

## Yield Objects McDonald's

Here, three secure and long-term investment properties are offered in form of real estate investments. There are three properties that are permanently leased to McDonald's Germany.



McDonald's has been a big player in Germany since 1971 and it is the largest employer in the hospitality industry with an upward trend. There are more than 1,470 McDonald's branches in Germany, of which 1,280 are franchises. The annual turnover of the market leader amounts to about 3.14 Mil. €. By integrating the McCafés, the product range could be increased, which also expanded the customer base and increased its popularity. This also strengthened customer loyalty. McDonald's acts across various audiences. From toddler to senior, everyone loves the cheese or chicken burger of the American fast-food chain. Due to the usually very good strategic placement of the restaurants, close to the main traffic arteries, a high volume of visitors and thus a high turnover is taken care of.

If you want to benefit from the popularity of McDonald's, there is no better option than a long-term real estate investment. At the moment, three properties are being leased to McDonald's Deutschland GmbH, which are for sale. The plots have been leased since the 1990s and all offer an extension option to leasehold contracts. The ground rent was adjusted annually to the price index for overall living and is payable monthly.

All three properties differ in location and size.



1. Here, a 2'800 m<sup>2</sup> plot with a ground rent in the amount of 34.935, - € per year is offered. The term of the leasehold was closed for 50 years and is still 33 years, with the option of an extension of 4x 10 years.
2. Elsewhere is a 3'150 m<sup>2</sup> plot, also leased to McDonald's. The annual ground rent is 45.565, - € per year. The term of the leasehold is a total of 50 years with the option to extend for another 20 years. The remaining term is 29 years.



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3. The third plot has a size of 2'550 m<sup>2</sup> and a ground rent of 31.504, - € per year.  
The total term has been 40 years, with a remaining term of 21 years and a 10-year extension option.

The total leasehold is € 112,004 a year, making it a profitable long-term investment.

## NRG AG



### Project Management

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