

Loan Amount: €225.000

Loan Term: 9 Months

Interest: 12%



SUMMARY

The Weinheim Project is situated in Weinheim, a charming and historically significant town nestled in the southwestern region of Germany within the state of Baden-Württemberg. Weinheim is known for its picturesque landscapes, cultural heritage, and favourable quality of life. Historically, towns like Weinheim with rich cultural appeal have seen consistent interest from both local and international buyers. The region's economic stability and connectivity to major cities, such as Frankfurt and Stuttgart, contribute to its appeal. Additionally, the overall upward trend in Germany's real estate market, driven by population growth and low-interest rates, can further boost property values. Now, turning to the project specifics: The Weinheim Project, managed by a well-established real estate construction firm, is renowned for its financial strength and a commitment to social and environmental responsibility. Their vision extends beyond profits to make a positive impact on the world through real estate ventures. The Weinheim Project successfully secured a €225,000 loan through Maxcrowdfund, facilitated by the Digital service package provided by Immo-EX. Although they faced temporary technical challenges, they are now back on track. Currently, they are seeking a loan extension to complete the renovation. In total, the property spans an area of 341 square meters. The project includes six apartments, with four already renovated, generating a monthly rental income of €3,037. The property is estimated to have a value of €825,000. The investment project encompasses a comprehensive revitalization of the building. It includes renovating the facade, replacing the roof, upgrading apartments, enhancing common areas, replacing the heating system, creating cellar compartments, and landscaping, all within a total budget of €225,000. In terms of strategy, the project aims to expedite the renovation to maximize property value. Future options include selling the property, potentially realizing a profit due to the upward trend in property values or refinancing to settle the loan.



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INVESTMENT PLAN

Renovation of the entire facade of the house incl. painting and repairing	45,000 €
Renewal of the roof incl. skylights/dormers	75,000 €
Refurbishment/renovation flat 1st floor right	14,500 €
Renovation flat DG right	18.000 €
Renovation of common areas (stairs, painting of walls, etc.)	25.000 €
Renewal/replacement of heating/radiators	25,000 €
Construction of basement compartments	15,000 €
Design/installation of outdoor facilities	7,500 €

COLLATERAL

A Second Rank Mortgage €281,250 on the Property in Weinheim, Resulting on LTC 125.0 % LTV 80.0%.

LEGAL NOTICE

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