



VoMa IMMOBILIEN

ONE STEP AHEAD OF REALITY





CENTRAL BUT QUIET

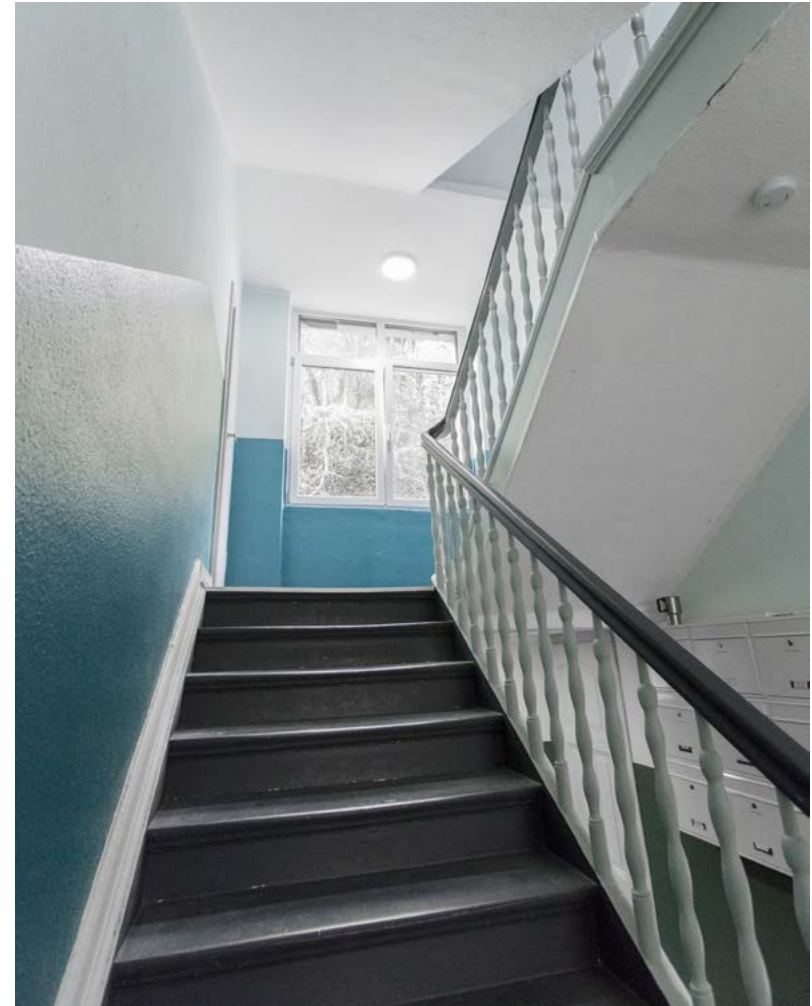
Residential house with 10 flats
(each flat with 63 to 83 sqm, total approx. 735 sqm)
Yearly net income 61,000 €
purchase price x 15 = 915,000 €, ROI = 6,7 %





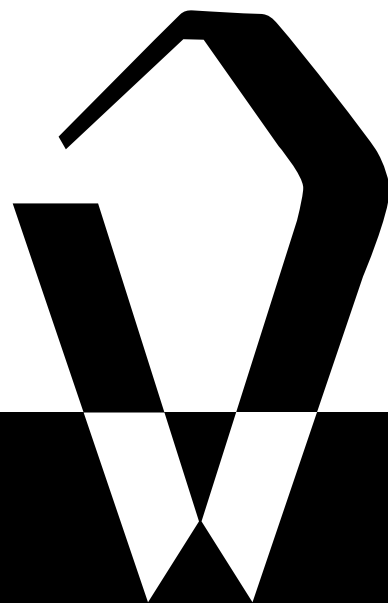
HISTORY

The house was purchased by the present owner in June 2014.



Intensive renovation started immediately aiming at preserving the historic characters (staircase, facade,..) while modernising the house.





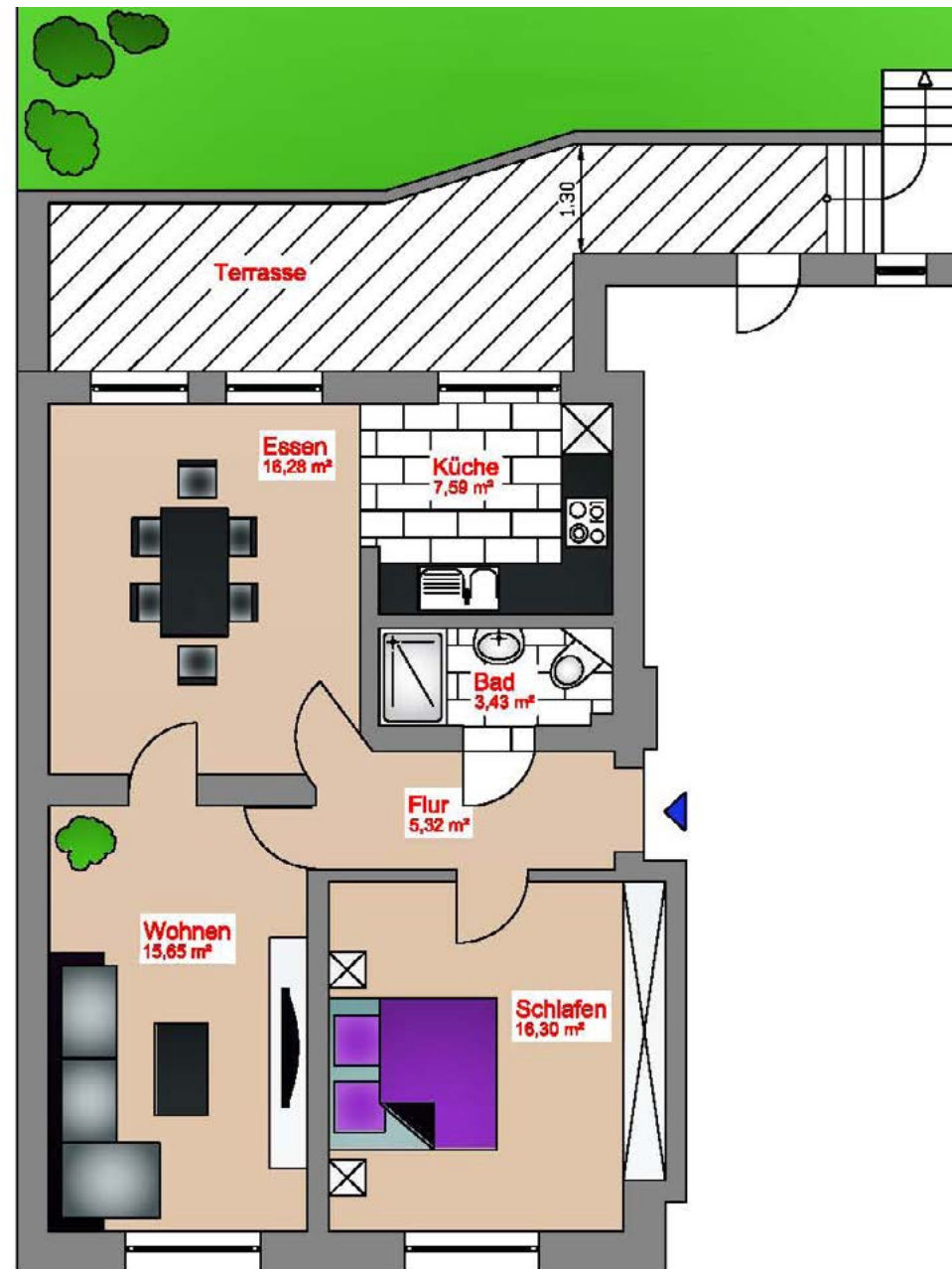
FLATS

THE APARTMENTS

	L E F T					R I G H T					
	net		net rent/	state of				net rent/	state of		
location	rent	sqm	sqm	renovation	'furnished ?	net rent	sqm	sqm	renovation	'furnished ?	
4th floor	575 €	63	9,13 €	completely	'furnished	590 €	78	7,56 €	partly	not furnished	
3rd floor	430 €	82	5,24 €	none	not furnished	554 €	69	8,03 €	completely	furnished	
2nd floor	541 €	83	6,52 €	partly	furnished	715 €	69	10,36 €	completely	furnished	
1st floor	460 €	83	5,54 €	none	not furnished	269 €	69	3,90 €	completely	furnished	
ground floor	580 €	73	7,95 €	completely	not furnished	370 €	66	5,61 €	none	not furnished	
total /average	2.586 €	384	6,73 €			2.498 €	351	7,12 €			
Total living space equals			735	sqm, generating a total net rental income of			5.084 €	/month or		61.008 €	'= yearly net income
									(by end of february 2019)		
Green	those apartments have been completely rebuilt with new ground plans, new gas & water pipes and new electricity cables										
Yellow	those apartments have been partly renovated with new paint and laminate /flooring										
	all apartments marked green or yellow have a built-in kitchen installed by the owner.										
Red	these apartments are still inhabited by the „native“ tenants (tenancy prior to 2014) and have not been renovated										



GROUND FLOOR LEFT





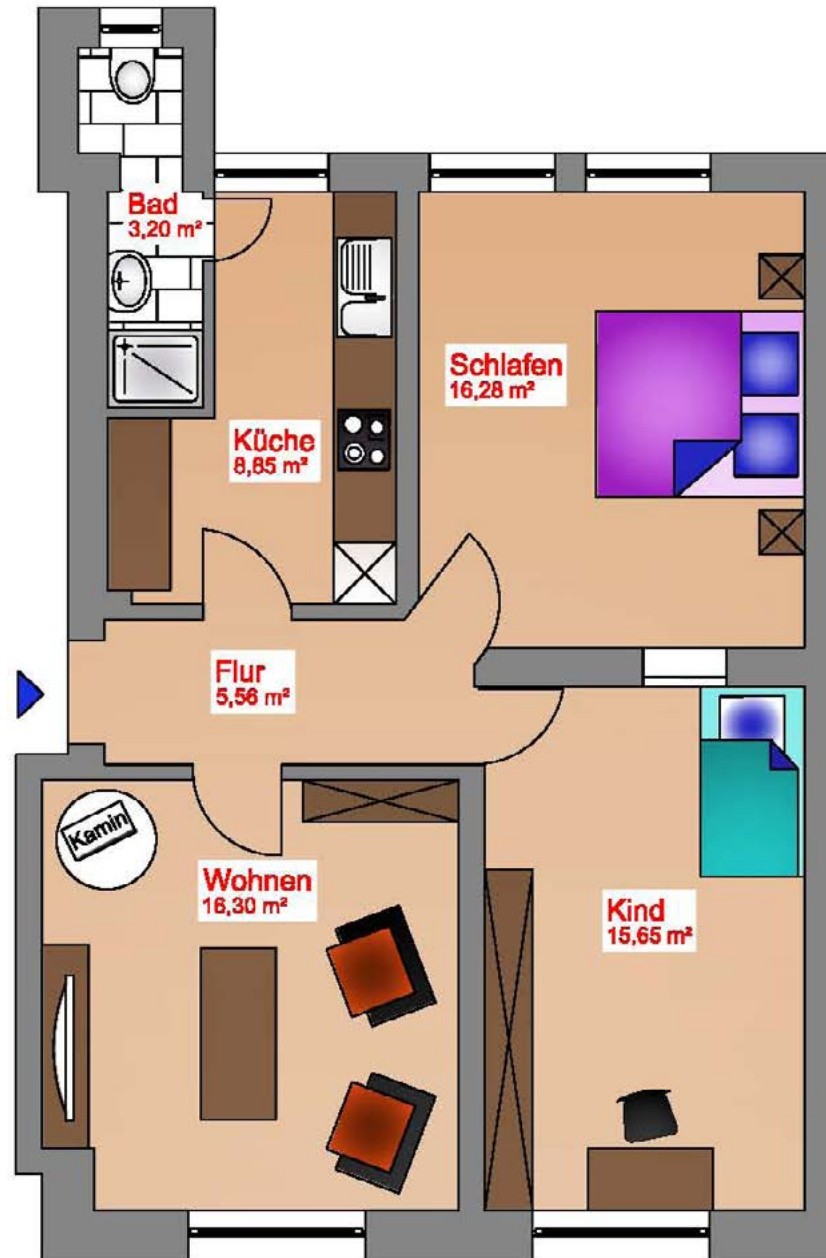
The ground floor left is the only flat with a direct access to the terrace-garden.

Completely rebuilt in autumn 2014, it was re-rented for the first time in March 2018.

Like all the other four completey rebuilt flats, this apartment has new pipe-based supply lines, gas, electricity. Furthermore, all windows and the terrace door were replaced in autumn 2014.



GROUND FLOOR RIGHT



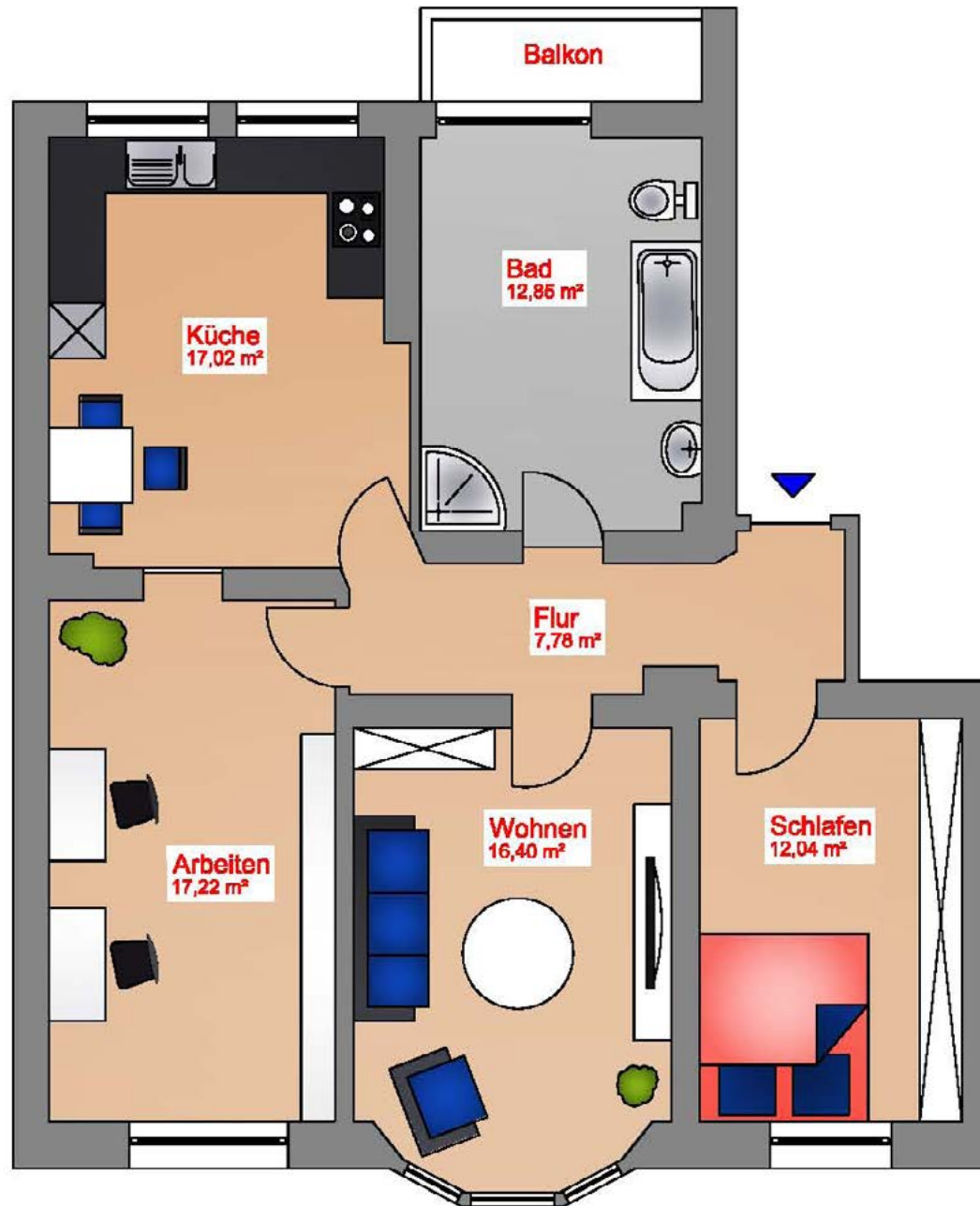


Due to water damage in the mezzanine and ground floor in 2015, the bathroom of this flat has partly been renovated.

The current tenant (since 2008) runs a practice in her room facing the garden.



1 FLOOR LEFT



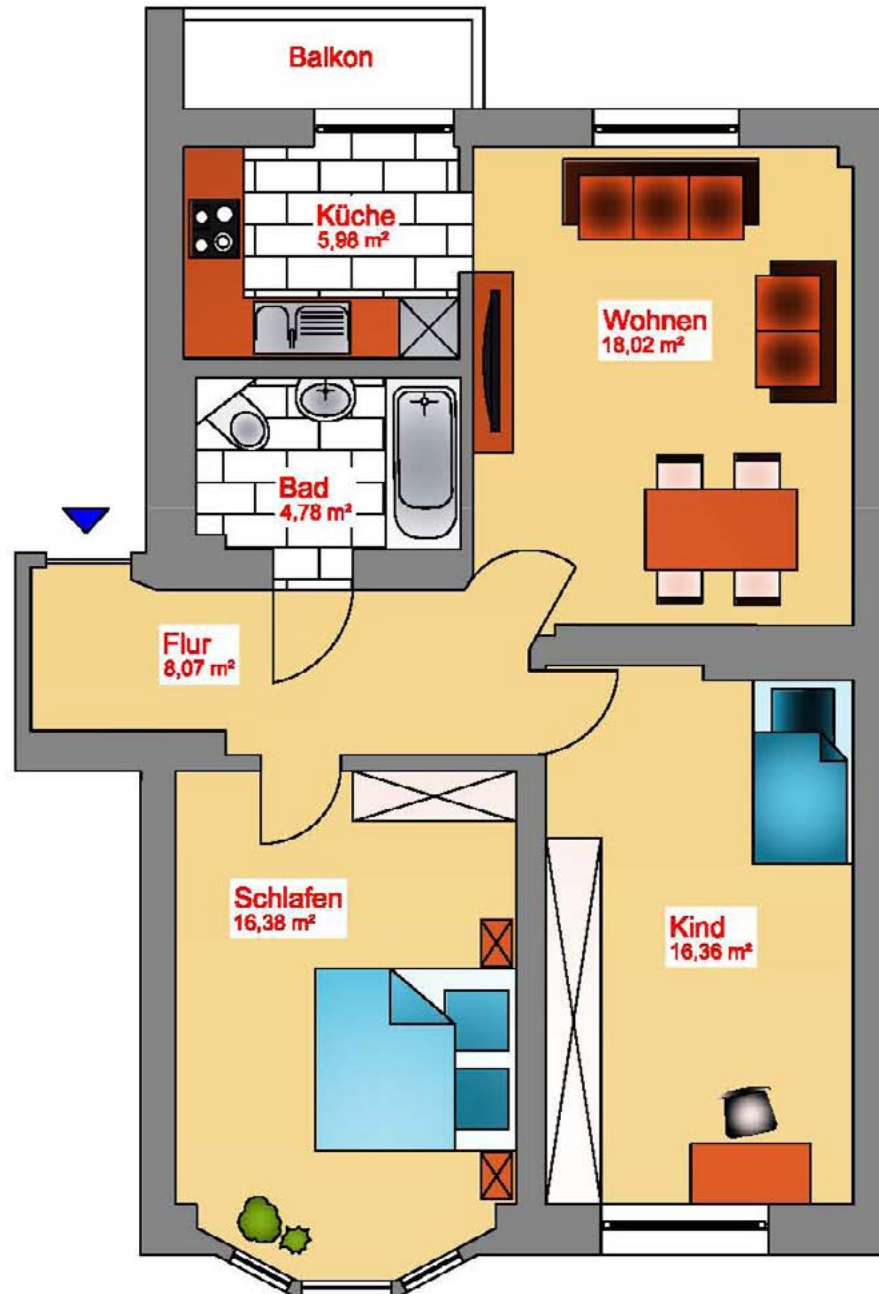


The current tenants (couple with two children, 8 & 11 years) have been renting this flat since 2013.

The very large bathroom (tub and separate shower) leads to the balcony (approx. 3 sqm).



1 FLOOR RIGHT



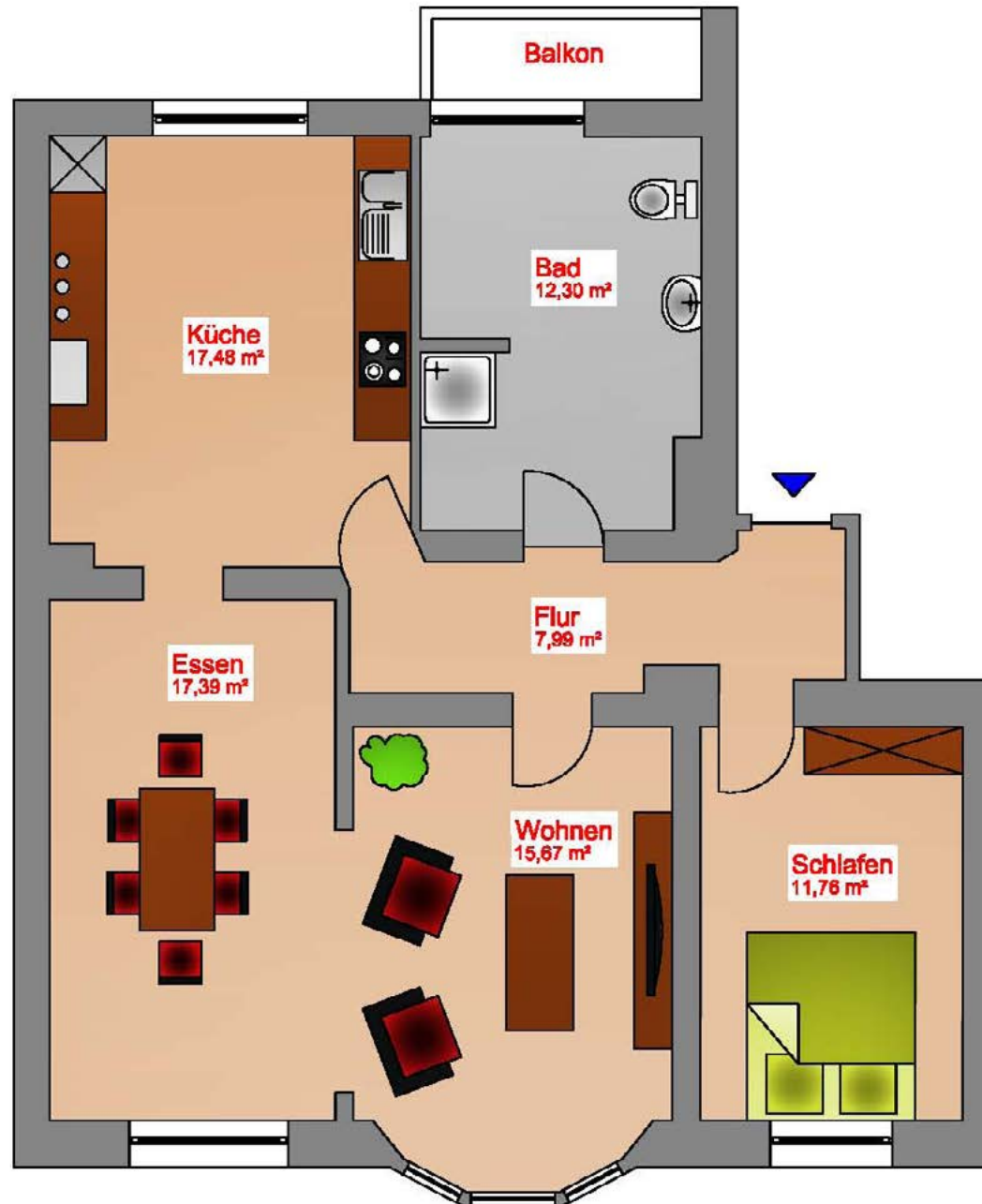


This flat was completely rebuilt and first re-rented (furnished) in August 2016.

Since then, the flat has been inhabited by a software developer who is an employee of one of Wuppertal's biggest companies.



2 FLOOR LEFT



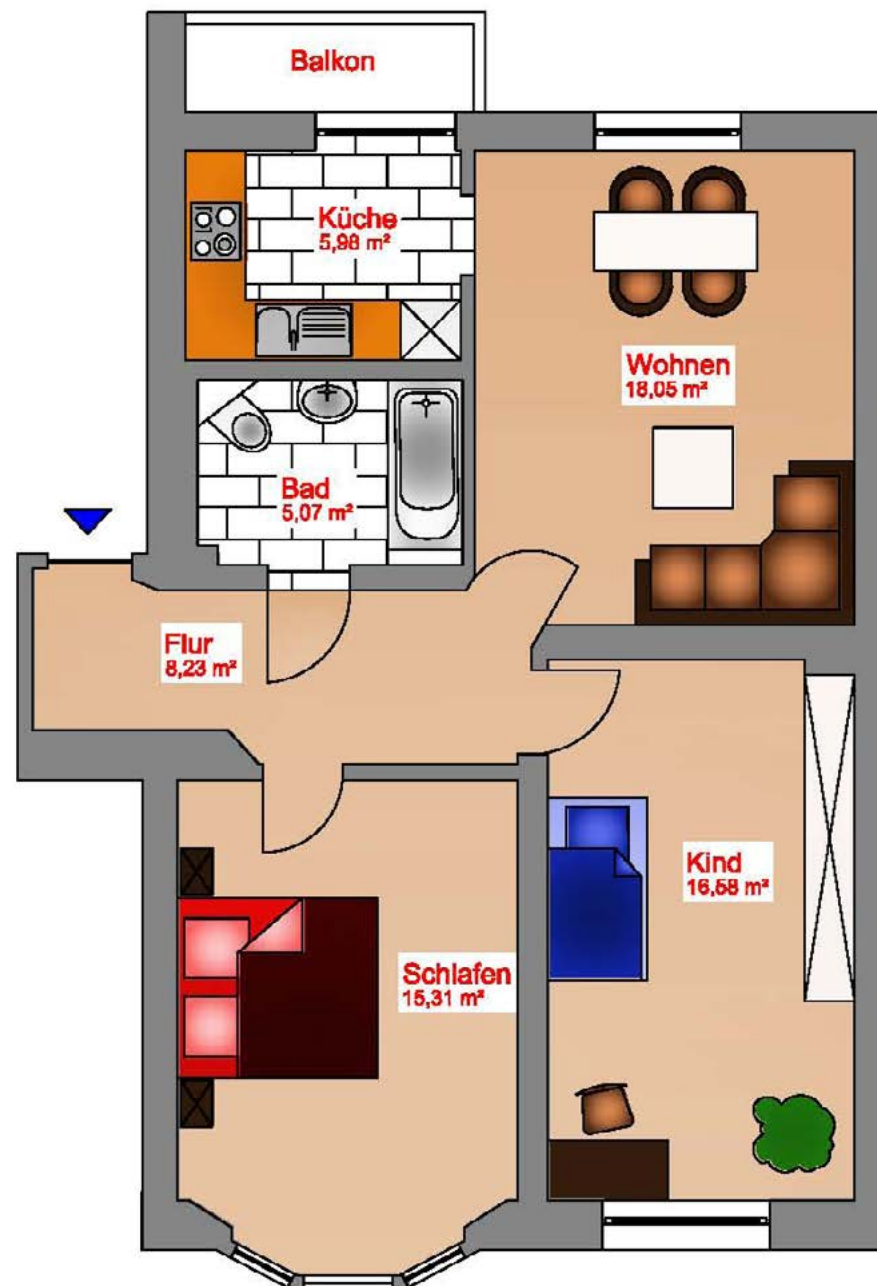


When the former tenant left in spring 2017, this flat was partly renovated with new laminate flooring and a new kitchen.

The current tenants (a working couple) moved in in September 2018.



2 FLOOR RIGHT





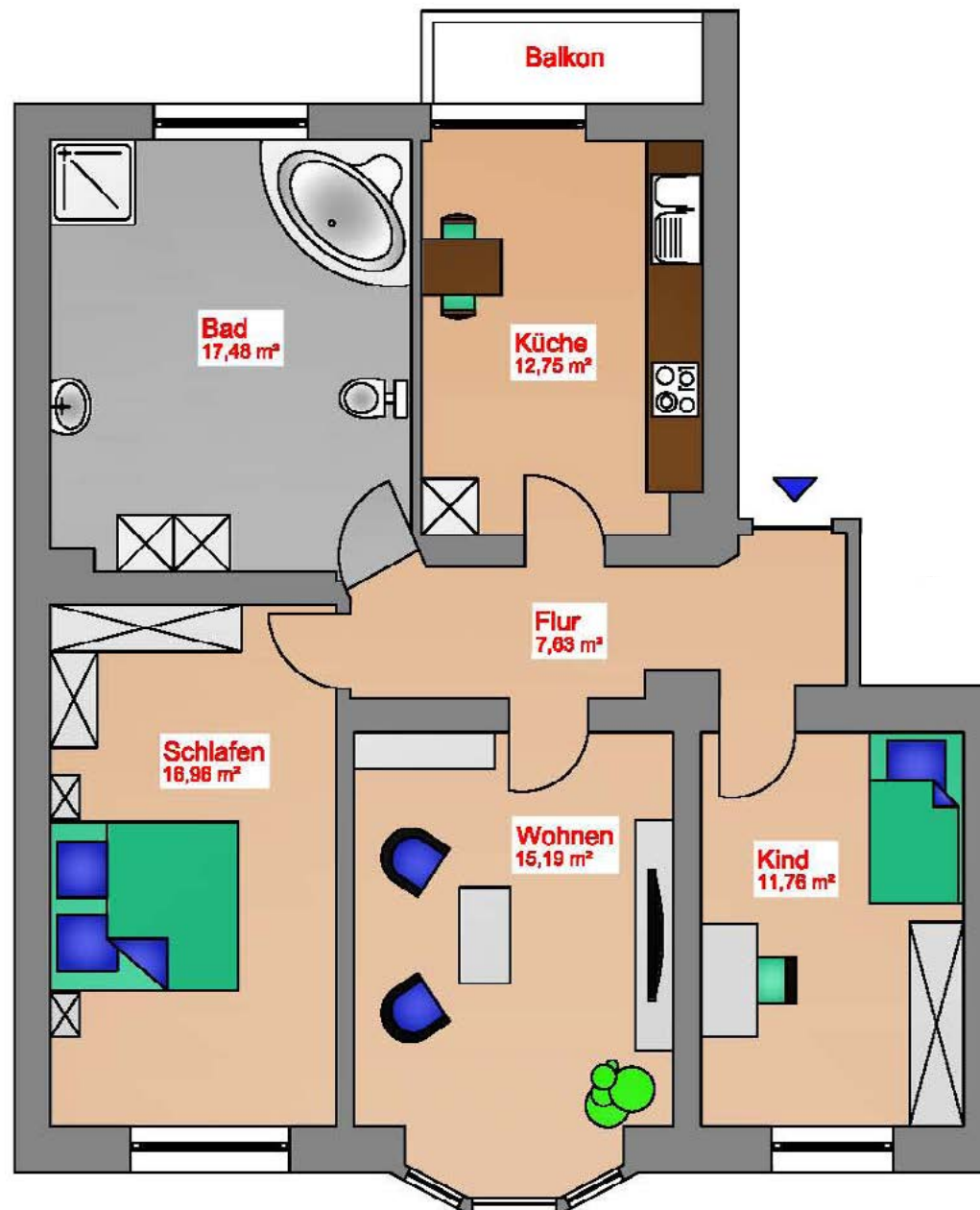
This flat was rebuilt in winter 2016/2017 and first re-rented in March 2017.

The tenants have been renting this apartment since September 2018 (two policemen, working in the police station nearby).

„This flat has been furnished and re-rented in February 2019 to a construction company, hosting its two project leaders.“



3 FLOOR LEFT



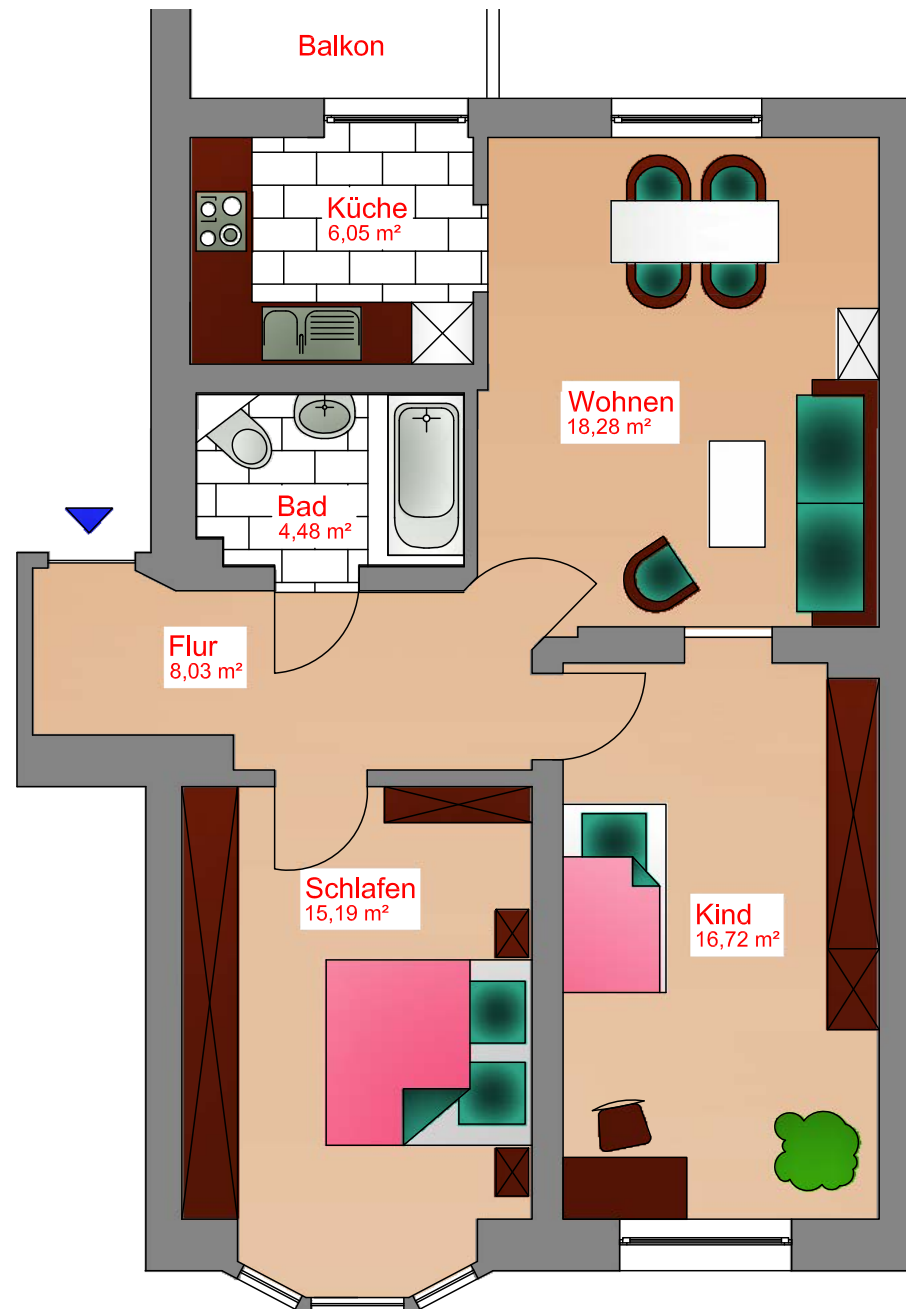


Flat inhabited by a working couple. Both are shift workers in a manufacturing company.

No information about last substantial renovation.



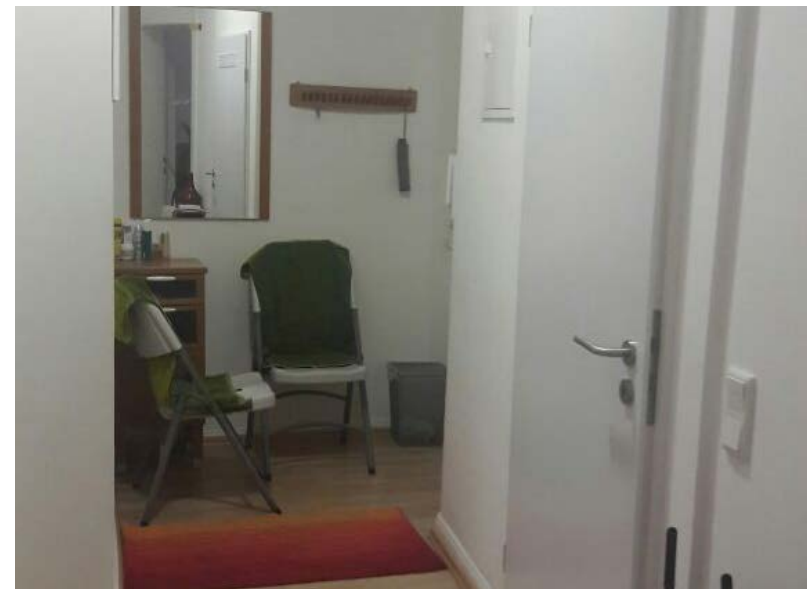
3 FLOOR RIGHT



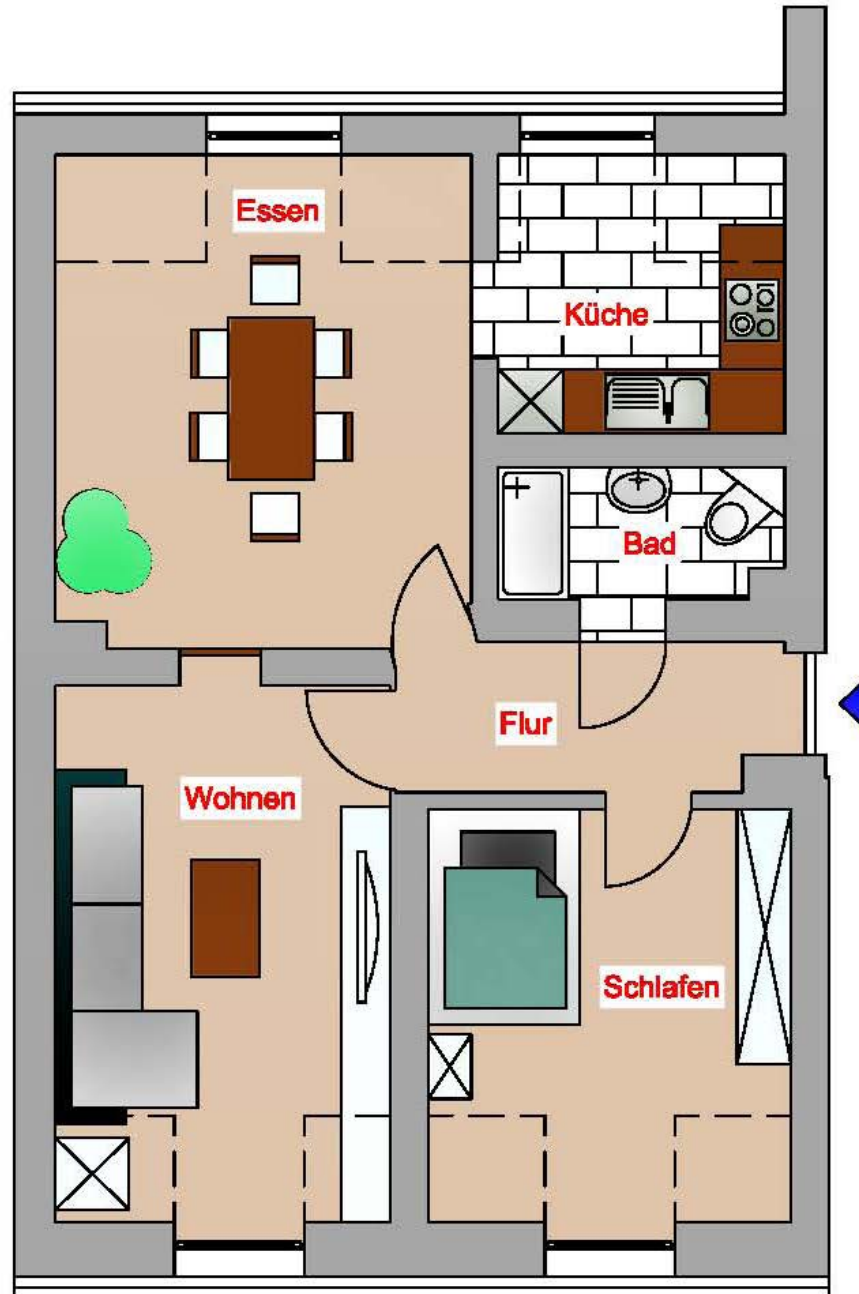


This flat was completely rebuilt in summer 2016 and was equipped with a new built-in kitchen.

The first tenants moved in in October 2016, working as software engineers for a large Wuppertal-based company.



4 FLOOR LEFT





The second flat in the house that was completely revamped in spring 2015.

It is now rented as a furnished apartment to two building engineers working on a major project for a Remscheid-based multinational company.



4 FLOOR RIGHT





After a long-term tenant moved out in 2018, the apartment had been completely repainted and equipped with new laminate flooring (except for bath and bedroom).

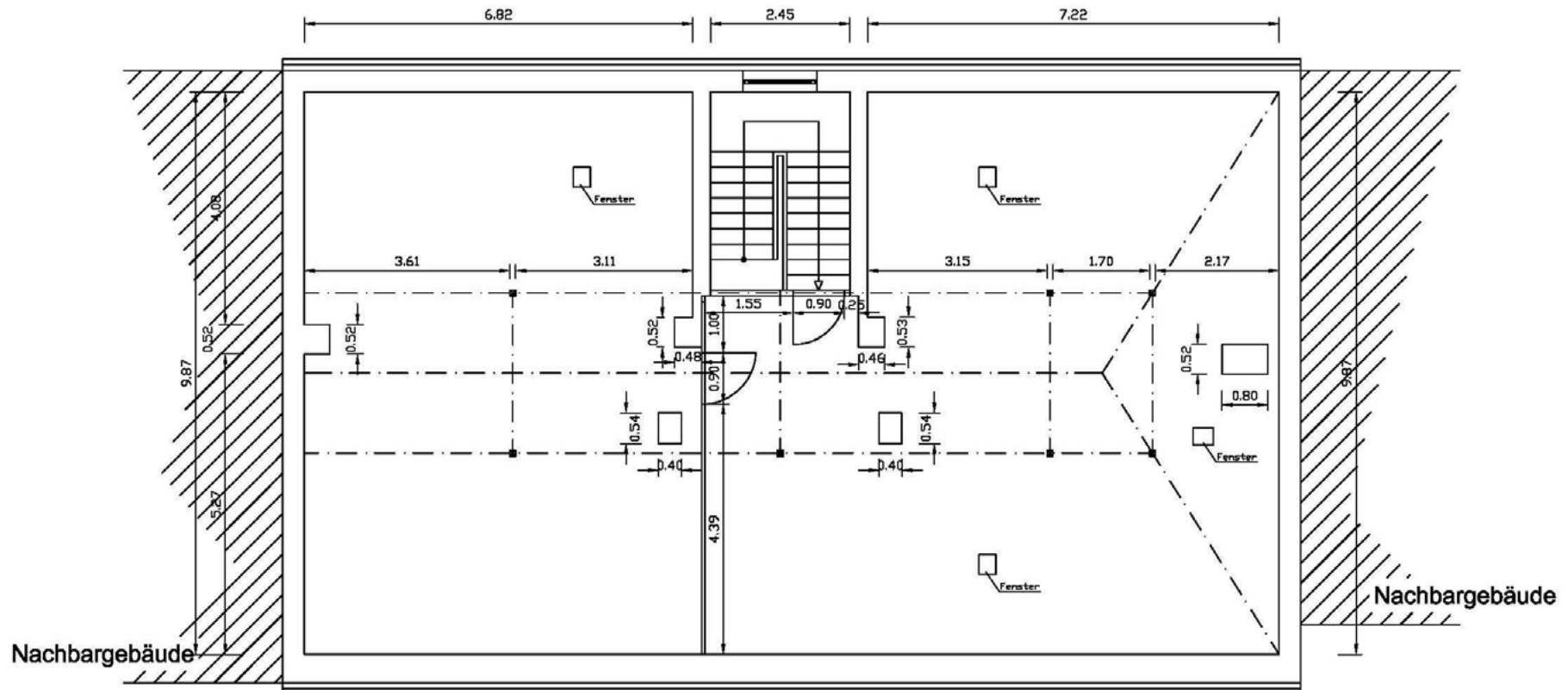
It was re-rented in November 2018 to a manager in the energy sector with his family.



ATTIC

SB li.

SB re.



SB li. / ca. Maße o. Abzug Schrägen	
	= 67,53 m²

SB re. / ca. Maße o. Abzug Schrägen	
	= 88,22 m²





The front and right part of the roof were completely rebuilt in autumn 2017, including 5 dormers and 4 chimney coverings.

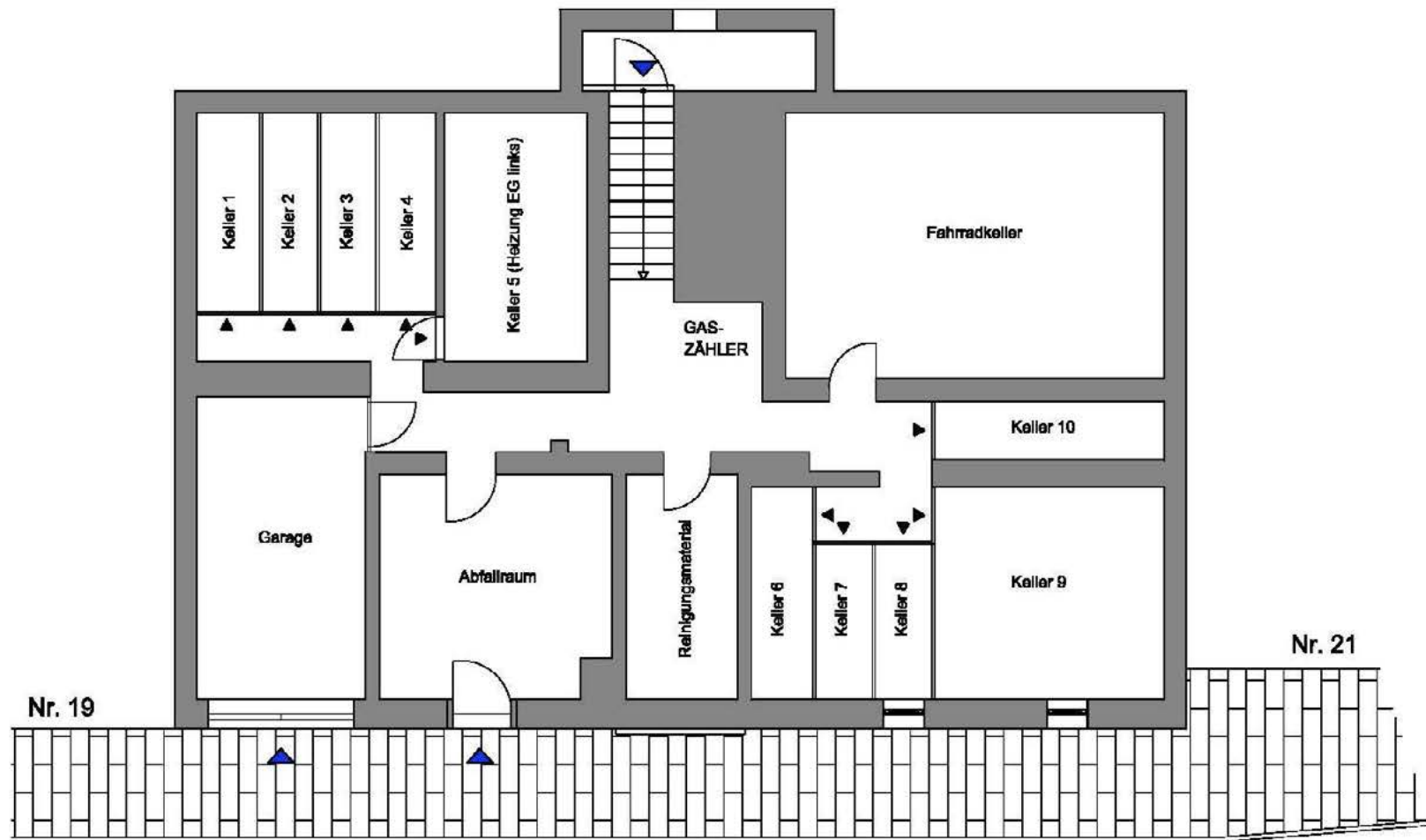
New, the spacious attic offers a tempting potential for a ninth (or even tenth) apartment with a superb view over the centre of Wichlinghausen.

See drafts for a potential reconversion.



BASEMENT

Übersicht KG



SONNTAGSTRASSE 19A



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The spacious basement level offers 10 individual storage rooms - one for each apartment.

Furthermore, there is a direct access from the pavement into the basement, facilitating the weekly waste disposal.

Finally, the basement offers space for bicycles (currently 12) - just the thing for active tenants who want to discover their surroundings via the nearby „Nordbahntrasse“, formerly a railway track, now a joggers, and bycyclists' paradise!



REAR FACADE



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The rear facade shows the three balconies on the right side (seen from the garden) - a precious resort in summer time to enjoy the garden and offering an attractive view from the Nordbahntrasse.

Attractive view can be done by the future owner with modest means, offering an attractive view from the Nordbahntrasse.





At the rear of the house is a very quiet yet shadowy retreat, very uncommon for a central location. Green works are currently under way to raise the vast potential of this place.

Furthermore, an additional area has been rented adjacent to the „Nordbahntrasse“ to offer the tenants a sunny retreat. Further improvements are planned.





The location- founded in 1929 by the merger of the two industrial towns „Elberfeld“ and Barmen“, Wuppertal had to fight with the gradual disappearance of the textile and dye industries after WW II. The population declined since the 1960's

Today, a lot of the architectural jewels of 19th century industrial buildings are re-converted into lofts and spacious living areas. A former privately-run railway, the „Nordbahntrasse“, has been reconverted into a central urban path for pedestrians, joggers, cyclists and skaters. Several grass-root founded associations direct resident's interest towards bottom-up actions to re-activate boroughs. In some areas, artists have settled and contribute to a more diversified local live.

Further to more attractive residential areas, Wuppertal becomes increasingly affordable living centre to the Düsseldorf region, just 30-40 km away and perfectly linked to Wuppertal by the A 46 motorway and local direct trains (30 min). The NRW capital has real estate prices about 2.0 to 2.5 times of Wuppertal compared to the same quality of „brick and mortar“. Thus, more and more Düsseldorf staff looks for a nearby residence in Wuppertal.

The university of Wuppertal, founded in 1972, is now Wuppertal's biggest employer (approx. staff of 3.200) and hosts more than 22.000 students in three different campuses. Both staff and students contribute to an international, relaxed mix, lowering further the real estate vacancies in Wuppertal.

On top, almost all major employers in Wuppertal (see below) have ambitious plans to expand or further improve their activities.





Wuppertal's largest private employers still show the past focus on the chemical industry instead of chemical industry, dyeing stuff, painting/coating or insurance with two of the ten largest German insurers still having the former town „Barmen“ in their brand names:

Bayer, approx. 2.600.

Vorwerk, approx. 2.500.

Axalta Coating Systems, approx. 2.000.

Barmenia, approx. 1,760.

BARMER, approx. 1,700.

Schaeffler Technologies (FAG), approx. 1.200.

Knipex, approx. 1000.

E/D/E Einkaufsbüro Deutscher Eisenhändler, approx. 930.

All factors combined, Wuppertal's population increases since the beginning of this decade.

31 Dec. 2013 343.488

31 Dec. 2014 345.525

31 Dec. 2015 350.046

31 Dec. 2016 352.390 (figure by wikipedia)

31 Dec. 2017 360.439 (figure by Grundstücksmarktbericht 2018, town of Wuppertal)

Parallel to population growth, the real estate prices have increased.



year average price per
residential house
(MFH)

2013	327.500 €	
2014	356.100 €	+ 8,7%
2015	345.600 €	- 3.1%
2016	382.200 €	+ 6,5 %
2017	420.500 €	+ 14,3 % (or 28.4 % in four years)

(source: Grundstücksmarktbericht 2018, p 12 & 13, town of Wuppertal)

Another consequence of the rising population is the rate of vacancy („Leerstandsquote“) or percentage of all Wuppertal flats (almost 200,000) running idle. The overall rate dropped from 6.6 % in 2015 to 5,9 % in 2016. With the number of Wuppertal citizens rising steeper than the number of newly built houses, the overall percentage will further decline in the future. This rate is already at 1.6 % for newly built houses (after the year 2000) and similar for completely renovated flats.

Residential houses in Wuppertal will continue to provide a far above average ROI (> 7% p.a.) - it is now a good time to buy!





With the closure of two local railway tracks in 1991, Wuppertal lost easy public access to the higher residential areas above the Wupper valley. A private initiative started in 2005 to re-convert the deserted tracks to a public biker, skater and pedestrian area. With the help of private sponsors, 20 % of the needed capital was secured and the first 2,5 km opened in 2010.

With a lot of grass root help and federal-European financial funding, the total of 23 km (of which 1.5 km are bridges and 2.0 km tunnels) was inaugurated in 2014. Since this time, the Nordbahntrasse („North rail track“) is the world's longest inner-urban railway track.

100.000 out of Wuppertal's total 360.000 population live's within 1 km reach of the track. Thereby, cyclists are in a comfortable position to reach most important destinations without climbing Wuppertal hilly roads and arrive at their working places often earlier than taking their cars through congested streets at peak traffic hours.

From your house at Sonntagstrasse 19A, you not only overview part of this marvellous example of bottom-up rural development: only 50 m away, you find a discreet entry to this biker and skater paradise.

Moreover, you can use a sunny garden just between your future house and the track - all this a few hundred meters away from busy Wichlinghausen downtown!





1841 Construction of Wuppertal railway station, at this time the first large station off the Rhine (now Wuppertal Central, under complete re-construction).

1881 Foundation of the Zoological Garden, now with 24 ha and 4.200 animals/470 species, voted in 2008 as Germany's third best zoo.

1890 Foundation of the Botanical Garden, just at the border line between Elberfeld and Barmen near today's city centre,
1910 Transfer and enlargement to 2.5 ha.

1895 Construction of the town's festival hall, completely rebuilt 1992-95), capacity 3.000 persons, probably Germany's most beautiful public hall („Historische Stadthalle“) with an acoustic only second to Leipzig's Gewandhaus, host of the Wuppertal Symphonic Orchestra.

1901 Opening of the world famous „Schwebbahn“ (mono track high rail), still unique and the world's safest public means of transport.

1907 Opening of the Opera House (re-vamped in the 1990s).

1929 Merger of the hitherto independent towns of Elberfeld and Barmen into „Wuppertal“.

1966 Opening of the Stage Playhouse („Schauspielhaus“), now under reconstruction to host the world-famous Pina Bausch dance group.

1983 Foundation of the Historic Centre, comprising, among others, the Museum of Early Industrialisation (textile industry,...), the birth house of Friedrich Engels, the town's archive and other historical buildings.

Wuppertal is the 17th largest town of Germany and the greenest of all (more than 35 % of Wuppertal's territory consists of forests and parks). More than 4.500 buildings are under historic protection („Denkmalliste“). There are 469 public staircases (Germany's second highest figure after Stuttgart).



The energy expert confirmed that the building has a very good efficiency rating for its age.

Since the purchase of this house in June 2014, 6 out of the 10 single gas heaters have been replaced with now 8 out of 10 heaters being younger than 7 years and only one being older than 19 years. Therefore, the energy consumption rate is likely to have dropped further below the indicated level.

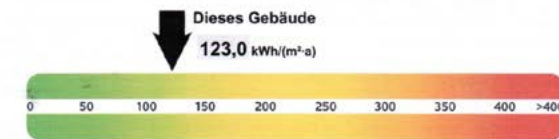
ENERGIEAUSWEIS für Wohngebäude

gemäß den §§ 16 ff. Energieeinsparverordnung (EnEV)

Erfasster Energieverbrauch des Gebäudes

3

Energieverbrauchskennwert



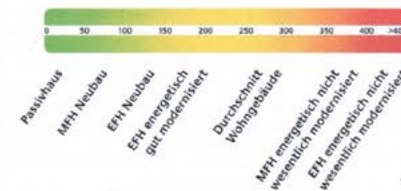
Energieverbrauch für Warmwasser: ☒ enthalten ☐ nicht enthalten

☐ Das Gebäude wird auch gekühlt; der typische Energieverbrauch für Kühlung beträgt bei zeitgemäßen Geräten etwa 6 kWh je m² Gebäudenutzfläche und Jahr und ist im Energieverbrauchskennwert nicht enthalten.

Verbrauchserfassung – Heizung und Warmwasser

Energieträger	Zeitraum		Brennstoffmenge [kWh]	Anteil Warmwasser [kWh]	Klimafaktor	Energieverbrauchskennwert in kWh/(m²·a) (zeitlich bereinigt, klimabereinigt)		
	von	bis				Heizung	Warmwasser	Kennwert
Erdgas H (kWh(Hs))	01.01.2004	31.12.2004	102.739	18.493	1,19	109,0	20,0	129,0
Erdgas H (kWh(Hs))	01.01.2005	31.12.2005	86.578	15.584	1,25	96,0	17,0	113,0
Erdgas H (kWh(Hs))	01.01.2006	31.12.2006	94.814	17.067	1,28	108,0	18,0	126,0
Durchschnitt								123,0

Vergleichswerte Endenergiebedarf



Die modellhaft ermittelten Vergleichswerte beziehen sich auf Gebäude, in denen die Wärme für Heizung und Warmwasser durch Heizkessel im Gebäude bereitgestellt wird.

Soll ein Energieverbrauchskennwert verglichen werden, der keinen Warmwasseranteil enthält, ist zu beachten, dass auf die Warmwasserbereitung je nach Gebäudegröße 20 – 40 kWh/(m²·a) entfallen können.

Soll ein Energieverbrauchskennwert eines mit Fern- oder Nahwärme beheizten Gebäudes verglichen werden, ist zu beachten, dass hier normalerweise ein um 15 – 30 % geringerer Energieverbrauch als bei vergleichbaren Gebäuden mit Kesselheizung zu erwarten ist.

Erläuterungen zum Verfahren

Das Verfahren zur Ermittlung von Energieverbrauchskennwerten ist durch die Energieeinsparverordnung vorgegeben. Die Werte sind spezifische Werte pro Quadratmeter Gebäudenutzfläche (A_n) nach Energieeinsparverordnung. Der tatsächliche Verbrauch einer Wohnung oder eines Gebäudes weicht insbesondere wegen des Witterungseinflusses und sich ändernden Nutzerverhaltens vom angegebenen Energieverbrauchskennwert ab.

¹⁾ EPH – Einfamilienhäuser, MFI – Mehrfamilienhäuser



1. We have compiled and / or created all the data of the house contained in the exposé (floor plans) with the greatest possible care. However, we assume no liability for this. All floor plans, leases or personal contacts are available to first-time interested parties who can provide financing.
2. These documents are intended for the addressed recipient.
3. Our agency is fulfilled at the conclusion of the notarial purchase contract. Here, the buyer pays to us a brokerage fee of 3.0% of the purchase price plus the total. VAT. Possibly. Retention rights not agreed with us are void.
4. Place of jurisdiction for any disputes is Wuppertal, Germany.



What distinguishes us from most of the other real estate brokers?

- 1) We have a long, operational experience in both communication/advertising and operational real estate development (hands on experience in renovation, renting,...).
--> you will not buy simple „brick & mortar“ but a living organism with relationship to your future tenants. THEY pay your investment in the future.
- 2) We not simply take the vendor's information (pictures, ground plans,...) but check them with the help of architects (new, standardised plans) and issue new documentation where needed;
--> will have access to all rental contracts and account statements to check our data and your future income to avoid all misunderstandings and surprises.
- 3) We do not advertise potential rental income („Soll-Mieten“) but aim to sell fully-rented residential houses only
--> this will minimise your hassle after purchase and enhance satisfaction with your new house.
- 4) We are willing to take over the administration/management of the houses you purchase
--> you will have ONE future respondent for all real estate questions of your house.

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