

EXPOSÉ

Premium semi-detached house as a capital investment in the Braunschweig region



LOCATION

Erikaweg 21

38108 Braunschweig

Semi-detached house

New build · turnkey

approx. 131.81 m² living space

Your partner for sustainable real estate investments

Signum Real Estate is your partner for high-value real estate investments in economically strong regions of Germany. We design, market and support capital-investment properties with the aim of combining long-term wealth creation with a high quality of life.

OUR APPROACH

Transparent & secure

Clear fixed prices, defined construction schedules and transparent calculations, with no hidden costs.

Personal

Individual advice from our in-house property consultants, from the first conversation to handover.

Sustainable

Energy-efficient new builds with heat pump, PV system and solid construction.

Strong returns

Stable gross yield, attractive tax advantages and long-term appreciation potential.

OUR SERVICES

Project development

Site selection, planning and delivery of turnkey residential properties.

Investment advice

Individual profitability analysis including tax modelling for your situation.

Leasehold model

Land under a heritable building right, reduced capital outlay with full appreciation.

Structured portfolio building

We remain your point of contact well beyond the notary appointment, for years to come.

"We create lasting value, personal and sustainable."

Tim Segler · Managing Director / Signum Real Estate GmbH

An investment with substance

This premium semi-detached house in the economically strong Braunschweig region offers investors a gross yield of 4 % under attractive tax conditions. As a new build, buyers benefit from declining-balance depreciation of 5 % as well as special depreciation under §7b EStG for climate-friendly new rental housing.

The property is built on one of our heritable-building-right plots. The advantage: you invest solely in the building (100 % building share), significantly reducing your capital outlay, while still participating in the appreciation and rent-growth potential of the property.

The full energy package with heat pump, underfloor heating and PV system ensures low running costs and long-term lettable. Combined with the dynamic economy of the Braunschweig region (Volkswagen, Siemens Mobility, DLR, TU Braunschweig), the property is a future-proof capital investment.

YOUR BENEFITS AT A GLANCE

- ✓ Special depreciation §7b EStG available
- ✓ Solid construction
- ✓ Heat pump + PV system
- ✓ Gross yield approx. 4.00 % p.a.
- ✓ Turnkey + fixed price



"Invest in sustainable substance, in the growth area of Braunschweig."

Tim Segler · Managing Director / Signum Real Estate GmbH

KEY FIGURES AT A GLANCE

570.000 €

PURCHASE PRICE

4,00 %

GROSS YIELD

131,81 m²

LIVING SPACE

+811,50 €/Mt.

NET CASH FLOW

Solidly built, energy-efficient and turnkey

FITTINGS & FEATURES

Heat pump

Efficient heating technology with low running costs and long-term lettability.

PV system

Photovoltaic system included in the purchase price.

E-Auto-Ready

Wallbox pre-installation already integrated. Future-proof electrification.

Solid construction

High-quality masonry with excellent insulation values. Durable and healthy living.

Living comfort

Underfloor heating throughout, electric shutters, high-quality sanitary fittings.

Fixed-price guarantee

Turnkey at a fixed price with a defined construction period. No hidden extra costs.

External dimensions 11.65 m × 7.45 m · living space approx. 131.81 m²

KEY TECHNICAL DATA

Building concept	Semi-detached house, no basement
External dimensions	11,65 m × 7,45 m
Living space (WoFIV)	131,81 m ²
Heating system	Heat pump (air/water)
Heat distribution	Underfloor heating in all rooms
Roof type	Pitched roof

Built future-proof

Heat pump + underfloor heating

The heating system is based on a modern heat pump that draws heat from the outside air. The heat is distributed evenly through underfloor heating in all rooms, comfortable and efficient.

Climate-friendly

Special depreciation §7b

Low running costs

Tenant-attractive

TECHNICAL SPECIFICATION IN DETAIL

Heating & energy

- › Air-to-water heat pump
- › Underfloor heating in all rooms
- › Integrated buffer storage
- › High energy efficiency (KfW standard)
- › PV system included
- › EV wallbox pre-installation

Construction & comfort

- › Solid construction
- › High-quality thermal insulation
- › Sound insulation to DIN standard
- › Electric roller shutters
- › High-quality sanitary fittings
- › Premium electrical installation

Tenant-attractive & letting-secure

Energy-efficient new builds with heat pump and PV system are in above-average demand among prospective tenants thanks to low running costs, a clear advantage for long-term lettability.

Optimal use of space across two floors



Ground floor

Living	31,04 m ²
Kitchen	10,98 m ²
Hallway	4,28 m ²
Corridor	6,74 m ²
Cloakroom	2,40 m ²
WC	2,65 m ²
HAR	9,43 m ²



Top floor

Bedroom	16,53 m ²
Child's room	14,57 m ²
Guest room	12,43 m ²
Bathroom	10,31 m ²
Corridor	3,93 m ²
Terrace (25 % counted)	26,08 m ²
Total living space	ca. 131,81 m²

Living space calculated in accordance with the German Living Space Ordinance (WoFIV), including 8.76 m² of usable area. Minor deviations of up to 3 % possible. Furnishings are illustrative and not included. The terrace area is counted at only 25 % under the WoFIV.

At a glance

Property-dependent & customisable · Data as of June 2026 · equity covers incidental costs, interest 3.84 %, repayment 1.76 %

KEY FACTS

Purchase price	570.000 €
Living space	131,81 m ²
Rent per m ²	14,41 €
Total rent	€1,900.00 / month

KEY RATIOS

Gross yield	4,00 %
Building share	100 %
Declining-balance depreciation	5,0 %
Special depreciation §7b	5,0 %

MONTHLY BREAKDOWN

Rental income (net cold)	+ 1.900,00 €
Loan instalment (interest + repayment)	- 2.664,17 €
Management & maintenance	- 95,00 €
Ground rent (example 5 % p.a.)	- 145,83 €
Tax benefit (tax rate 42 %)	+ 1.816,50 €
Monthly net cash flow	+ 811,50 €

WEALTH ACCUMULATION

~ 216 T€

Accumulated by year 10

~ 448 T€

Accumulated by year 20

~ 770 T€

Accumulated by year 30

Wealth growth through repayment, appreciation & tax effects (1.5 % p.a.). Figures are illustrative and property-dependent.

Quiet district in the north of Braunschweig

~ 3.500

Residents Kralenriede

ca. 4 km

Distance to city centre

Nordstadt-Schunteraue

City district

calm

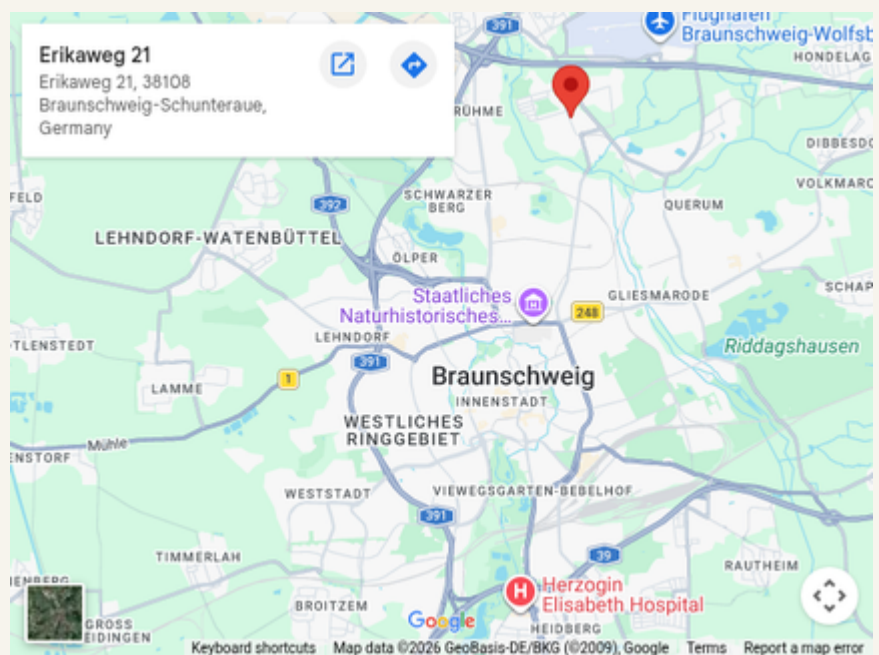
close-to-nature

Macro location

- › Economically strong BS-WOB-SZ region (~1.2 m residents)
- › ICE rail link + A2 motorway to the north
- › Stable economy in the BS / WOB area
- › TU Braunschweig & Ostfalia University

Micro location

- › Traffic-calmed, family-friendly
- › Bus lines 416 / 436 / 464 to the city centre
- › Schunteraue & Querum forest on the doorstep
- › Primary school + daycare in the district



MARKET & DEMOGRAPHICS

+3,85 %

Rent increase p.a. (Q3 '24 to Q1 '26)

9,16 €/m²

Avg. rent index (ImmoScout24 Q4/2025)

6,7 %

Unemployment rate (03/2026)

"A location with substance, innovation and sustainable growth."

Tim Segler · Managing Director / Signum Real Estate GmbH

Market, development & outlook

~ 250.000

Residents city of BS

~ 1,2 Mio.

BS-WOB-SZ metro area

~ 17.000

Students TU BS

F&E

Top region in Europe

"The Braunschweig region is one of Europe's most research-intensive economic areas and is increasingly becoming one of Lower Saxony's most attractive locations to live and invest."

Allianz für die Region GmbH / IHK Braunschweig (location profile)

Location advantages for investors

- › Stable tenant demand from industry & universities
- › Growth region with appreciation potential
- › Structural-change opportunities (e-mobility, research)
- › Lower-Saxony rent levels with high purchasing power

Key regional employers

- › Volkswagen AG (BS, WOB, SZ)
- › Siemens Mobility, Bosch, Continental
- › DLR, PTB, Fraunhofer institutes
- › TU Braunschweig & Ostfalia University

Sources: City of Braunschweig / IHK Braunschweig / Allianz für die Region GmbH. Information is for location purposes only and does not constitute investment advice.

How the Signum concept optimises your return

Investment in the building only, land stays with Signum

In a classic purchase you pay for land and building. In the Signum leasehold model you acquire only the building (100 % building share). The land remains owned by the ground landlord and is made available to you for use.

Lower capital outlay

No land share to finance.

Higher depreciation base

100 % building share = full depreciation.

Appreciation stays with the buyer

You continue to participate in the market value.

TAX ADVANTAGES

Declining-balance depreciation 5 %

On the building share, with disproportionately high depreciation in the early years. Significantly reduces taxable rental income.

Special depreciation §7b EStG

5 % p.a. on up to €4,000/m² assessment basis over 4 years for climate-friendly new rental housing.

Deductible expenses

Loan interest, maintenance, management costs and the ground rent are deductible as income-related expenses in Annex V.

Important note

The tax effects shown are illustrative and based on current law (as of July 2026). They do not replace individual tax advice. Actual figures depend on your personal tax situation and must be verified by a tax advisor. Special depreciation under §7b EStG is also subject to time and substantive conditions.

SIGNUM REAL ESTATE

Your partner for real estate investments

"We create lasting value, personal & sustainable."

**Tim Segler**

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Thank you for your interest, we look forward to speaking with you in person.

This exposé is for preliminary information only. The notarised purchase contract is the sole basis of any agreement. All information is based on data from our clients and is provided without guarantee. The sample calculation is illustrative; individual tax effects must be verified through personal tax advice. Images are illustrative. As of July 2026.