

Loan Amount : €928.500 **Loan Term** : 24 Months **Interest** : 15%



SUMMARY

Dear Community,

We are excited to introduce you to the latest project by BDRE Invest I GmbH: the Gustav-Poensgen building in Düsseldorf-Friedrichstadt. Friedrichstadt is a vibrant and young district of Düsseldorf with the highest population density in the region, boasting around 17,000 residents. Its strategic location between Düsseldorf City and Düsseldorf-Bilk, along with numerous job opportunities, especially in the legal, tax, and business sectors, has turned Friedrichstadt into the main commuter center of Düsseldorf in recent years.

The BDRE Group has extensive experience in the field of real estate development. Over the past decade, the founder, Till Brauner, in collaboration with his partner, Stonehedge GmbH Berlin, has successfully executed over 50 national and international projects with a total volume of more than 450 million euros. The BDRE Group operates as a classic venture capital partner, investing in promising real estate projects.

Now, let's delve into the details of the Gustav-Poensgen project. The property consists of a five-story apartment building with a full basement and a developed gable roof, accompanied by a four-story side wing extension with a flat roof, also featuring a full basement. On the ground floor, a small, heated winter garden will be attached, facing the courtyard. The building is part of a closed development and directly borders the sidewalk on the street side. It offers modern amenities such as an elevator, gas central heating with hot water supply, and plastic windows with double glazing. The timbered roof truss was extended with dormers in 2004 and completely renewed a few years ago. Additionally, there is a small garden behind the house. The prime location at Gustav-Poensgen-Straße 79 allows easy access to local recreational opportunities, including the Volksgarten, which is only a 5-minute walk away. Düsseldorf's vibrant city culture complements daily life and offers residents a special quality of living.

The well-thought-out floor plans of the project include spacious eat-in kitchens, an elevator, and inviting balconies/winter gardens for each of the 11 planned residential units. The mix of apartments caters to different preferences, with 1 to 4 rooms and sizes ranging from approximately 33 to 110 m² on each floor. The attic floor will accommodate an existing residential unit. A building application for converting the former hotel into a residential building was submitted in September 2021. The renovation measures seamlessly integrate with the existing structure of the building, preserving the interior layout as much as possible. The project meets the growing demand for modern, urban living concepts and considers well-thought-out, barrier-free floor plans.

As for the project's financing summary, the total loan amount for the Gustav-Poensgen project is 928,500€, and additionally, 121,500€ The Interest will be co-financed and then assigned. Furthermore, the project offers an additional 10% share, providing an exciting investment opportunity for potential partners.

The exit strategy involves selling the renovated units and using the proceeds to first repay the loan to the banks. In the unlikely event of unforeseen circumstances, the entire property could be sold to a single buyer, enabling the repayment of all loans.

INVESTMENT PLAN

Replacing own equity	807,000.00 €
Success Fee + Publication Fee	19,675.00 €
Interest + Admin Fee	93,259.04 €
Financing Costs	8,566.96 €
TOTAL	928,500.00 €

COLLATERAL

A Second Rank Mortgage 1.160.000 € on the Property in Düsseldorf. Resulting of TLC 125.0% and TLV 80.0%.

LEGAL NOTICE

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