



01) Commercial building in 13053 Berlin



With an extension or a new building, a higher gross floor area can be achieved.

The building is empty so it can be renovated immediately. There are spaces for more than 120 student apartment or hotel units. It has great potential for value appreciation. The basic structures are very stable. The property is in the middle of Berlin and there is so much space that a comparable building can be built.

Key data:

Construction year:	1978-1980
Land area:	6,350 m ²
Purchase price :	8 million EURO (last price!)

Purchase price per m² area: 1,102 EURO

(Average apartment price in Berlin: 4,852 EURO/m², average office price around 3,000 EURO /m²)

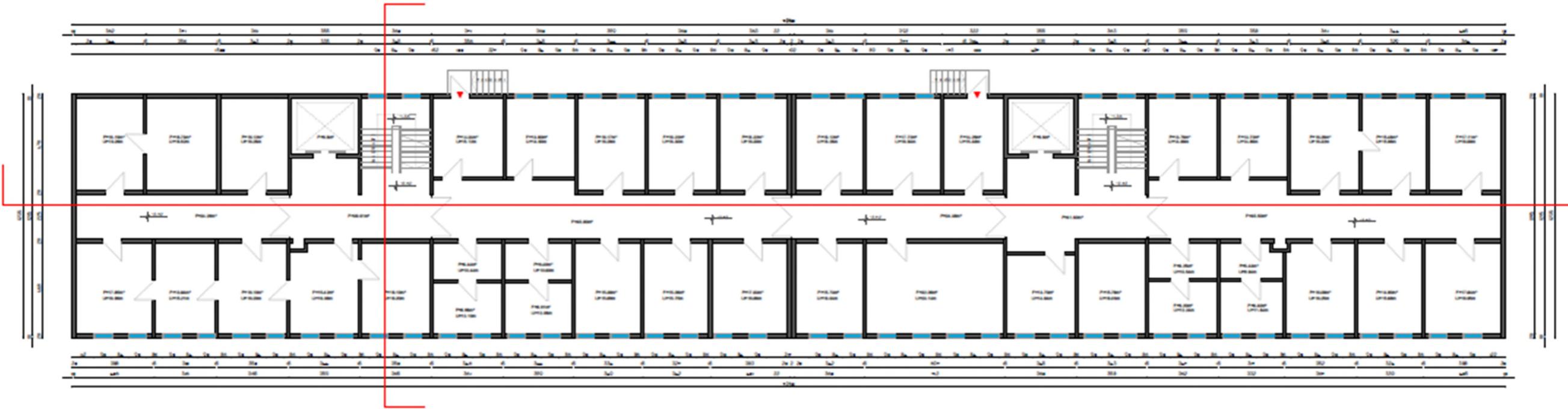
Commission: 5.95% incl. VAT:	476,000 EURO (Without VAT: 400,000 EURO)
Real estate transfer tax: 6,5%:	520,000 EURO
Notary Costs and Others: 1% :	80,000 EURO

Total Price for the investor: **9,076,000 million Euro (Including additional costs, commission and tax)**

2.1) Top Real Estate Top Price: 8.0 mil Euro

Basement - 777.39 m² living space

In Germany 13053 Berlin

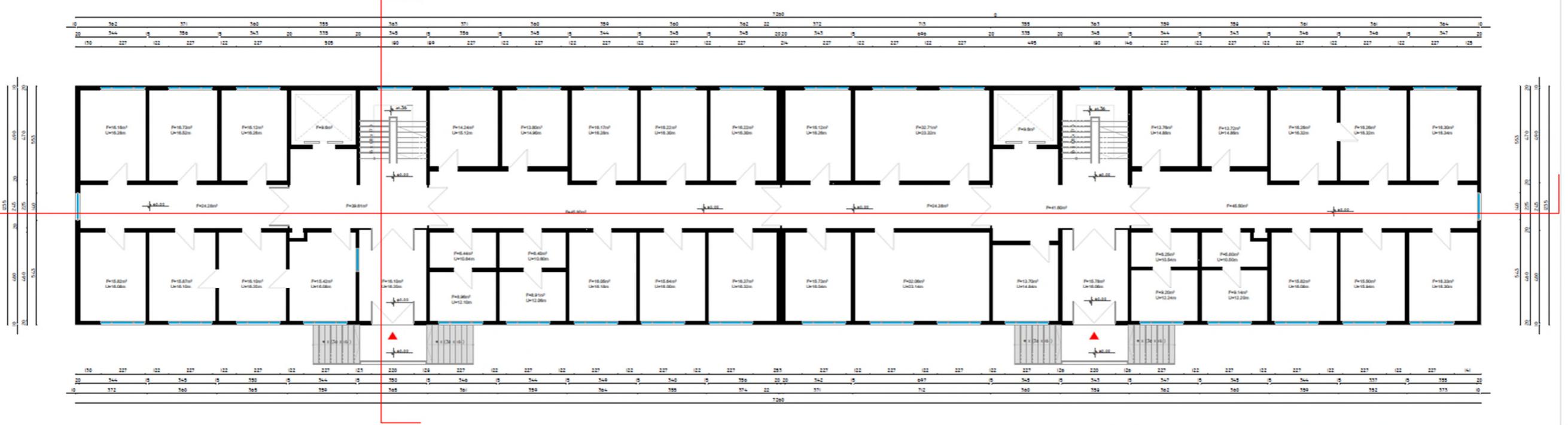


In the basement there would be space for 25 student apartments. All unusable pipes would have to be removed and the windows enlarged. The basement could be used as a laundry room, hobby room and basement room if major renovations were to be avoided.



2.2) Top Real Estate Top Price: 8.0 mil Euro In Germany 13053 Berlin

1st floor - 777.39 m² living space



The floor plans look the same up to the 6th floor. There is space for around 25 residential units on each floor. Combinations of 1-room apartments (with shower and toilet) and 2-room apartments can be built. Where there used to be toilets (each floor has 4 such rooms), communal kitchens (each room has 2 fitted kitchens with dishwashers) can be set up, where people can cook at any time..

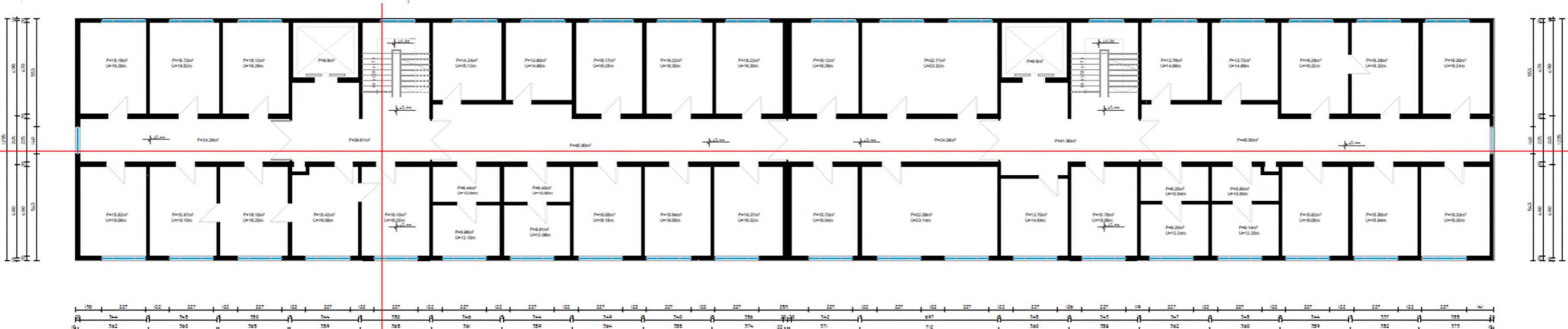


2.3) Top Real Estate Top Price: 8.0 mil Euro In Germany 13053 Berlin

2nd floor - 777.39 m² living space

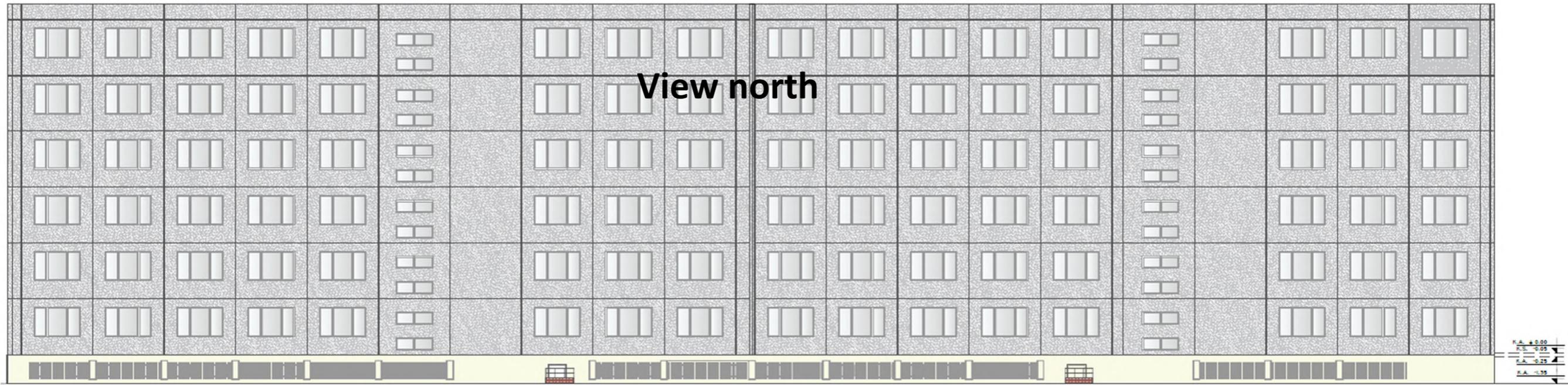
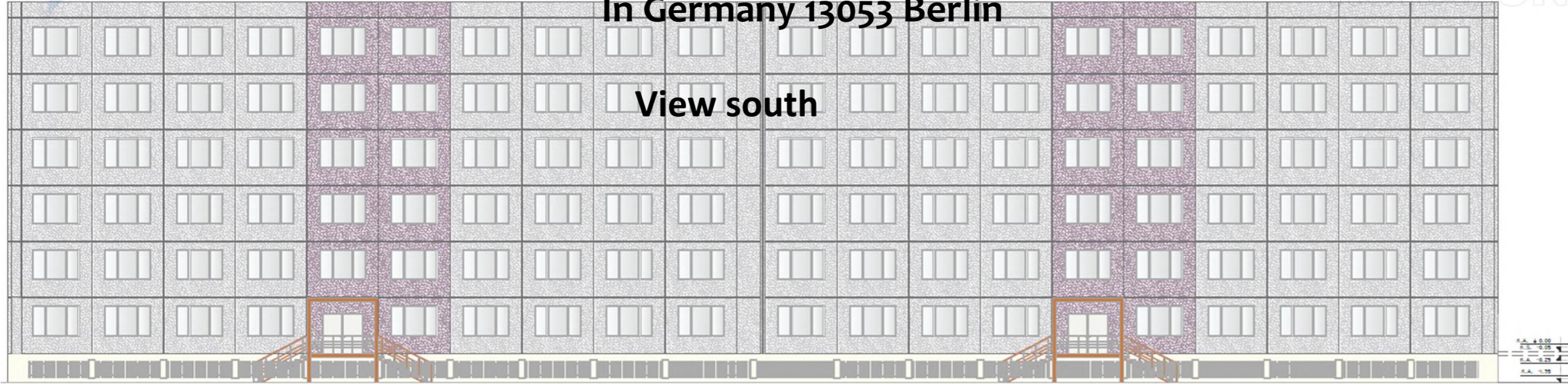


3rd floor- 6th floor: the same layout - 777.39 m² living space



2.4) Top Real Estate Top Price: 8.0 mil Euro

In Germany 13053 Berlin



2.5) Top Real Estate Top Price: 8.0 mil Euro

In Germany 13053 Berlin



The walls and fences are very solidly built. During the GDR era, this building was a Stasi building. So no expense was spared on building materials, which speaks volumes for the renovation. The prisons from the Stasi era are still there in the basement.



03) Renovation: 13053 Berlin

Renovation: it can be renovated immediately

The office building on the property has a basement and 6 upper floors. It is a prefabricated building. This is characterized by the fact that all external walls from the basement to the roof have the same wall thickness. The internal walls are also standardized with the same thickness from the basement to the upper floors. All floors, including the basement, are symmetrical and all have the same floor area.

The floor height from the basement to the office floors is the same, and the corridor width is also the same. The total area of one floor is 777.39 m².

The property area of 6,350 m² for the object of sale includes 4 parcels, corridor 9 with the sub-areas from parcels 235, 236, 237 and 238.

The commercial property is rectangular in shape, with supply lines, including the district heating line, The property to be sold must provide a right of way to the neighboring property and other easements.

04) Business Strategy After Take Over

Basement * 1st Floor * 2nd Floor

Basement

The basement floor has a washing and drying room for laundry. Every student or tenant has the opportunity to wash their own laundry here. Each residential floor has its own laundry room and bicycle storage area. There are hobby rooms that can be rented.

Whether you need a separate cellar for each tenant or whether you convert the cellar and rent it out is decided during the subscription phase and after the takeover.

Development of a modernization concept with the help of architects and draftsmen.

1st floor and possibly 2nd floor

A NIN language institute with training rooms for foreign specialists will be integrated here. The foreign specialists can rent free rooms here during their training. If required, the second floor can be offered for accommodation for the specialists for a maximum rental period of 6 months.

In addition to the training facility, the first floor will house housing management, a separate office, conference rooms, and a shared kitchen area. The rooms on the first floor can be used as work rooms for the company's own employees

or guest rooms for the company's own customers.

A caretaker, if he is employed, will find his own home here if possible.

05) Business Strategy After Take Over

3rd Floor * 4th Floor * 5th Floor * 6th Floor

The housing situation in Berlin is unimaginably bad, as it has become worse due to the problematic housing policy. Berlin is attracting more and more people to the city. This means that more residents are coming to Berlin than vice versa. In addition, more and more refugees and asylum seekers are coming to the German metropolis, which is further fueling and worsening the housing market.

The Berlin Senate, the city government, is desperately looking for ways to accommodate refugees and asylum seekers and is prepared to pay appropriate fees for this. The subsidy for accommodation is estimated to be around 1,500 euros (at least) per room. A one-room apartment in Berlin costs on average around 1,000 euros including additional costs, if you can get an apartment at all.

We would like to work with the Berlin Senate by planning the accommodation of refugees and asylum seekers from the outset, as this will help to relieve the burden on the city.

And we have the advantage of being able to count on fixed income. With a little bit of skill, the Berlin city government would even cover the modernization costs if we come to an agreement with the Berlin Senate beforehand.

We will try to contact the Berlin Senate immediately after the takeover and try to reach a long-term rental agreement with the Berlin state government.

If we make the entire floors from the 3rd to the 6th floor available to the Berlin Senate, there will be at least 100 apartments that could accommodate the refugees. On average, 2 people can be accommodated per room. That's about 200 people x 1000 euros rent per month, which means 200,000 euros in rental income just from accommodating refugees. If you add up the monthly profit of 60,000 euros per month from the language training institute, then the monthly turnover that can be achieved with the building is 260,000 euros

06) Property Offer: 13053 Berlin

Purchase price:

This consists of the existing building property;

€: 8,000,000.00 EUR (“last price”)

With Real estate brokerage commission

5,95% (19% VAT included): 476,000 EURO € (Net 5%: 400,000 €)

notary and other fees 1,0%: 80,000 €

Tax: 6,5 %: 520,000 EURO €

Investment including additional costs, commission and tax:

9,076,000.00 €

Without any modernization and resource costs!

This price is the total cost of purchasing the property. There is a possibility of a discount of the purchase price towards 8 million euros.

The figures are based on rough monthly assumptions that have been roughly confirmed by the owners. Errors are possible. We assume no liability for incorrect information.

07) Alternative Repayment Plan



You can build an additional apartment building on the plot. The building permit is already in place.

The construction costs are around 1700 euros per square meter. The sales price per square meter is around 6000 euros if you sell individual apartments.

Let's look at the calculation of what investment is necessary if a residential building of the same size were to be built opposite the existing building.

Construction costs for new building:

Construction costs per corridor: 777m x 1,700 euros :
1,320,900 euros

A total of 6 corridors with an extra basement corridor.

Then it is a total of

6 x 1,320,900 euros = **7,925,400 euros**

Construction time: Maximum 2 years

Sales price

777 sqm x 6 = 4,662 sqm

4,662 sqm x 6,000 euros = **27,972,000 euros**

Minus investment costs: 20,046,600 euros as repayment

Sale after completion 2 years

Total Investment Needed : 7,925,400 euros

**Complete repayment of all loans around 20 mil euros:
possible in 4 years**

08) Summary

There are hardly any properties in Berlin that are so cheap and so large in the middle of the city of Berlin.

We have a great opportunity through our network to acquire the property in B-Zone of Berlin

Not only that, but we are in direct contact with the Berlin Senate (Berlin State Government) to work together and conclude a cooperation agreement for the accommodation of refugees and asylum seekers.

We firmly believe that we will reach a long-term contract with the city of Berlin so that we can count on stable rental income in the long term.

In addition, we would like to implement our NIN concept and train the specialists here and then be able to place them with German companies.

It will be a great and much-needed business for the city of Berlin.

If our discussion with the Berlin Senate goes very well, and we expect it to, then we will immediately use funding to build another modern apartment building next door.

It is a great opportunity that we have all been waiting for.



Business Plan

A large, stylized graphic of the word 'KORAZON' in a bold, outlined font. The letters are white with a dark blue outline. The graphic is partially overlaid by a large, light blue paper airplane icon that is pointing towards the right. The airplane is positioned behind the letters, with its tail section overlapping the 'O' and 'N'.

www.korazon.eu

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