

# PURCHASING PROFILE

COPRO's requirements profile for real estate acquisitions



As project developers, we are always on the lookout for attractive existing properties with potential for value appreciation and development. As the development department of COPRO, COPRO Projektentwicklung GmbH offers a holistic consulting approach and acts as an investor and co-investor as well as a service provider and financing partner.

In addition, we are specifically looking for attractive residential properties with and without development potential to expand the real estate portfolio of a housing association. We are currently not interested in pure building plots.

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

PROJECT DEVELOPMENT	RESIDENTIAL PORTFOLIO
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### Asset classes



<ul style="list-style-type: none"> <li>• Multi-family houses, apartment blocks, residential complexes</li> <li>• Residential and commercial buildings</li> <li>• Office, commercial, and retail properties</li> <li>• Hotels and hospitality with a high recreational factor</li> <li>• Micro-apartments, co-living ( )</li> <li>• Special-purpose properties, possibly with restrictions on use and price, especially for the arts, culture, and creative industries</li> <li>• Portfolios comprising the above types of real estate</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-family houses, apartment blocks, residential complexes, and residential portfolios</li> </ul> <div>   </div>
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PROJECT DEVELOPMENT	HOUSING STOCK
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### Our focus

<ul style="list-style-type: none"> <li>• Preservation of historical monuments and revitalization</li> <li>• Obtaining building rights, potential for redensification</li> <li>• Development and rent increase potential</li> <li>• Renovation and maintenance requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Development and rent increase potential</li> <li>• Not divided according to WEG or partial ownership only with WEG majority</li> <li>• from 15 residential units</li> <li>• From 1,000 m<sup>2</sup> usable space</li> </ul>	<ul style="list-style-type: none"> <li>• Vacancy rate max. 30%</li> <li>• Commercial share max. 30%</li> <li>• JNKM max. according to rent index</li> <li>• Small units</li> <li>• Factor when purchasing: <ul style="list-style-type: none"> <li>– Unrenovated up to approx. 14 times</li> <li>– Renovated up to 20 times</li> </ul> </li> </ul>
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### Deal form

				
Asset deal	Share deal	Investment models	Asset deal	
PURCHASE VOLUME		2 to 50 million euros	PURCHASE VOLUME	Up to 20 million euros

Do you have an interesting project for us?

Please send your offer directly to the COPRO acquisition team at

✉ [akquisition@copro-projekt.de](mailto:akquisition@copro-projekt.de)

☎ +49 30 283 999 0



The obligation to pay a buyer's commission ends in any case 24 months after receipt of the initial offer; confidentiality is guaranteed.













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## COPRO – Livable spaces for individual needs

COPRO has been developing sites and creating sustainable living and working spaces for almost 30 years. We specialize in the renovation and expansion of existing residential and commercial buildings and monuments, as well as complex property developments. We cover the entire value chain: from the initial concept to project and property acquisition, commercial and technical project management, marketing, and subsequent portfolio management.

 <p><b>Midtown Lofts</b> Location: Berlin-Mitte Year of construction: 1905 Use: Commercial, office, residential Total area: approx. 8,300 m<sup>2</sup></p>	 <p><b>Alexanderstraße 141</b> Location: Stuttgart-Süd Year of construction: 1923 Use: Residential Total area: approx. 800 m<sup>2</sup></p>	 <p><b>Jägerstraße 4   5</b> Location: Berlin-Mitte Year of construction: 1867   1872 Use: Commercial, office, residential Total area: approx. 2,600 m<sup>2</sup></p>	 <p><b>Imperial Post Office</b> Location: Berlin-Zehlendorf Year of construction: 1900 Use: Commercial, office, residential Total area: approx. 2,500 m<sup>2</sup></p>	 <p><b>GEISBERG Berlin</b> Location: Berlin-Schöneberg Year of construction: 1925 Use: Commercial, office, residential Total area: approx. 14,800 m<sup>2</sup></p>	 <p><b>GLINT Berlin</b> Location: Berlin-Mitte Year of construction: 1873 1886 Use: Commercial, residential Total area: approx. 5,580 m<sup>2</sup></p>
 <p><b>B-Part Am Gleisdreieck</b> Location: Berlin-Kreuzberg Year of construction: 2019 Use: Commercial, office, cultural Total area: approx. 1,000 m<sup>2</sup></p>	 <p><b>Urban Center</b> Location: Berlin-Kreuzberg Year of construction: / Use: Commercial, office, cultural Total area: approx. 119,000 m<sup>2</sup></p>	 <p><b>Gleisdreieck parking garage</b> Location: Berlin-Kreuzberg Year of construction: 2000 Use: Parking garage Total area: approx. 13,000 m<sup>2</sup></p>	 <p><b>Köpenicker Straße 10</b> Location: Berlin-Kreuzberg Year of construction: 1899 Use: Office, residential Total area: approx. 3,439 m<sup>2</sup></p>	 <p><b>Silberburgstraße 146a</b> Location: Stuttgart-Mitte Year of construction: 1955 Use: Commercial, residential Total area: approx. 956 m<sup>2</sup></p>	 <p><b>Voßpalais</b> Location: Berlin-Mitte Year of construction: 1905 Use: Commercial, office Total area: approx. 1,695 m<sup>2</sup></p>

Status: July 2022