

Loan Amount: € 500.000

Loan Term: 14 Months

Interest: 12%



SUMMARY

This meticulously renovated property in Herne, North Rhine-Westphalia, presents a unique investment opportunity that combines historical preservation with modern amenities. The project, managed by experienced professionals in close collaboration with the Herne Monument Protection Authority, is currently undergoing meticulous renovation and conversion.

The property's restoration focuses on enhancing its structural integrity and aesthetic appeal. Skilled craftsmen are carefully restoring the original architectural features, such as ornate facades, intricate woodwork, and decorative elements, to their former glory. At the same time, modernization efforts are being undertaken to upgrade the building's infrastructure, including electrical systems, plumbing, and heating, to meet contemporary standards. Firstly, in order to benefit from the tax advantages, the company needs to sell the building. This is why the company will initially purchase the apartments and then sell them. Afterward, they will renovate the building. For more detailed information, please refer to the exposé.

Sustainability is a key aspect of the renovation process. High-quality and eco-friendly building materials are being utilized to improve energy efficiency and reduce the property's environmental impact. Insulation measures, energy-efficient windows, and optimized heating systems contribute to lower energy costs and promote an environmentally friendly heat supply. This not only benefits the environment but also ensures long-term cost savings for the residents.

The project team's expertise in renovating apartment buildings ensures a smooth process from purchase to handover. The meticulously designed floor plans seamlessly integrate modern living spaces into the historic building, providing maximum living comfort. The inclusion of a lift system, high-quality fittings, and tasteful finishes adds to the overall appeal, creating a new standard of luxury living that promotes a sense of well-being.

The property's prime location and the current market value, which exceeds the valuation report, underscore its attractiveness and growth potential for investors.

In addition to its investment potential, the property offers a range of financing and exit strategies. The primary strategy involves selling the apartments, with sales already underway at a premium price of €4,700 per square meter. Alternatively, investors can explore refinancing options with banks, leveraging the increased market value for further investments.

The Acici Group, an established project development company with 15 years of experience, specializes in renovating high-quality properties in sought-after locations. With a track record of successfully completing over 20 projects, they are delighted to have partnered with Crowdfunding Platforms to finance their ongoing and upcoming developments. The Acici Group has a robust pipeline of projects and looks forward to leveraging the services of Crowdfunding Platforms for their financing needs.

INVESTMENT PLAN

Repurchase of WE 9	110,000.00 €
Repurchase of WE 5	125,000.00 €
Residual payment repurchase WE 3	25,000.00 €
Replacement loan Rehbein	240,000.00 €
Lawyer's fees RA Hartmann	6,765.20 €
TOTAL	506,765.20 €

COLLATERAL

A First Rank Mortgage 625.000€ on the Property in Herne resulting in TLC of 125.0% and TLV of 80.0%.

LEGAL NOTICE

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