

## Asset Class Local Retail



**We invest in local retail real estate.  
That meet our requirements for success.**

- **Target markets**
  - Municipalities throughout Germany with more than 3,000 inhabitants
  - Sustainable retail locations with good accessibility and visibility and attractive sales potential
- **Types of transactions**
  - Asset Deal/Share Deal
  - Individual and portfolio transactions
- **Types of properties**
  - Specialist stores and retail parks with a focus on food retailing
  - Cash flow shares of min. 50% food retail and min. 70% system-related trade
  - Single or multi-tenant
- **Property volumes**
  - Individual transactions of approx. EUR 2 to 40 million
  - Portfolio transactions up to approx. EUR 250 million
  - Share deal transactions from approx. EUR 15 million per object
- **Risk classes**
  - Core/Core +
  - Value added



## Are you looking for a buyer for your property? Put it in the best hands: ours.

Does your local retail property meet our purchase criteria? Wonderful. Don't hesitate to send us the particulars with additional property documents, such as rental lists including information about lease terms and other options and clear photo documentation, to [dir-ankauf@deutsche-investment.com](mailto:dir-ankauf@deutsche-investment.com). We will read carefully through the documents you submitted and get in touch with you.



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### **About Deutsche Investment Retail.** **Investment and Asset Manager Specialising in the Local Retail Asset Class.**

Operating under the umbrella of Deutsche Investment Group, investment and asset manager Deutsche Investment Retail is responsible for the retail warehouse and retail warehouse park segment, focusing specifically on food retailing. Based on the conviction that specialization leads to top results, a team of 15 experts focuses entirely on the retail asset class, bringing decades of expertise to the table. Founded in 2019, it has assets under management of EUR 252 million and 64 properties in its segment with its two special AIFs, launched and managed by Deutsche Investment Kapitalverwaltung AG.

#### **DIR Deutsche Investment Retail GmbH**

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**Deutsche Investment**