Record result in the market for residential portfolios

Dear business partners and friends of the NAI apollo group,

With each new dispatch on the development of the German real estate investment market, the findings are overturned. "Record", "peak level" or "top result" are the usual headlines with which current sales figures are described. This is not about empty phrases, but in fact the reality, as our recent analysis on the market for residential portfolios in Germany shows for the last half-year.

Thus, in the first six months of 2015, residential portfolios to the tune of approximately 17.2 billion euros were traded, forming the highest selling half-year of all time and already at mid-year surpassing all full-year results since 2006. Corporate takeovers and individual large deals have meant that the number of residential units traded has more than doubled compared to the first half of 2014. The main contribution to this outstanding result in the first quarter was the Gagfah corporate takeover by Deutsche Annington. In the second quarter Deutsche Annington also registered the second largest deal of the half-year with the takeover of Süddeutsche Wohnen (Südewo) from a consortium led by Patrizia.

The main objectives for investments remain the top German cities. Due to the tight supply, the investment activity in the secondary layers of A-locations remains high, and is accompanied by a growing risk appetite among buyers. However, the B-sites are also enjoying unbroken high investment activities.

For the second half-year we expect differentiation processes as a result of corporate takeovers made in the past few months. In addition, due to the currently very high price levels, some property holders will be looking for an earlier exit. The resulting offering will surely be gratefully accepted on the market. Parallel to this, further acquisitions are possible. The willingness to invest remains sustainably high. The positive economic environment and the situation on the capital market, which remains favourable, support this development.

The detailed report on the transaction market residential portfolios in Germany can be found with additional information on the German real estate market on our website under the link http://www.nai-apollo.de/marktforschung/marktinformationen.

It goes without saying that we are always glad to personally assist you in a conversation to answer any specific questions.

Your NAI apollo group
Office

Mayfarth Quartier - Frankfurt am Main

Live relaxed, work with style: The Mayfarth Quartier is impressive not only due to its location – the property with its representative façade construction has been designed with the latest standards and offers a pleasant mixture of fine appartements, ambitious offices and selected gastronomical spaces. Thereby a lively micro cosmos arises immediate at Hanauer Landstrasse with view to the Main.

The newly constructed 6-storey loft-building fulfills oneself with highest demands: high-class materials and a generous window façade for friendly light office spaces provide together with spacious roof-terraces for a pleasant ambience. The floor plans of the Mayfarth Quartier are flexible: possible are single, combined or efficient open space offices. Because of the smart building concept a "house-in-house" solution with an own entrance area is possible.

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NEXTOWER - Frankfurt am Main

The 135-metre-high tower, designed by KSP Jürgen Engel Architekten, stands proud at the centre of a modern, forword-looking district: PalaisQuartier. What's more, it is highly visible, creating a newstriking landmark. Its sloping facades, rhombus-shaped glazed panels and sharp contour's were inspired by Constantin Brancusi – one of the 20th century's leading sculptors. Depending on your standpoint and the time of day, the enchanting reflections in the crystalline glass offer a fresh perspective on the world around you. NEXTOWER boasts state-of-the-art offices for discerning tenants on 32 floors. Flexible layouts enable a wide range of configurations – from the classic individual office, to open-plan rooms, to communicative combination concepts. What's more, NEXTOWER's four-part structure means there are six exclusive corner offices on every floor.

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SKYPER - Frankfurt am Main
At the very heart of Frankfurt the threepart ensemble – consisting of the 2005 built SKYPER high-rise, the neoclassical protected as an historical monument SKYPER Villa from 1913 as well as the SKYPER Carrée – offers a highly fascinating architecture. The SKYPER high-rise with its 153 meters allows moreover an unlimited 360 grade panorama in every direction. Of course the office spaces are flexible, modern and high quality equipped. Furthermore the Skyper distinguish oneself because of its excellen location within Frankfurt banking district and the close proximity to central station.

Industrial

commission free for rent

The property is located in the commercial district of Hanau-Nord with excellent transport links to the motorway junction Hanau-Nord and the Hanauer Kreuz. The transfer station has about 7,600.00 sqm of hall space and can be used from four sides. Above about 3,000.00 sqm an intermediate level (mezzanine) is retracted. There continue to be approximately 20,000.00 sqm paved open space are available, which provide sufficient maneuvering space as well as parking and truck parking. The ceiling height is 5.50 to 10.00 m UKB and the floor load is 5.0 t / sqm in the hall area and 1.0 t / sqm and 250 kg on the mezzanine area. The property was built in 2001.

Our listings are convincing. In quality and location-

The property is located in the industrial area of Bruchköbel. The BAB 66 can be reached in 10 minutes. 2,200 m² of warehouse / production space equipped with 3 crane tracks (load 3t - 5t), ground-level access, 2 roller doors (4 m x 4.5 m). Furthermore, the area has high-voltage power, heating, window hinges, windows, restrooms, social areas and a warehouse foreman's office. Approximately 870 m² of office space in modern design with CAT 7 cabling, kitchenette, server room.
New construction - modern industrial park "commission free"

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Investment

Solid investment – Residential and commercial building in the Grafenstraße in Darmstadt

- Ideal structural use for this location consisting of retail, offices/clinics and residential properties
- Residential and commercial building in a central location close to pedestrian area
- 4 floors + basement
- Massive construction in lime sand brick with metal facade with rear ventilation and thermal insulation, reinforced concrete flat roof with thermal insulation
- Good structural condition, built in 1983
- New heating system (central gas), elevator and hot water system from 2013
- Double-glazed windows with sun protection
- The apartments are each equipped with a kitchenette
- Contemporary design with furnishing adapted to the users.

"Burger King"
This building is a single-storey fast food restaurant in good structural condition. Initially the building was constructed in 2000 as a massive construction with concrete walls at the back and glass at the front. In 2013 the interior of the restaurant was fully refurbished to comply with the current branch requirements of the restaurant chain. The drive-through counter is located at the back of the building. Furthermore the site offers sufficient parking spaces for guests, these parking spaces are located in front of the building.

The property is operated by the American fast food restaurant chain Burger King which has steadily developed a worldwide network of restaurants. 90 % of the approx. 13,000 restaurants worldwide are operated by independent franchisers. Germany is considered to be the second largest market for Burger King after the US. The lease contract of Burger King has a lease term until February 2021.

NAI apollo group brokers a multi-tenant office building in Heidelberg to ATOS Asset Management

The four-storey office building in Heidelberg-Wieblingen, constructed in 2002, was recently acquired by ATOS Asset Management for their Atos Immobilienfonds I which was established in 2012. The mixed-use commercial property has a total space of approx. 5,000 m² and is almost fully let.

The property was sold from the portfolio of DIC-Asset for around 10 m €. The investment department of the real estate consultancy NAI apollo group has advised the buyer during the purchase of the property.

Living

Three-family house with large sunny site for investment

- Attractive investment property
- Bright modern apartments
- Apartments with terrace or balcony
- Modern bright bathrooms
- Satellite dish
- 3 garages
- Photovoltaic system
luxury Property in Frankfurt am Main

- passive house construction
- larch wood floor
- low temperature floor heating
- heated pool (waste heat)
- block-type thermal power station
- fitness room with sauna
- large roof-terrace with 109sqm
- 1 carport, 1 outdoor car parking spaces

MAINTOR PATIO - THE SMART LIVING

The eight-storey "MainTor Patio" (Seckbäcker Gasse 5, Frankfurt) epitomises new housing in the city: central and yet away from the traffic and very close to the Main river, Patio is located on the MainTor district plaza, which is the peaceful yet lively heart of the area. Patio includes approx. 6,000 sqm of rental space and 131 underground parking spaces. Around 5,200 m² comprise some 92 premium apartments. There is also approx. 800 m² of commercial space.

Thanks to the intelligent layout, the building provides privacy while simultaneously enabling harmonious co-existence. Each apartment has high-quality furnishings and a balcony, terrace or loggia. The K4 Personal Training & Coaching GmbH gym and a catering area in a separate area of the building on the ground floor offer all-round service together with further shopping, entertainment and leisure facilities right on the MainTor site and within walking distance. The construction of building planned by the KSP Jürgen Engel architect office fulfills the KfW 70 standard.

NAI apollo group
apollo real estate GmbH & Co. KG
Chartered Surveyors
Grüneburgweg 2
60322 Frankfurt am Main

Telefon: 069 - 97 05 05 0
Telefax: 069 - 97 05 05 5
E-Mail: info@nai-apollo.de
www.nai-apollo.de

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