



1. **StudyApartis:**

420 centrally located micro apartments on an area of 9270.43 m² will provide living space for students in the north of Berlin. In addition to numerous shopping opportunities, the central location allows residents to pursue their studies and to participate in Berlin life, because nowhere can you choose between so many leisure activities, as in the popular metropolis on the Spree. The fact that already the necessary building and demolition permits have been issued and so contaminated sites are avoided, the construction can begin soon. The Project management is in experienced hands who have already

occupied leading positions in the construction of the Waldorf Astoria or the F1 racetrack in Bahrain.

Storage space for bicycles and several elevators complete the building, which accommodates 420 students over 4 storeys and an attic.

Not only a limited number of parking spaces increases the attractiveness; some apartments will offer the luxury of a balcony and a priceless view over the capital.

Common rooms personalize the living space for students who get to know their fellow students and make friends.

Most of the apartments, including the bathroom, will have a size of 20 m², some 25 m². The loft apartments are smaller, but have a large bathroom and a nice large balcony.

All apartments will provide space for a kitchenette so students can enjoy their cooking skills as well. 134 m² of commercial space complete the residential complex.



Shopping and leisure opportunities are within walking distance or reachable by public transport within a short drive. A bus and subway stop is less than a two-minute walk away. The A 111 motorway is about 3 minutes away by car.

Tegel Airport is also just 7 minutes away. This ensures a speedy and comfortable progress.

intense housing situation, many of these students cannot find accommodation or have to change them for cost reasons. The creation of 420 additional apartments gives these students the opportunity to live comfortably and economically during their studies.

Construction is scheduled to start in August 2018. Completion will take place in October 2019 so that the resale or renting phase can begin in 2019.

3. Profitability and amortization:

A buyer for the property including the building is already found. He acquires the entire complex for € 52 million.

In order to generate long-term additional income between € 12 and 20 million, the micro-apartments are to be sold individually.

Later on, the net rent for the apartments will be around 20 € per m².

4. What funding is needed and for what?

It requires € 23.1 million (strong tendency towards less) for start-up funding needed to set up a project company.

Study Apart Micro-Apartments - numbers and facts:

Place:	Berlin, Reinickendorf
Location:	Centrally located in Reinickendorf, Von-der-Gablenz-Straße 3-15, 13403 Berlin
	Bus stop about 1 minute within walking distance
	Underground station Kurt-Schumacher-Platz about 1 minute within walking distance
	S-Bahn station about 15 minutes' walk away
	3 minutes' drive from the A111
	7 minutes by car from the airport Tegel (will soon be closed, in addition to various residential complexes and recreational opportunities, an industrial and research park, the "Urban Tech Republic")
	15 minutes by car from City West and City East
Local supply:	A shopping center, as well as various shops are in the vicinity available
Culture, public facilities etc.:	Various colleges, Charité campus
Lot size (BGF):	6,306 m ²
Overall construction size:	approx. 15,500 m ²
Permits etc.:	Construction and demolition permits are available
Starting position:	420 micro apartments are planned for the Young Fashion Generation, which can be used e.g. as student apartments
Living space net:	9,270.43 m ²
Number of apartments:	420
Apartment size:	Incl. bathroom the apartments will be between 20 and 25 square meters and mostly have a balcony
Apartment size in Ø:	about 23.50 m ²
Domestic equipment:	Kitchenette
Size of business area:	134 m ²
bicycle parking:	420 - in the basement

Car parking spaces:	5 (outside)
Start of building:	8 weeks after acquisition by purchase and financing
Construction time:	16 - 18 months
Construction costs (offers from project managers are already available):	€ 30,226,743.75
Borrowed capital required:	€ 23.1 million
Mezzanine capital:	€ 11 million
Equity:	already invested: € 1.8 million still available: € 550,000
Co-investor:	€ 3 million (investment will be increased during project realization)
Exit sale:	€ 69 million
Exit global buyer (binding LOI is available):	€ 52 million
Others:	There is already a lot of interest from real estate administrations, the majority to buy and rent the apartments

NRG AG



Project Management

www.NRG-AG.li

mail@nrg-ag.li

Aubündt 36 LI 9490 Vaduz

Telefon: +423 231 2322

Handelsregister Fürstentum Liechtenstein

FL-0002.467.502-2