

Requirements profile for the purchase of properties for project development

Basic requirements

- We focus on projects in Northern Germany, Lower Saxony, all bordering federal states and Berlin and the greater Berlin area.
- We are not interested in regular market, we prefer off-market offers.
- We are not looking for completed investment properties without potential for rent increases and/or corresponding development opportunities
- We are looking for precise, verifiable and fully detailed offers and related in depth property knowledge of the property. Ideally, the projects are also visually represented by photos or other visual means.

We assure fast processing of offers, provided that they correspond to the above mentioned requirements. Of course you will be informed about the result of our preliminary examination.

Commercial sites and existing properties for retail uses, services and trade

- Retail sites for local supply and specialist retail centers, DIY and garden centers
- Properties for system gastronomy and gas stations
- Existing retail space with low remaining lease terms and/or need for revitalization
- Property size from approx. 2,500 m² to 50,000 m², larger in individual cases
- From 3,500 inhabitants
- There must be a realistic chance of obtaining the relevant building rights.
- The location factors of the retail trade such as visibility of the site, good transport links and attractive surroundings are of decisive importance.

Office buildings

- Existing properties (also without tenants) as well as corresponding land for development
- Rental areas from approx. 1,000 to 20,000 m²
- Properties also with mixed uses, e.g. medical practices, urban living
- Development potential is desired, a rental perspective is available, full occupancy is not mandatory
- From more than 25,000 m² population

Properties/real estate and buildings for residential development

- Land for development with a minimum size of 3,000 m²
- Existing properties (tenant-free or short-term) with a minimum size of 2,000 m² GFA
- Focus on large metropolitan areas and growing B-cities as well as catchment areas of A-cities, university cities and cities with positive demographic development, geographically contiguous or efficiently manageable locations

Requirement profile page 2

Properties/real estate and buildings for assisted living for seniors and general residential projects

- Plots of land from approx. 3,000 m²
- Municipalities with more than 5,000 inhabitants
- Location in residential or mixed areas without disruptive commercial activities
- Shops for daily needs ideally within walking distance, public transport connection

Contact

Rahlfs Immobilien GmbH
Lindenstraße 30
31535 Neustadt
Tel. +49 5032 98200
info@rahlfs.eu



Theo.klawonn@rahlfs.eu
Rahlfs Immobilien GmbH
Lindenstraße 30
31535 Neustadt
+49 5032982043



frank.neubauer@rahlfs.eu
Rahlfs Immobilien GmbH
c/o REGUS Alexanderplatz
Gontardstraße 11
10178 Berlin
+49 30408172532