



The ideal buyer

**Why you should offer your
properties to IdealWert**



Decisive and reliable

If you currently wish to dispose of your property, you should definitely offer it to us as well. We regularly view properties within only two days, after an offer suitable for checking out has reached our desk. The financing of acquisitions is – even for larger commitments – absolutely no problem for us. As we are able to make decisions without a lead time, we are in a position to make a binding offer to purchase within a maximum of one week, which can be notarised immediately.

What IdealWert is looking for

Our portfolio is very varied, making the most diverse properties interesting for us. Currently we are looking for residential complexes / residential houses, residential and commercial properties as well as office and industrial properties with a living or utility area of approximately 800 sqm upwards. You are also welcome to offer properties to us which have significant problems such as building deficiencies (maintenance backlog, building damage, etc) or other difficulties (administrative problems, empty properties, etc).

A reliable partner for more than 30 years

Our business partners – estate agents and owners, who would like to dispose of a property – can rely on our integrity and reliability. Since 1974 we have continuously invested in investment properties, which we usually keep for the long-term – often for decades. We have also realised prominent projects as property developers and have disposed of rented properties to international investors. All these activities were concluded in our name or in the name of project companies together with partners, including established names such as Ronald Lauder, Berliner Bank and many more.

We do not compete with estate agents

We are not estate agents ourselves and have never been such in more than three decades on the property market. That is because on no account do we want to be a competitor to our business associates. In fact, we pay the local customary or agreed commission promptly and reliably for successful facilitation – and would like to have further trusting collaborations with new business partners.



What we are looking for

Requirement profile: The properties that IdealWert acquires

We administer exclusively our own stock of residential and commercial properties in the whole of Germany. As we would like to expand our portfolio, we look at virtually all properties offered to us, provided they meet the following criteria.

Regional

- Berlin and its periphery,
- North Rhine-Westphalia
- Residential and/or commercial properties (no minimum requirements)

Nationwide

- Residential and/or commercial properties (no minimum requirements)
 - Minimum size per property: 2,000 sqm
- or
- Target rent, excl. utilities: from € 100,000 p.a.

General requirements

- Total investment: Not more than € 100 m
- Properties may be offered with significant building-related problems (maintenance backlog, building damage) or other aspects (administrative problems, empty properties, etc).

Other

We would rather check a property too much than not enough – please send us an [overview](#) for all properties to be considered containing all relevant information for the inspection. Of course, we guarantee the confidential handling of all your data. We are pleased to be at your service with [references](#) for successfully concluded acquisitions.



A good inspection is half the purchase

Overviews: The information that we require

In order for us to check your property as soon as possible and to make a quick decision on the acquisition, your overviews should include the following information:

Information for the first inspection

- full address: street, house number and place
- square metres of the rental areas, classified per type of use, if possible
- target/actual rentals (net rent without utilities and classified according to type of use)
- purchase price
- for properties outside of Berlin and North Rhine-Westphalia: informative photographs

Information for further checks

In order to carry out a detailed analysis as quickly as possible after the first inspection, we request the following additional details, which can be included in the first overview sent to us:

- List of tenants (an [Excel template](#) can be found on our website)
- Floor plans
- Land register map



Paint your own picture

Our purchase references: Properties that IdealWert has already acquired

Here we present some examples of properties which we have acquired in the past: Simply [contact us](#) if you would like to know more about these purchases. Or contact the respective estate agent who is ready to provide you with information on business concluded by IdealWert.

Residential and industrial property in Berlin-Moabit



Location: Stromstr. 40, 10551 Berlin
 Estate agent: Franz Immobiliengesellschaft mbH
 Lietzenburger Str. 51, 10789 Berlin
 Tel.: +49 (0)30 2113088



Residential and industrial property in Augsburg



Location: Wertachstraße 21, 86153 Augsburg
Estate agent: Braun Consult
Kastanienstr. 5, 85049 Ingolstadt
Tel.: +49 (0)841 9933027

Residential property in Berlin-Mitte



Location: Möckernstr. 116, 10963 Berlin
Estate agent: Schwarzer & Kordes 5-Sterne-Immobilien GbR
Kurfürstendamm 137, 10711 Berlin
Tel.: +49 (0)30 402040



Residential property in Berlin-Kreuzberg



Location: Fontanepromenade 13A, 10967 Berlin
Estate agent: Pendzich Immobilien GmbH
Budapester Str. 43, 10787 Berlin
Tel.: +49 (0)30 31007990

Residential property in Oberhausen



Location: Baustr. 9-17, 46117 Oberhausen
Estate agent: Ruhrtal Immobilien
Luisenstr. 10, 44787 Bochum
Tel.: +49 (0)234 60435



Residential property in Krefeld



Location: Blumentalstr. 152-156, 47798 Krefeld
Estate agent: A. Klein Immobilien KG
Seelacher Weg 93, 71522 Backnang
Tel.: +49 (0)7191 960280

Contact

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