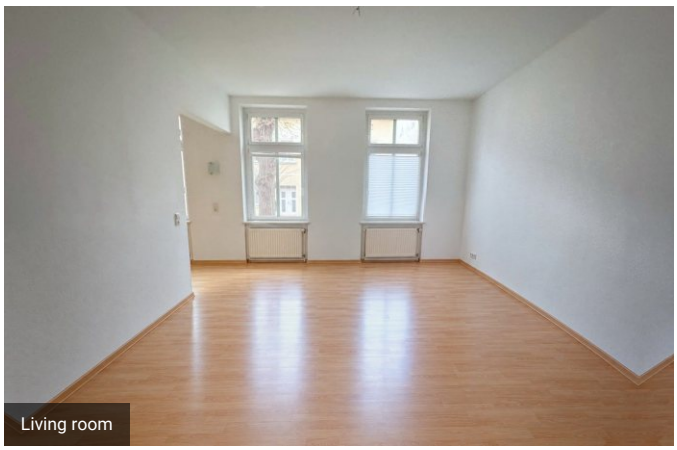
The building is located in an established residential area of Fürstenwalde/Spree. Shops, schools, nurseries and doctors can be reached within a few minutes, and the River Spree and green spaces are close by.

From Fürstenwalde station, the RE1 regional train takes you to Berlin Ostkreuz in around 31 minutes and to Friedrichstraße in around 43 minutes. At peak times, trains run up to three times an hour. The A12 motorway is quickly accessible.

Thanks to the proximity to Berlin and to the Tesla factory in Grünheide, demand for rental apartments is stable. …

Read the full description online: valvest-realestate.de/en/immobilie/kapitalanlage-4-vermietete-altba…


Exterior view

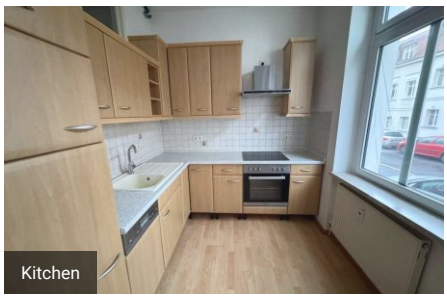

Living room


Children's room


Children's room


Bedroom


Bedroom


Kitchen


Bathroom


Bathroom

All information is based on details provided by the owner. We accept no liability for its accuracy, completeness or timeliness. Errors, changes and prior sale excepted. This exposé is intended solely for the recipient.

YOUR CONTACT

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