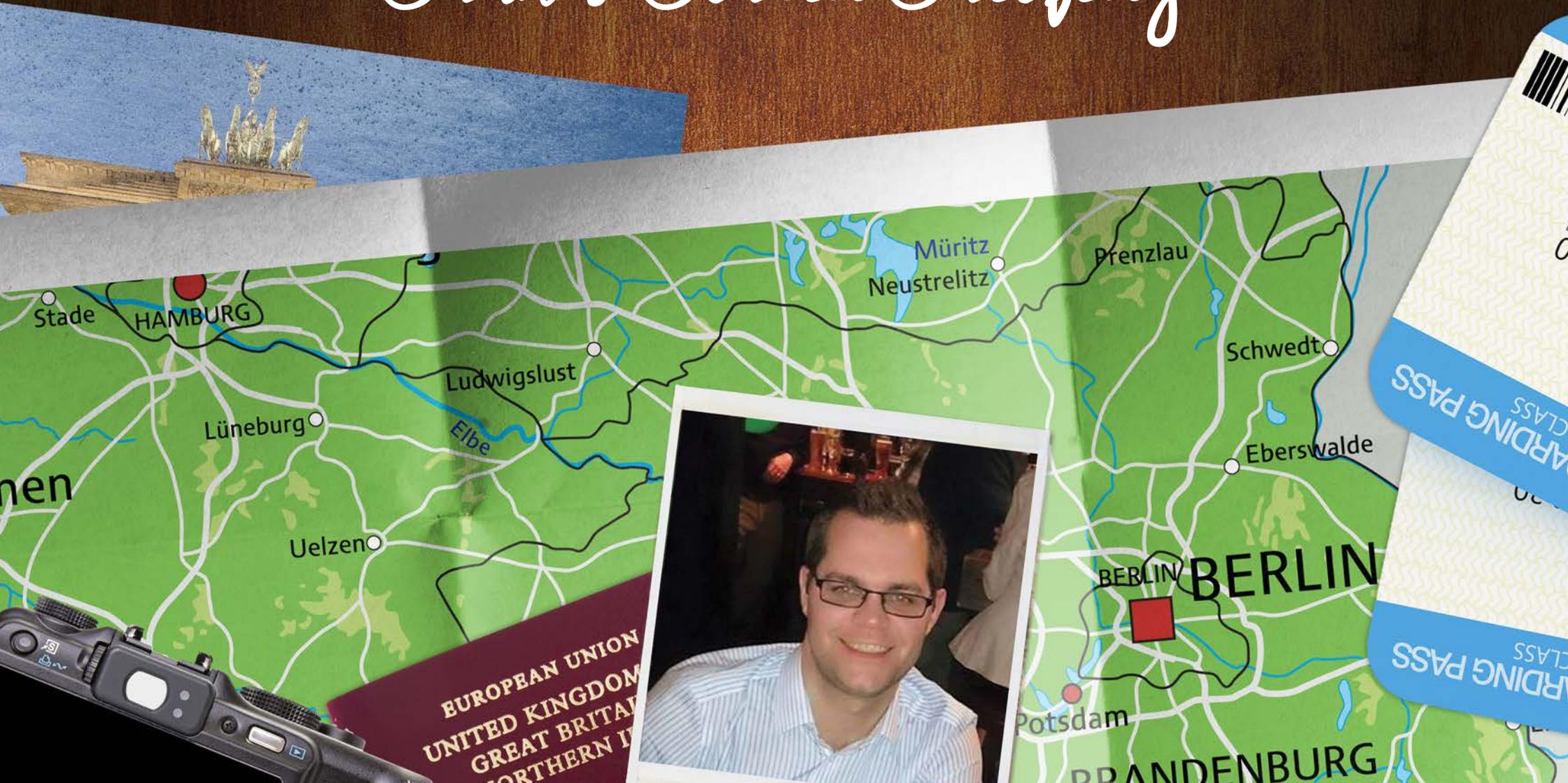


Propertyfrontiers

Presents

Brad's Berlin Briefing



48 hours in Berlin: A vibrant, friendly and undervalued European city

On a weekend city break to visit his brother who has lived in Berlin for 6 years, Investment Consultant Brad Wüid shares his personal experience of the city and gives us the low-down on Property Frontiers' buy-to-let investment in Berlin, Stadtpark Steglitz, and why this development makes such a great investment.

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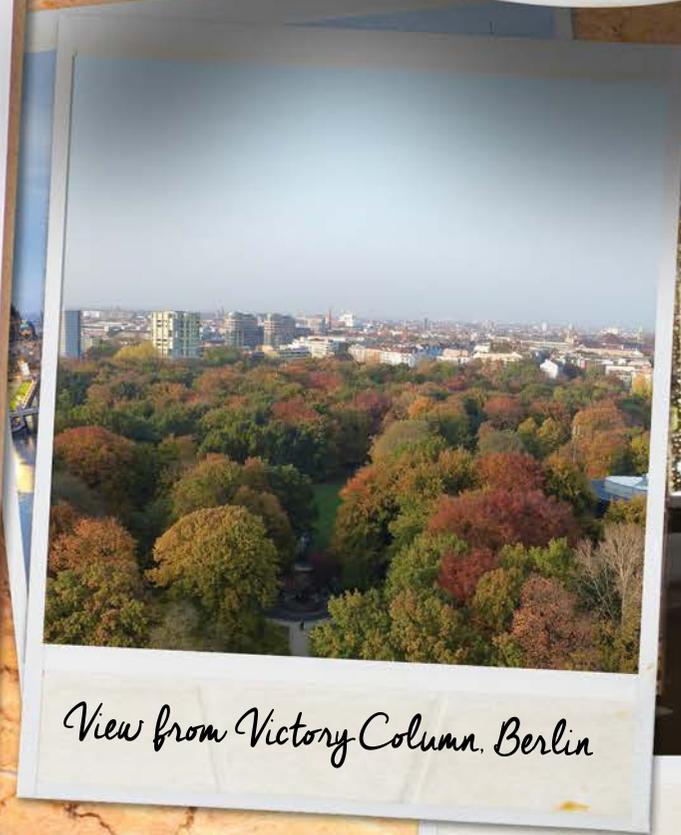
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First impressions: A city steeped in history that's proving to be Europe's top tourist and investor hotspot.

From the moment I arrived in Berlin I felt at home. Berlin is a city unlike any other that I've been to: it's modern, yet traditional, cool and cultural a bit of everything in one. From the buskers in the street, to the modern art that's exposed on every street corner, and the flamboyant and multicultural neighbourhoods - Berlin's vibrant, young and creative culture is pulsating as soon as you arrive. Even the buildings with their avant-garde design, are reminiscent of the artists that occupy them.

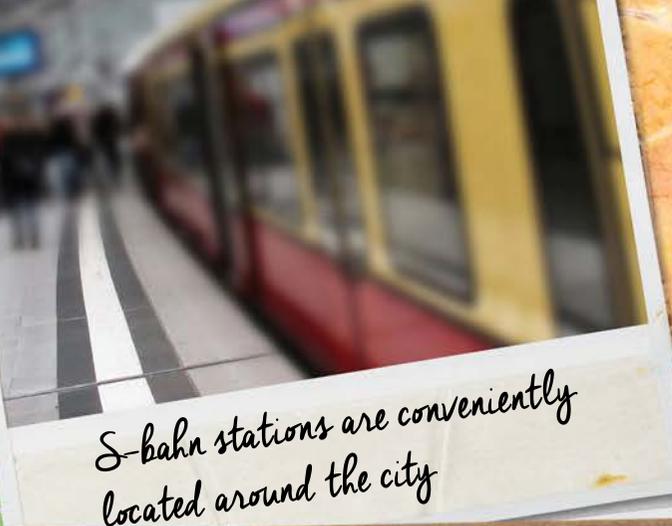
Berlin is a very accepting city. Its population is a mixture of various cultures which seem to shape the city's unique character, making it welcoming and all-embracing for everyone who visits.

I was surprised how open and friendly everyone was. Most Berliners can speak English exceptionally well, which is very handy for someone like me who has only just managed to master the basics of German!



View from Victory Column, Berlin





S-bahn stations are conveniently located around the city

Living in Berlin

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My brother has lived in Berlin for 6 years now. He's South African but moved to the German capital for a new role as Director of a global tech company. Many young entrepreneurs in the tech industry are making a beeline for Berlin as big companies such as IBM are providing funding for start-ups in the German capital.

Compared to other European capital cities, property in Berlin is amongst the least expensive and the demand for homes is increasing rapidly. Most people prefer to rent rather than buy and there is huge demand for rental accommodation. My brother rented for 6 years before recently buying his own apartment to house his growing family.

Berlin's local transport

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Most people in Berlin travel by the S-bahn - an affordable, clean and usually punctual transport system. In fact, if it's anything past 30 seconds late, people start tapping their watches wondering what's going on!

S-bahn stations are conveniently located in central Berlin as well the residential suburbs around the city.

Another practical travel option for getting about is the U-bahn, Germany's largest metro system, with 170 stations over nine lines.



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Visiting Berlin

Getting around Berlin in a day

Whether you're planning a weekend city break in Berlin, or just want to check out its vibrant atmosphere, here are my top attractions in Berlin that you can't afford to miss:

Start your day with a morning stroll through the Tiergarten. Best known for its lush public space, endless winding paths and wooded walkways, Tiergarten is a favourite with locals and visitors and is great for a stroll, a breath of fresh air, or even a cycle or a jog if you're feeling energetic. It's particularly beautiful at this time of year with all the autumn colours and you can sit and enjoy a coffee at the Café am Neuen, overlooking the stunning lakes and woodland.

Follow the route of the Wall on your left hand side into Niederkirchnerstrasse, where you will find the old Gestapo HQ, right next to the Wall fragments, now a museum with a permanent exhibit on the Topography of Terror which looks at the rise of the Nazi party in Germany. It's a fascinating, yet dark story.



Tiergarten: Best known for its lush public space and winding walkways



Brandenburg Gate: The 18th-century neoclassical triumphal arch in Berlin



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You can spend as much or as little time here as you want and I guarantee you will take something away from it.

If you're feeling peckish, grab a currywurst whilst on the go: a delicious hot sausage cut into slices with ketchup and curry powder. Awesome!

After a leg-stretching walk of history along the remnants of the Berlin Wall, Checkpoint Charlie comes as a welcome relief to see a bit of modern-day Berlin. Checkpoint Charlie was the famous crossing point between West and East Berlin between 1961 and 1989 and was used to register and inform members of the Western Military Forces before entering East Berlin. The Checkpoint appears to be, as it had been throughout the Cold War, only in Allied hands, young Brits and Americans in contemporary uniforms waving flags, stamping imaginary passports and posing with tourists for a small tip.

Round up the day with a beer from a local brauhaus where you can experience the original brewery atmosphere and sample the local ales.



Grab a delicious currywurst whilst on the go



Jaclyn, Brad's wife at Checkpoint Charlie. The US Army Checkpoint on the East/West border





Steglitz: A picturesque, leafy and affluent district of Berlin

My visit to Stadtpark Steglitz

Located just 20 minutes from the centre of Berlin, I was keen to check out the district of Steglitz and see first-hand what the area was like and how the construction of the development. Stadtpark Steglitz was progressing. I have many clients who have invested in this superb new project and I wanted to be able to give them a personal account of the area and why the project is proving to be such a great investment.

The district of Steglitz

My first impression of Steglitz was how picturesque and leafy it was. Compared to the bustling centre of Berlin and its immediate suburbs, Steglitz is an affluent area frequented by a mix of young professionals and families.

Just south of the development is a very large green and leafy park with a children's play area. In the summer months you can just imagine the place full of families having picnics and lots of young people having fun.

Berlin is known for some of the world's finest architecture, and Steglitz is no exception. The buildings are aesthetically pleasing, and well maintained. It's immaculately clean with some good local shops and within just 15 minutes you can be right in the centre of Berlin by car, or 20 minutes on the S-bahn.

There haven't been any new developments in Steglitz for a long time, and therefore the demand for property in the area is extremely high. I won't be surprised if there's a waiting list for tenants as soon as this building's completed.



High quality finishes displayed in the show apartment at Stadtpark Steglitz



Stadtpark Steglitz: Construction well underway and structures in place



Stadtpark Steglitz: Construction well underway

Construction was already well underway and you can see from the photographs that scaffolding has been erected and the structure is already in place for haus 1 and 2. I also met with Gideon Lewkowitz, Sales Executive of Diamona and Harnisch and developer of the project.

Diamona and Harnisch is one of the most established and reputable development companies in Berlin and have been involved with some of the finest developments around the city. I also visited 6 of their completed developments in the area of Tiergarten which are completed to the highest quality and are all 100% fully occupied.

The developers are very passionate about what they do. It comes across as soon as you meet their staff. They don't just buy any site that's offered to them, they research and handpick their locations and only deal with those that they know will do well.

There's a sales and marketing suite across the road from Stadtpark Steglitz where you can see the quality of the finishes. It doesn't take long to realise that this is a development of the highest calibre. Everything from the way the toilet flushes to the way the taps turn on are slick and super impressive.



Brad's 5 top tips for investing in Berlin bricks & mortar

1. Think capital growth

Berlin is a fantastic market with a vibrant tenant community waiting to rent. If you're looking to invest in this market, it's aimed at those seeking long-term capital growth. Tenants rent for an average of 10 years in Berlin so you won't have the hassle of finding tenants every 12-18 months. Of course, you'll get a good yield of around 5-6%, but when you come to re-sell, you'll see the real return on your investment.

2. Choose your district carefully

Buy in areas that are well located and offer lower risk in investment terms. These will be areas that have a vibrant mix of young professionals, families and students.

Exploring Berlin is the best way to make up your own mind of the areas that are attractive to live in and will mostly appeal to your ideal tenant.

3. Use the finance options available

If you're considering taking finance to purchase our superb buy-to-let opportunity at Stadtpark Steglitz in Berlin, obtaining a mortgage in Germany, and in particular in Berlin, is relatively easy and you can borrow up to 70% LTV.

Property Frontiers has teamed up with a Berlin-based Fund Manager who is familiar with Stadtpark Steglitz and is able to offer investors viable and competitive mortgages.

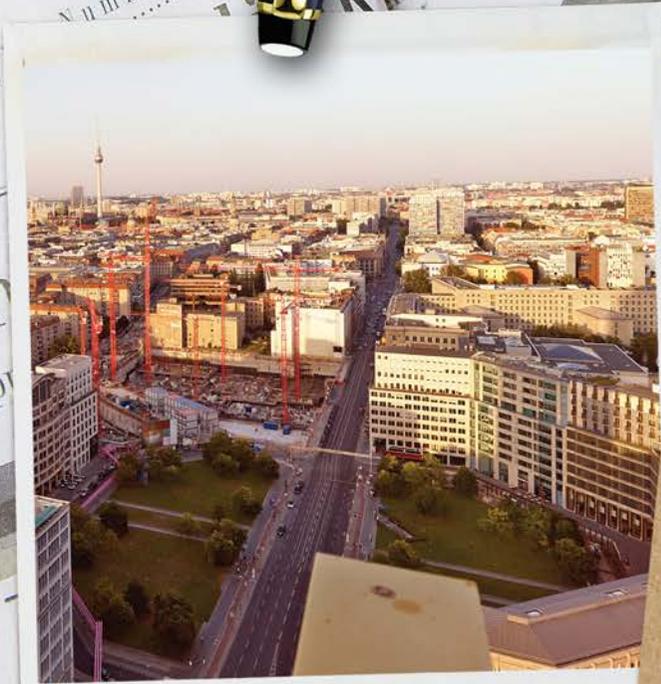
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4. Buy from a quality Developer

There are plenty of buy-to-let options in Berlin but very few come even close to the high quality finish of Stadtpark Steglitz. Remember that if your property is going to be rented, you want robust finishes, as well as a high quality spec that is going to appeal to tenants.

5. Have an exit strategy

With such a high demand for rental property, rents in Berlin are rising quickly - almost twice the national average. However, attitudes towards home-ownership are now changing, and a combination of low mortgage rates and rising rents is encouraging a shift towards home ownership which is providing a stable and viable exit strategy for investors.



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Enthüllungen
Abgeordnete der Opi

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To find out more about
Stadtpark Steglitz, contact
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