

# ACQUISITION PROFILE

**THE BASE**

Future Of Living

# ACQUISITION PROFILE

theBASE FOL Group GmbH buys and rents for its own account through various property companies, in some cases also together with partners, commercial properties as well as residential complexes and apartment buildings with value creation potential.



## MICRO- / MACRO LOCATION

- European **metropolises with > 1 million inhabitants** and > 3 million overnight stays / year
- Top 5 Germany (Berlin, Hamburg, Frankfurt / Main, Munich, Cologne)
- City center or on the edge of town center as well as industrial, trendy and upcoming areas with developed communication links
- **Very good public transport connections** within walking distance (max. 500m)
- max. 20 minutes driving time to the city center (in Berlin: Alexanderplatz, Kudamm)



## REAL ESTATE

- General: existing, new and prefabricated buildings, vacant and redevelopment properties, residential complexes with development potential, hotels and guesthouses
- New construction: plots and projected assets with **min. 7,500 sqm GFA**
- Existing property: operator-free hotels and micro living assets with **min. 250 rooms** and assets for conversion (office, residential) with min. 7,500 sqm GFA



## LEGAL BASES

- Building right: MK, MI, MU, § 34 BauGB or coinciding international law
- Preferably commercial properties (Beherbergungsbetrieb)
- Long-term rent (min. 10 years with option) or acquisition
- Asset- / Share Deal possible



## MINIMUM INFORMATION

- Exposé incl. address, photos and, if available, a current list of tenants
- Building right status, official site plan and dimensioned floor plans and sections of all relevant floors
- Comprehensive area list, number of storeys, gross floor area and rental area

## **THE BASE FOL GROUP GmbH**

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## **MANAGING DIRECTOR**

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