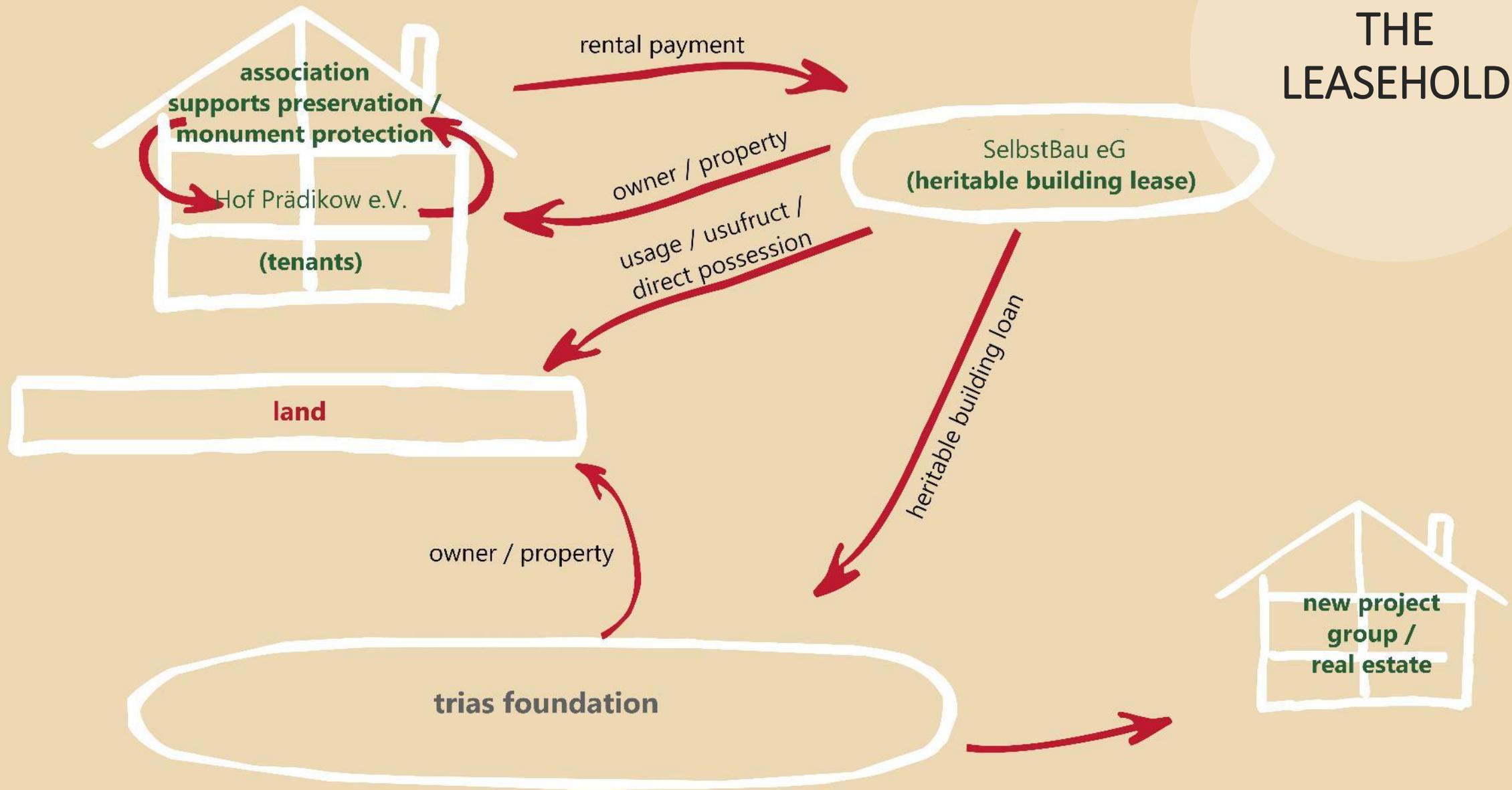




HOF PRAEDIKOW GERMANY

Legal & Financial construction

THE LEASEHOLD

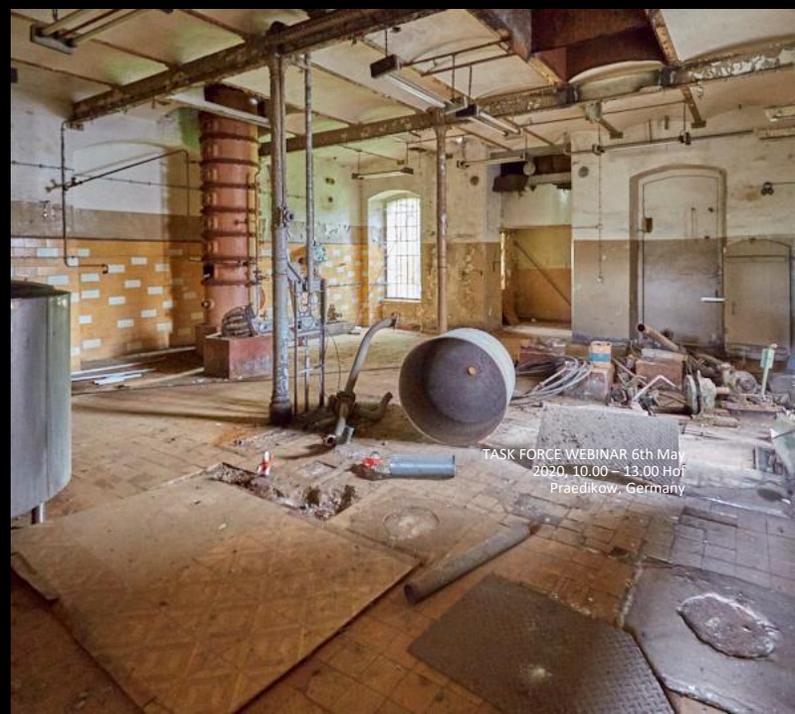


Our Challenges

Enormous size (15 buildings, 10.000 m²)
Bad conditions
Built for different purposes

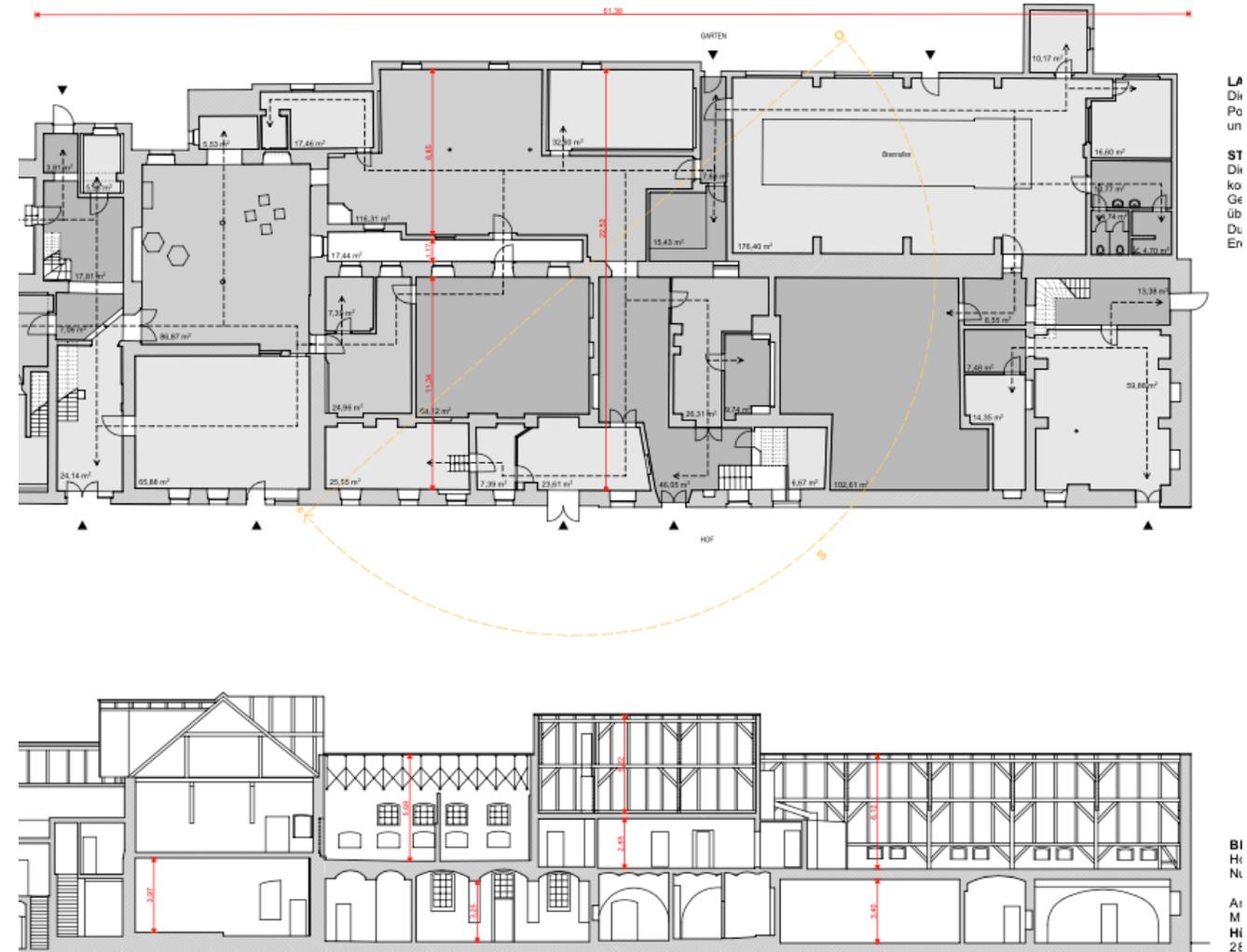


what did we receive !?



1st step DOCUMENTATION

10/ 11 BRAUEREI/ BRENNEREI





2nd step

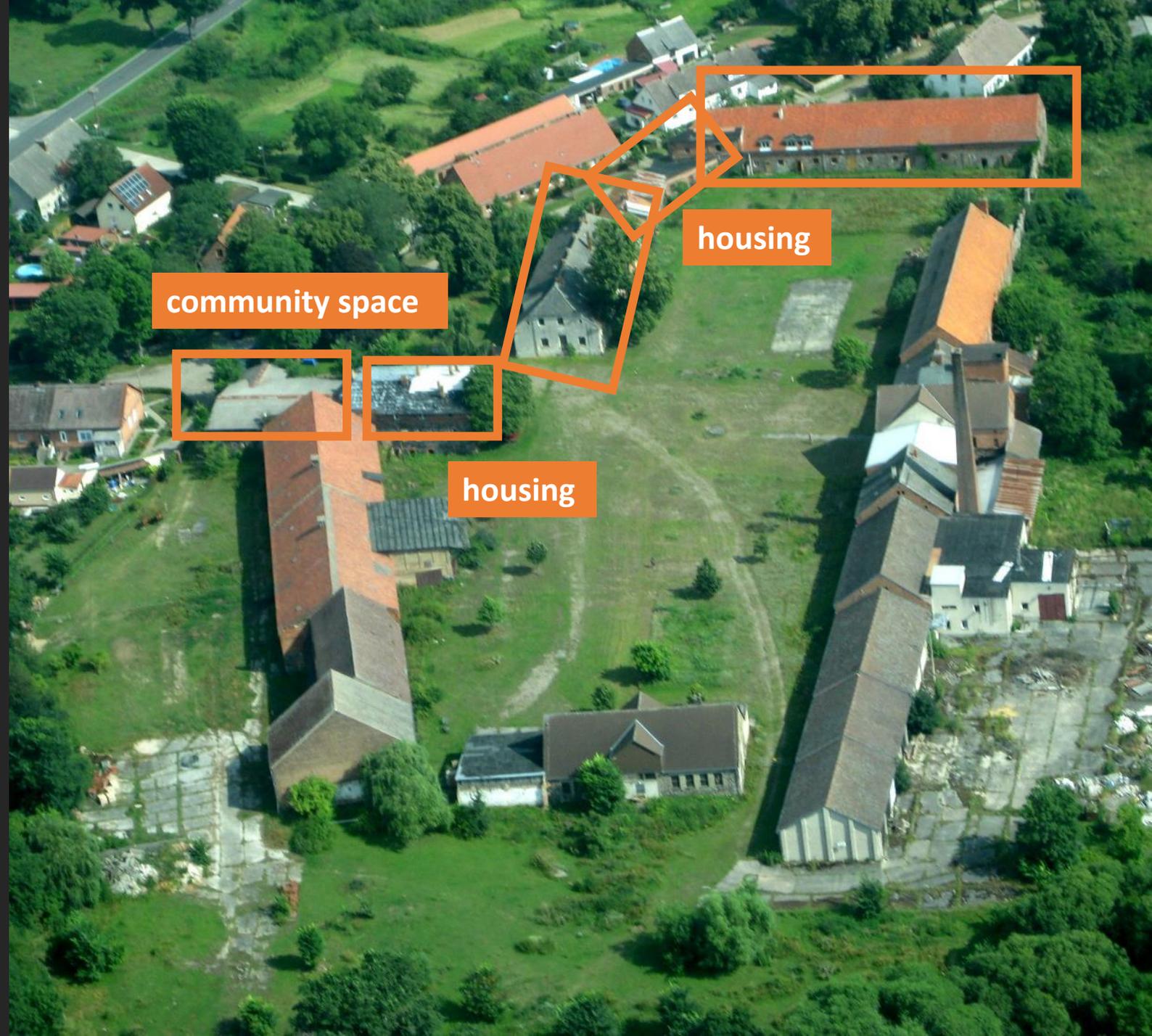
CONCEPT

What do we
want and
where do we
start?

3rd step CONSTRUCTION

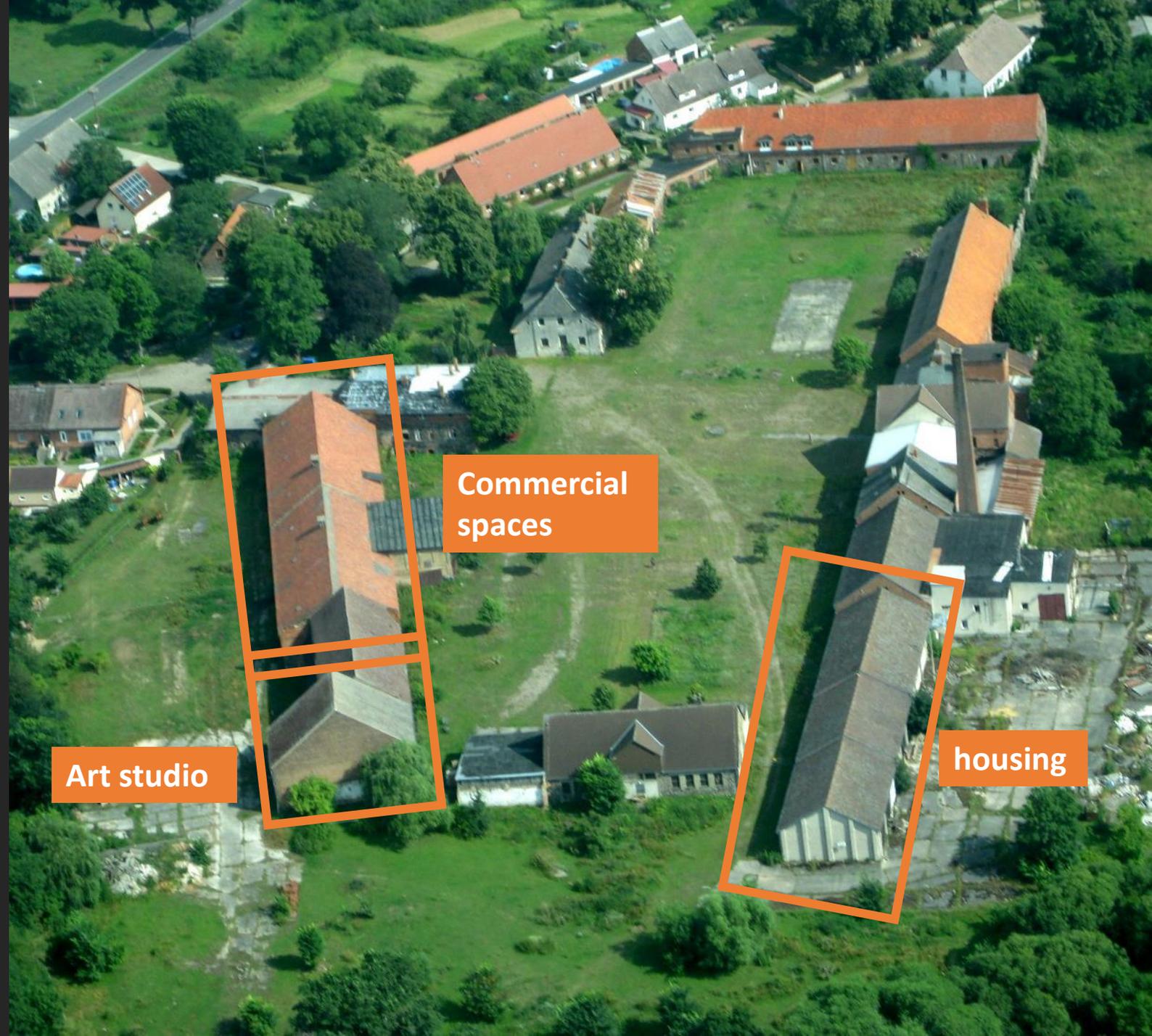
Current stage

29 apartments



3rd step CONSTRUCTION

Potential
following
stages

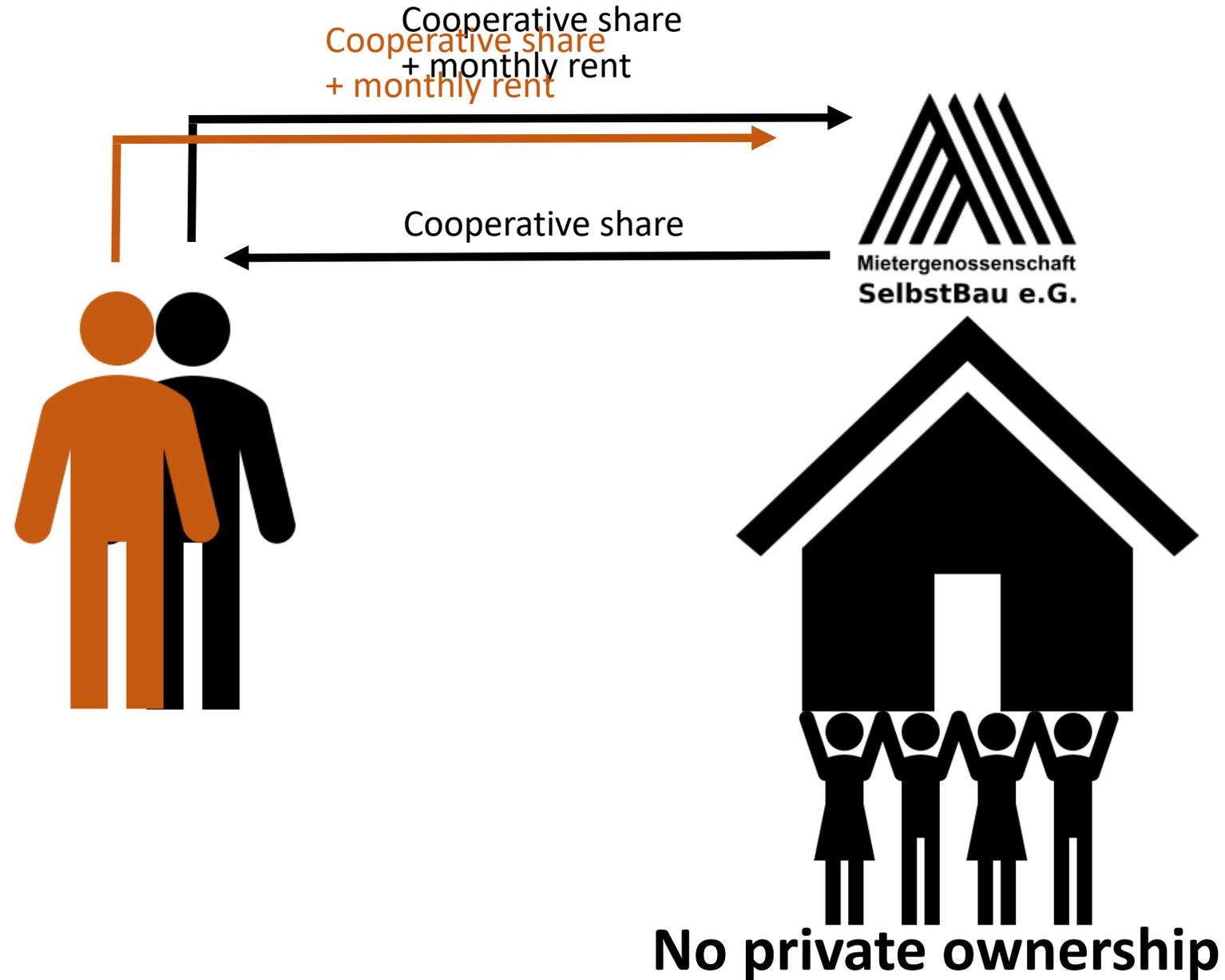


Commercial
spaces

Art studio

housing

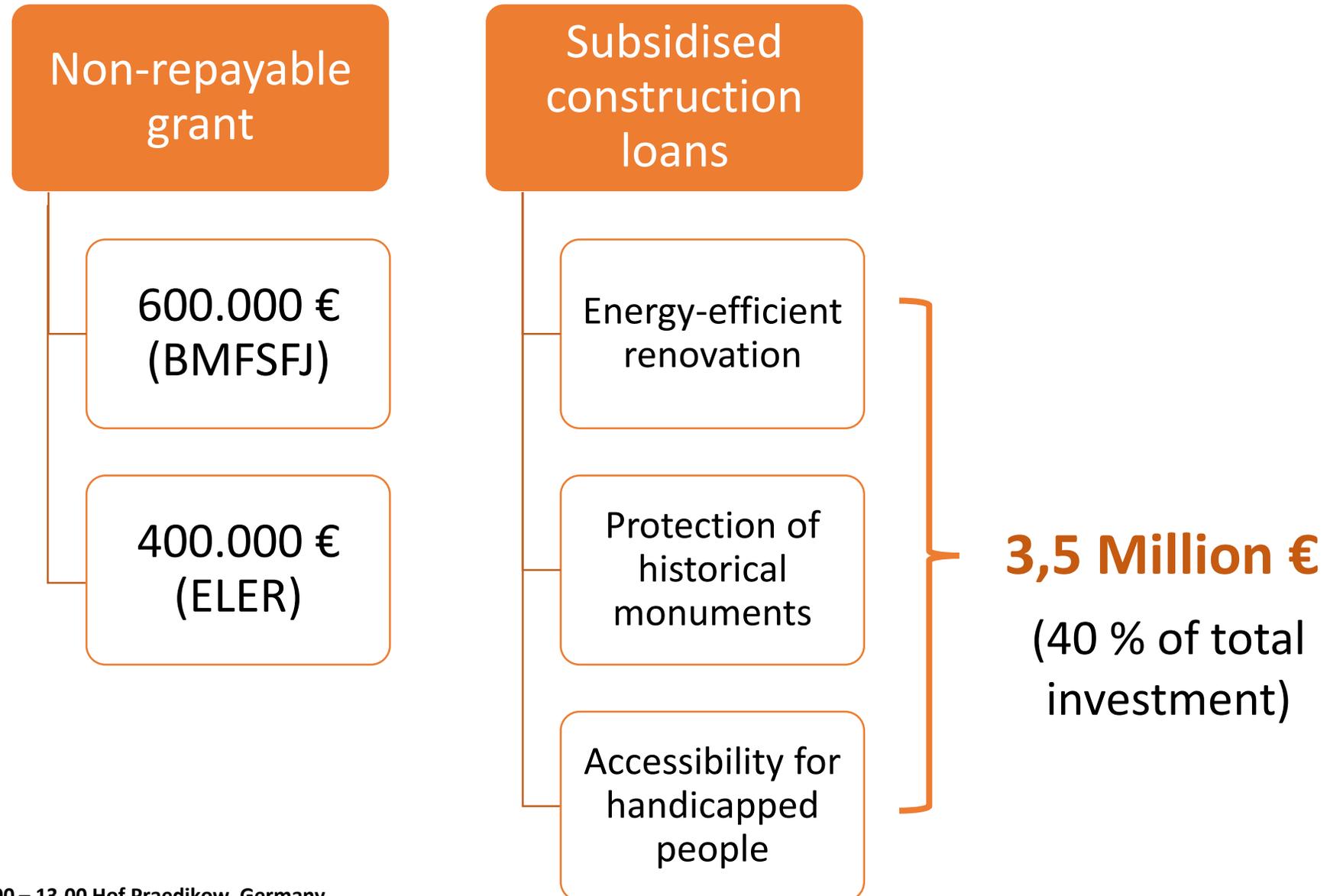
Housing cooperative – financial principle



Construction costs

	Overall	/m2
Cooperative shares	1.515.000 €	650 €
Funding	1.020.000 €	500 €
Bank loans	5.895.000 €	2.350 €
Total investment	8.430.000 €	3.500 €

Fundings



Ongoing costs

Debt service	8,55 €	m ² / month
Maintenance reserve	0,60 €	m ² / month
Administration fee	0,65 €	m ² / month
Leasehold	0,20 €	m ² / month
Total	10 €	m² / month

Housing costs for the residents

Cooperative share	650 €/m ²
Rent	10 €/m ² monthly
Additional cost	2,50 €/m ² monthly

Example

An apartment of 60 m² = 39.000 € cooperative share + 750 € monthly rent

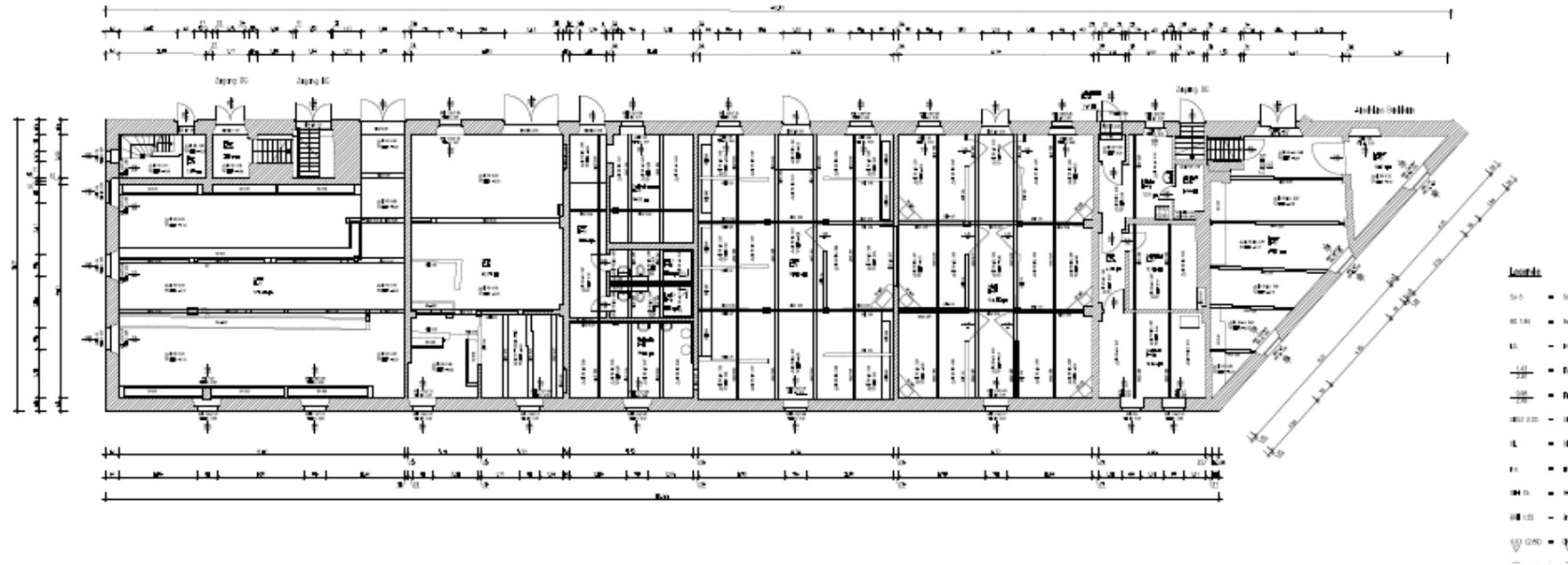


Thank you for
your attention

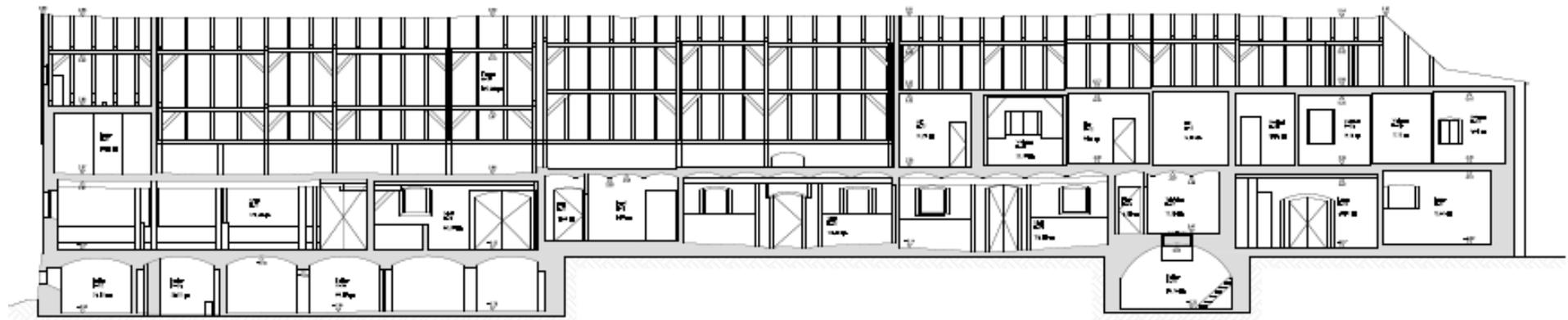


TASK FORCE WEBINAR 6th May 2020, 10.00 – 13.00 Hof Praedikow, Germany

Erdgeschoss



Längsschnitt





TASK FORCE WEBINAR 6th May 2020, 10.00 – 13.00 Hof Praedikow, Germany