

PERISKOP

Periskop Living – Acquisition Profile.

/ CARE HOMES AND ASSISTED LIVING FACILITIES

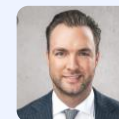


Care Homes and Assisted Living Facilities.

RISK PROFILE	CORE		CORE +		VALUE-ADD	OPPORTUNISTIC
INVESTMENT TYPE	Existing Buildings	Forward Deal	Existing Buildings	Forward Deal	Existing Buildings / Distressed Forward Deal	
VOLUME	Single Assets min. €5m / Portfolios min. €50m Focus on stable and sustainable cash-on-cash returns by combining solid asset and operator profiles				Single Assets min. €5m Portfolios min. €25m	
MACRO LOCATION	Germany - preferred senior living locations with positive demographic outlook, a high and increasing proportion of elderly residents, low unemployment rates, and above-average purchasing power				Germany - all 16 federal states	
MICRO LOCATION	Residents >3,000, residential area nearby, positive demographic growth of the relevant age group					
FEATURES	<ul style="list-style-type: none">– Single tenant– Very good credit rating– WALT min. 18 years– Minimum 70 beds per asset	<ul style="list-style-type: none">– Single tenant– Very good credit rating– WALT min. 20years(preferred min. 25 years)– Minimum 70 beds per asset– Completion in 12M	<ul style="list-style-type: none">– Single tenant– Good credit rating– WALT min. 15 years– Minimum 70 beds per Asset	<ul style="list-style-type: none">– Single tenant– Good credit rating– WALT min. 20 years– Minimum 70 beds per asset– Completion in 12M	<ul style="list-style-type: none">– Single tenant– Good credit rating– WALT max. 10 years– Minimum 50 beds per Asset– Repurposing	<ul style="list-style-type: none">– Repurposing of offices/hotels with short WALTs, flexible and deep floor plans, and outdoor area– Assets without operator– CapEx backlog
TRANSACTION STRUCTURE	Asset Deal preferred, Share Deal possible					

CONTACT

Please send your Exposé to invest-living@periskop.ag
or contact us directly
Contact person:



Niko Kolobaric (Investment Manager)
+49 (30) 886 267 42 47
n.kolobaric@periskop.ag

Note: PropCo/OpCo packages are not an exclusion criterion. Furthermore, both asset and share deals as well as sale lease back transactions can be executed. This purchase profile does not constitute an offer to enter into a brokerage agreement. We consider your written and qualified real estate offers as an offer to conclude a brokerage contract, which is only concluded by our acceptance in the individual case.