

PURCHASING PROFILE

Requirements profile of COPRO for real estate acquisition


As a real estate developer, we are always on the lookout for attractive **portfolio properties with potential for value enhancement and further development**. As COPRO's development division, we offer a holistic consulting approach, acting as both investor and co-investor, as well as a service provider and financing partner.

In addition we are specifically looking for attractive residential properties both **with and without development potential** to expand the real estate portfolio of a housing company. At present, we are **not interested in vacant plots of land for construction purposes**.

PROJECT DEVELOPMENT	RESIDENTIAL PORTFOLIO
Our target markets in Germany	
<ul style="list-style-type: none">• Berlin, Stuttgart and surrounding area within a radius of approx. 100 km	<ul style="list-style-type: none">• Berlin, Stuttgart and surrounding area within a radius approx. 100 km• Additional cities with a particular focus::<ul style="list-style-type: none">– Dusseldorf– Cologne– Frankfurt am Main and surrounding area– Magdeburg– Erfurt– Halle– Cottbus
Location criteria	
<ul style="list-style-type: none">• Great demographic development• Good public transport connections (both local and long-distance)	<ul style="list-style-type: none">• Residential properties in good locations• Great demographic development• Good public transport connections (both local and long-distance)

PROJECT DEVELOPMENT	RESIDENTIAL PORTFOLIO
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Asset classes

<ul style="list-style-type: none"> Apartment buildings, apartment blocks and residential complexes Residential and commercial buildings Office, commercial and retail properties Hotels and hospitality focused on providing a high level of relaxation Micro-apartments, co-living Special real estate, possibly with usage and price restrictions, tailored to the needs of the arts, culture, and creative sectors Portfolios of properties matching the criteria above 	<ul style="list-style-type: none"> Apartment buildings, apartment blocks, residential complexes and residential portfolios <div style="text-align: center; margin-top: 20px;">  </div>
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PROJECT DEVELOPMENT	RESIDENTIAL PORTFOLIO
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Our focus

<ul style="list-style-type: none"> Historic preservation and revitalisation Creation of building rights, redensification potential Opportunities to increase value and rental income Renovation and maintenance requirements 	<ul style="list-style-type: none"> Opportunities to increase value and rental income not subdivided into an owners' association, or only where majority ownership within the owners' association is possible 	<ul style="list-style-type: none"> maximum 30% vacancy rate maximum 30% commercial properties maximum allowable net cold rent based on the local rent index: <ul style="list-style-type: none"> – small units – purchase price multiplier
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Deal form

				
Asset deal	Share deal	Equity participation	Asset deal	
PURCHASING VOLUME		2 to 50 million euros	PURCHASING VOLUME	up to 20 million euros

Do you have a project that might interest us?

Please get in touch with the COPRO acquisition team directly at

✉ akquisition@copro-projekt.de

☎ +49 30 283 999 0



Any obligation to pay a buyer's fee (commission) ends 24 months after receipt of the initial offer; confidentiality is assured.













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COPRO-GRUPPE.DE



COPRO – Quality living environments tailored to individual needs

COPRO has been developing real estate and creating sustainable environments for living and working for almost 30 years. We have specialised in refurbishment and expansion of existing residential and commercial properties and heritage-listed buildings, as well as complex land development projects. Our work covers the entire value chain, including the initial usage concept, acquiring the project and property, commercial and technical project management, marketing, and subsequent portfolio management.

					
<p>Midtown Lofts Location: Berlin-Mitte Construction year: 1905 Use: Commercial, offices, residential Total area: approx. 8,300 m²</p>	<p>Alexanderstraße 141 Location: Stuttgart-Süd Construction year: 1923 Use: Residential Total area: approx. 800 m²</p>	<p>Jägerstraße 4 5 Location: Berlin-Mitte Construction year: 1867 1872 Use: Commercial, offices, residential Total area: approx. 2,600 m²</p>	<p>Kaiserliches Postamt Location: Berlin-Zehlendorf Construction year: 1900 Use: Commercial, offices, residential Total area: approx. 2,500 m²</p>	<p>GEISBERG Berlin Location: Berlin-Schöneberg Construction year: 1925 Use: Commercial, offices, residential Total area: approx. 14,800 m²</p>	<p>GLINT Berlin Location: Berlin-Mitte Construction year: 1873 – 1886 Use: Commercial and residential Total area: approx. 5,580 m²</p>
					
<p>B-Part Am Gleisdreieck Location: Berlin-Kreuzberg Construction year: 2019 Use: Commercial, offices, culture Total area: approx. 1,000 m²</p>	<p>Urbane Mitte Location: Berlin-Kreuzberg Construction year: / Use: Commercial, offices, culture Total area: approx. 119,000 m²</p>	<p>Parkhaus Gleisdreieck Location: Berlin-Kreuzberg Construction year: 2000 Use: Parking Total area: approx. 13,000 m²</p>	<p>Köpenicker Straße 10 Location: Berlin-Kreuzberg Construction year: 1899 Use: Offices and residential Total area: approx. 3,439 m²</p>	<p>Silberburgstraße 146a Location: Stuttgart-Mitte Construction year: 1955 Use: Commercial and residential Total area: approx. 956 m²</p>	<p>Voßpalais Location: Berlin-Mitte Construction year: 1905 Use: Commercial and offices Total area: approx. 1,695 m²</p>

Stand: Juli 2022