



# SOLIDAS ACQUISITION PROFILE

## BUY SIDE TRANSACTIONS

### ACQUISITION CRITERIA



- Transaction Volume: 5 - 100 m. Euro
- Acquisition Interest: Developments exclusively in the area of Augsburg, Munich and between Ulm Stuttgart; portfolio property investments according to MACRO- AND MICRO LOCATIONS description
- Deal Structure: No JVs, no joint ownership, Asset Deals only
- Asset Usage: Residential, office, logistic, health care, retail (incl. feed retail, stripe malls, shopping centres), mixed-use and single-use
- Risk Profile: Core +, Value Add, Opportunistic
- Asset Quality: Mainly assets ranging from heavy CAPEX needs to necessary light refurbishments; assets of good, solid quality but explicitly no finished brand new buildings
- Occupancy: Partially vacant to fully let
- Tenant Structure: Single-tenant as well as multi-tenant assets

### REQUIRED INFORMATION



- Full Asset Address and Size (Number of units, number of parking spots., gross floor area, living space, effective floor area, rental area and plot size)
- Net rental income (Actual) per year
- Occupancy / vacancy Rate
- WALT and WALB
- Required Investments / Planned CAPEX

### MACRO- AND MICRO LOCATIONS



- Primary interest in B- and C-cities incl. commuter belts of metropolitan areas
- All western states of Germany plus Berlin, Dresden, Leipzig, Potsdam, Rostock
- Well established locations with good access to public transportation; high street retail locations, locations along arterial roads with high visibility, commercial areas
- No rural areas, no socially deprived areas

### ABOUT US

Solidas Immobilien und Grundbesitz GmbH is specialized in acquiring real estate assets throughout Germany, creating value through an active Asset Management and dispositioning the then upgraded properties. Thus, during the past 4 years, real estate assets of more than half a billion EUR have been purchased and sold.

With assets under management (AUM) of currently approximately 500 m. EUR, respectively more than 200,000 sqm lettable residential and commercial space being located in 15 German cities, Solidas Immobilien und Grundbesitz GmbH counts as a large owner-managed real estate company in Germany with its head quarter in Augsburg.

### CONTACT

#### KEVIN CHASE

Asset- & Transactionmanager  
0821 – 45 52 58-26  
kevin.chase@solidas-immobilien.de

#### ÜNAL BAKIR

Managing Director  
0821 – 45 52 58-0  
info@solidas-immobilien.de

#### Administrative Building:

Hery-Park 3000  
86368 Gersthofen  
Germany