



# Investment profile

Deutsche Investment

Investment profile	Core/Core+			Value Add
Asset Class	Residential	Office	Healthcare and social real estate	Residential, office, hotel, non-food retail, logistics, land and healthcare real estate
Investments	Single assets and portfolios			
Volume of individual assets	From EUR 10 million (From EUR 5 million in Berlin, Hamburg and Leipzig)	From EUR 20 million	From EUR 7.5 million	From EUR 20 million
Volume portfolios	Up to EUR 300 million	Up to EUR 250 million	Up to EUR 80 million	Up to EUR 250 million
Locations	A-cities and their metropolitan regions, growth cities with 100 thousand inhabitants or more, university cities	A and B cities	Nationwide from 50 thousand inhabitants	A and B cities and their metropolitan regions
Years of construction	All years of construction	From 2000 or completely renovated	All years of construction	All years of construction
Types of properties	Apartment buildings, residential complexes, residential and commercial buildings	Office and commercial buildings, government real estate	Medical centers, medical care centers, daycare centers, senior living, schools, life sciences, social facilities	All types of properties
Tenancy agreements / Letting situation	Sustainable rent level	Single Tenant / Multi Tenant	Single Tenant / Multi Tenant	Single Tenant / Multi Tenant
Occupancy rate	>90%	>85%	>85%	Up to 100% vacancy rate
Contract terms		WALT from 8 years	WALT from 5 years	WALT max. 5 years
Transaction types	Asset deal / share deal from EUR 30 million			
Value Add criteria	Short or medium-term potential for value appreciation (e.g. through vacancy reduction, conversion, redensification, short remaining terms)			
Contact persons	Gilbert Merz Tamay Demirel Ines Hannemann Nina Sobotta	Gilbert Merz	Ines Hannemann	Gilbert Merz Tamay Demirel



# Your contact to us.

Does your property meet our purchase criteria? Wonderful. We would be pleased to receive an exposé with additional property documents such as a tenant list, energy certificate, floor plans and other relevant documents.

Do not hesitate to call us directly.  
We look forward to hearing from you!

Please send offers to the following e-mail address  
[ankauf@deutsche-investment.com](mailto:ankauf@deutsche-investment.com)

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## **Deutsche Investment.** **Investment manager with 360° real estate expertise.**

When it comes to real estate, Deutsche Investment is a reliable partner for institutional and professional investors. In addition to tailor-made investment solutions, the real estate specialist offers investors integrated and highly professional real estate services - such as fund, asset, transaction, property, facility management and project development.

## **Deutsche Investment Kapitalverwaltung AG**

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