

Presentation for the purchase of a building in Duisburg

Entrepreneurship by MOG



Marketed by s-p.r.i



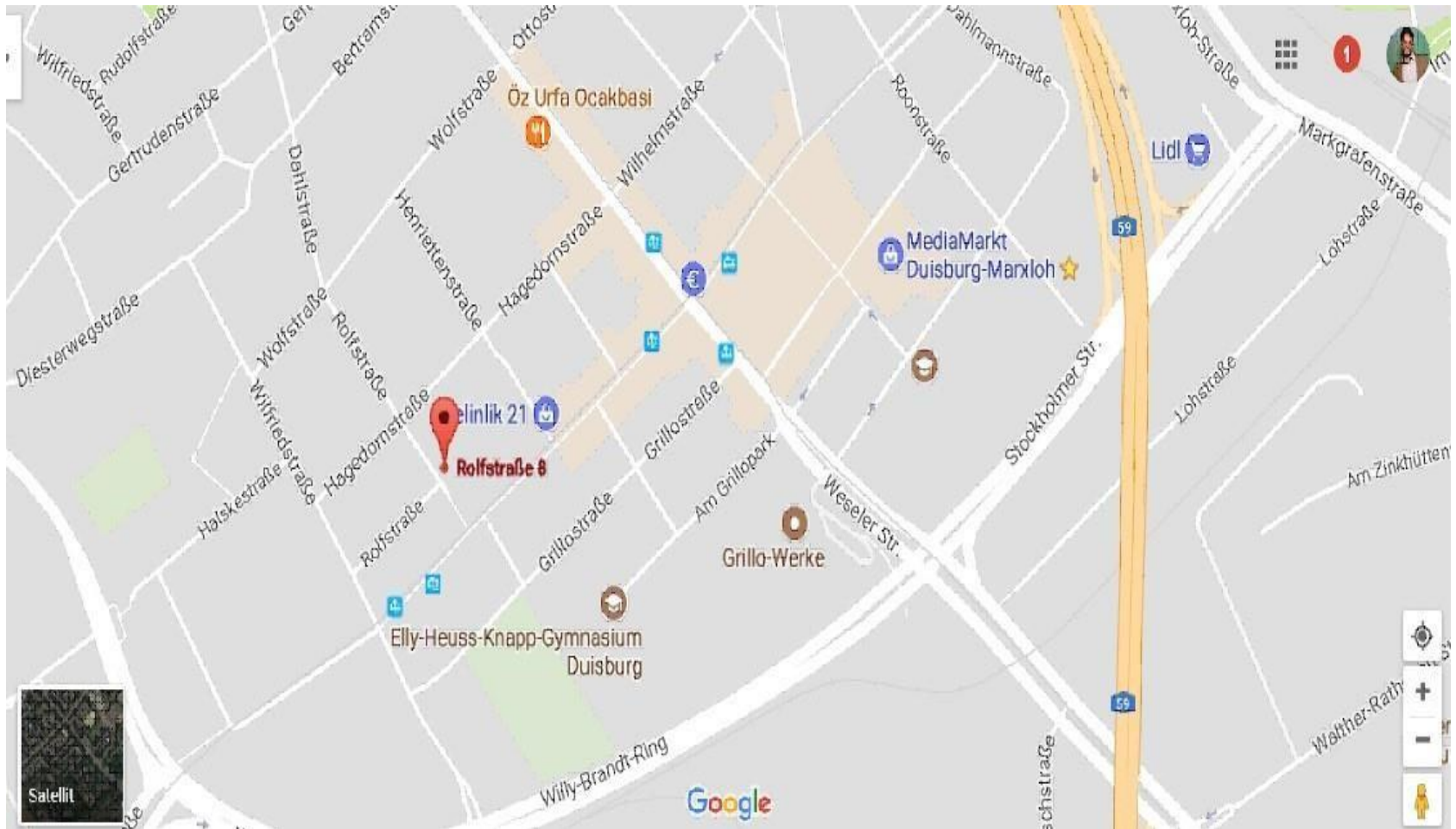
Summary for a building purchase in Duisburg

Object Nr. 26			
		Square meter	Total
Amount of buildings	2		2
Amount of apartments	7	43, 45, 65, 65, 90, 95 ,105	508 M ²
Total area of residence			508 M ²
Year of construction	1913		
Size of land / plot	314		
The situation of the building		The building is in good condition And save	
Total annual income €	26,400 €		
Asking price €	290,000 €		
ROI	9.1%		

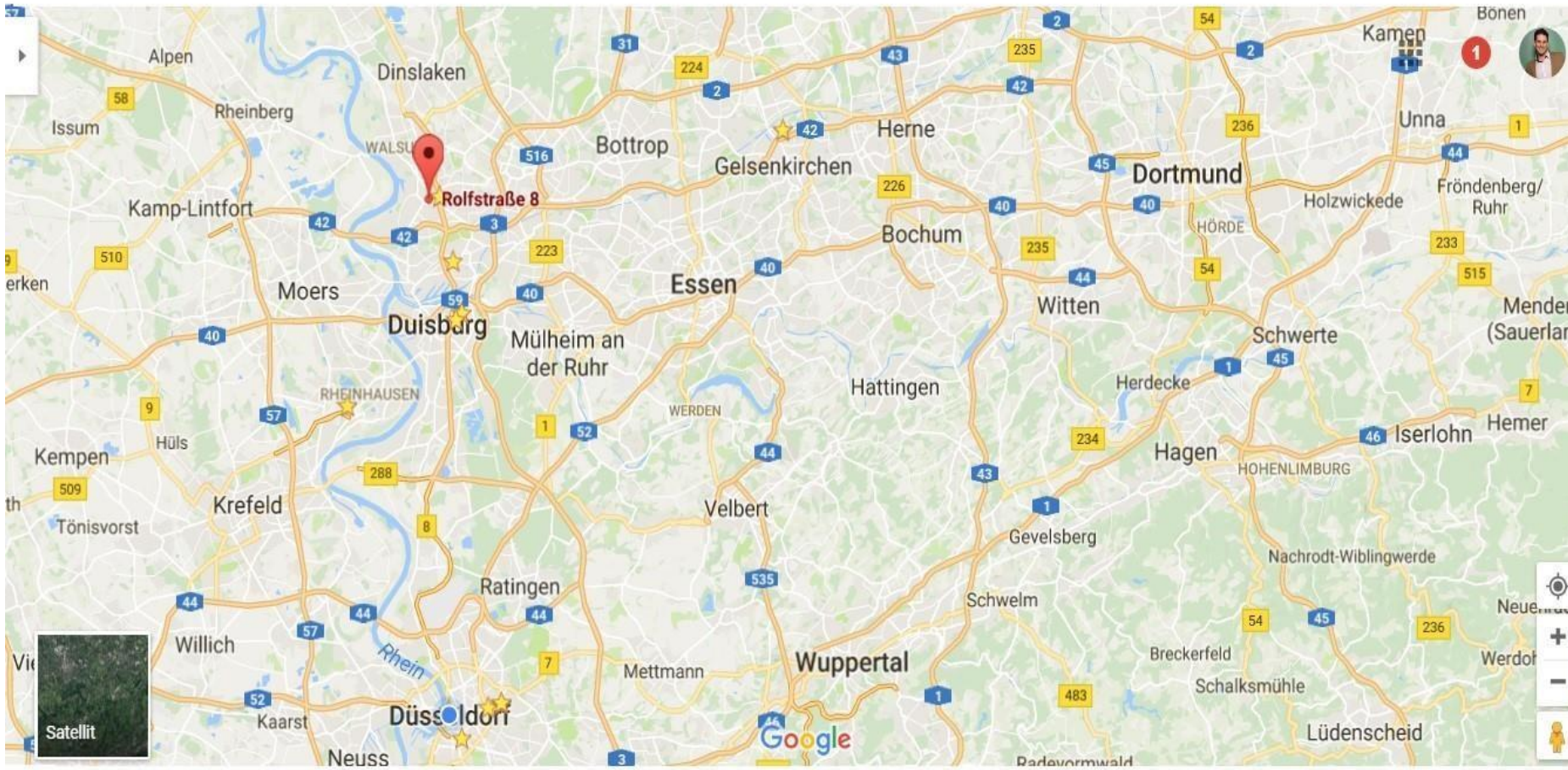
Main details

- The Building lies in a quiet street in Duisburg.
- The object is fully rented now.
- The object has been renovated before and the apartments are in a good condition.
- The building has a high potential to increase the rent since it was not increased in years.
- Schools, doctors, public transportation and all the needed for the daily life is close by.

Macro perspective



Micro Perspective



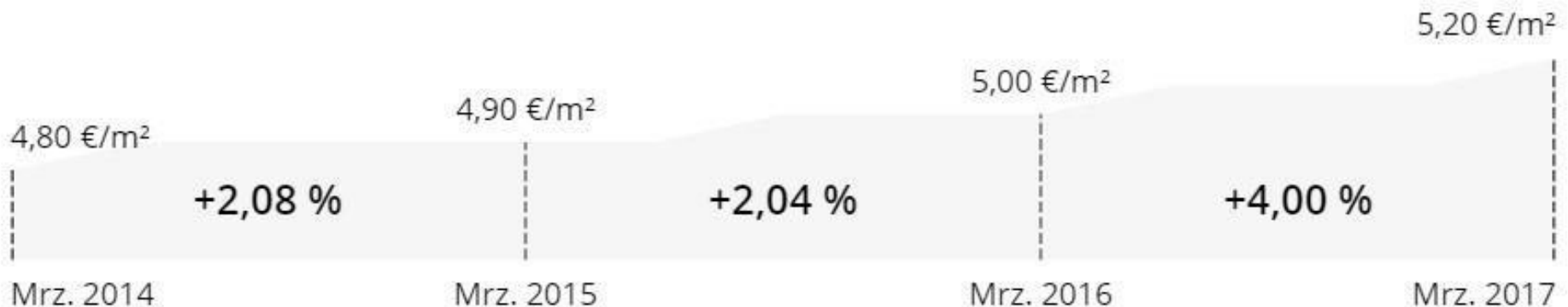
Inclining price Tendency



Informationen zur Berechnung

- › Mit lokalem Mietspiegel vergleichen
- › Einbruchstatistik einsehen

Preistrend für Bestandsimmobilien in Marxloh



Prices of properties in close proximity



62.000 € 55 m² 2,5 Zi.

0.07 km | Marxloh, Duisburg



Prices of properties in close proximity



55.000 € 70 m² 2 Zi.

0.33 km | Marxloh, Duisburg



Prices of properties in close proximity



45.000 € 54 m² 2,5 Zi.

0.52 km | Marxloh, Duisburg



Prices of properties in close proximity



17

von privat

100.000 € 125 m² 4 Zi.

0.57 km | Marxloh, Duisburg



Prices of properties in close proximity



NEU

12



40.000 € 46 m² 2,5 Zi.

0.89 km | Marxloh, Duisburg



Renting prices of properties in close proximity



298,45 € 57,56 m² 3 Zi.

0.09 km | Wilfriedstraße 22, Marxloh, Duisb...



Renting prices of properties in close proximity



275 € 55 m² 2,5 Zi.

0.14 km | Wolfstraße 31, Marxloh, Duisburg



Renting prices of properties in close proximity

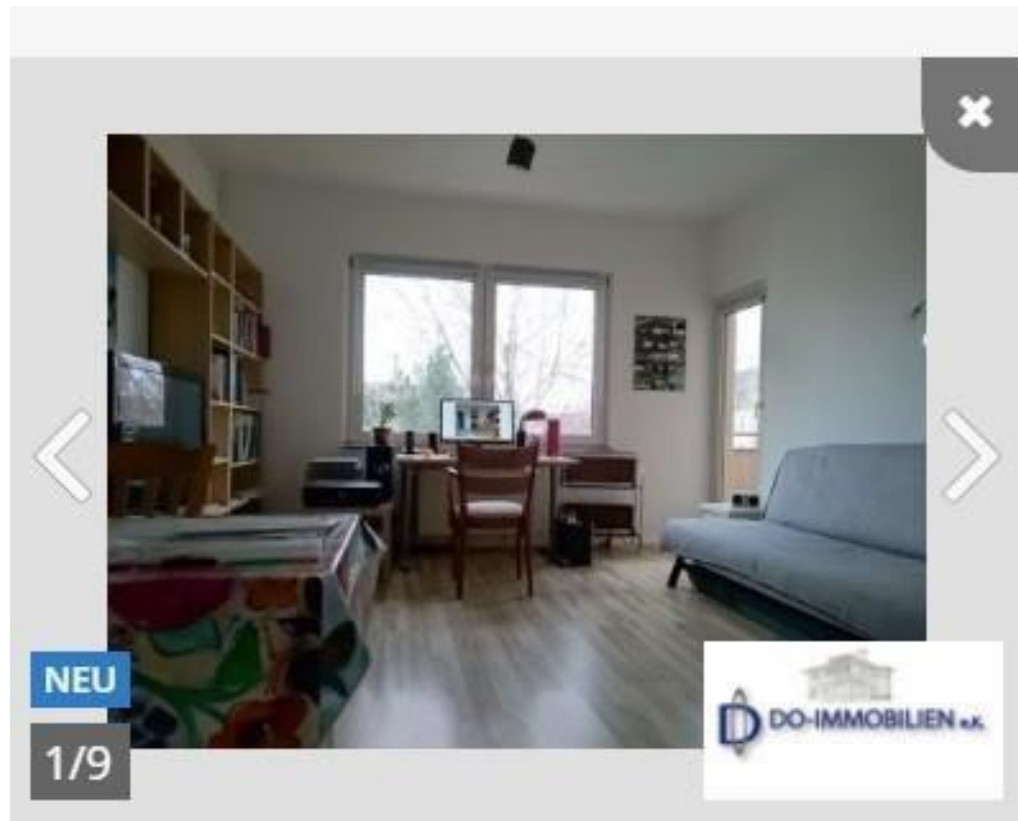


383 € 77 m² 3 Zi.

0.31 km | Bertramstr. 13, Marxloh, Duisburg



Renting prices of properties in close proximity



NEU

1/9

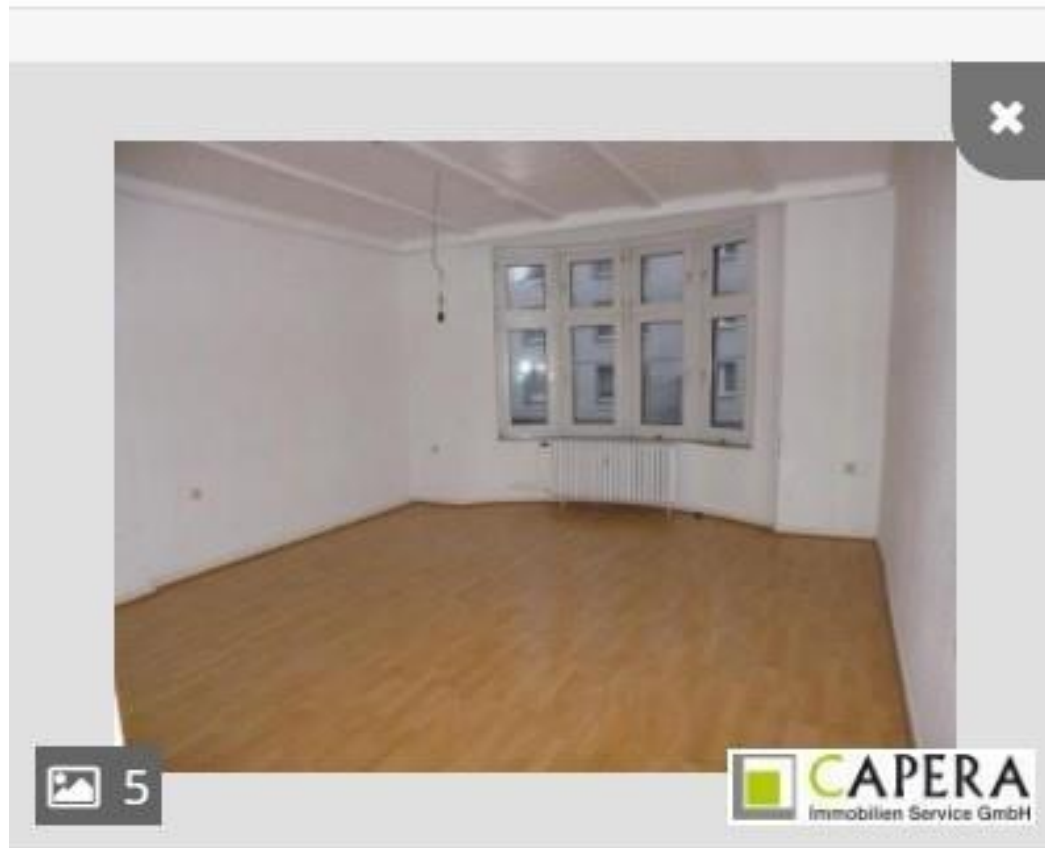


199 € 33 m² 1 Zi.

0.35 km | Wilhelmstraße 3-5, Marxloh, Duis...



Renting prices of properties in close proximity



352 € 80 m² 2 Zi.

0.28 km | Weseler Straße 35, Marxloh, Duis...



The building



The street



The building



Front



Living room ground floor



Ground floor children's room



Ground floor



Ground floor kitchen



From the back



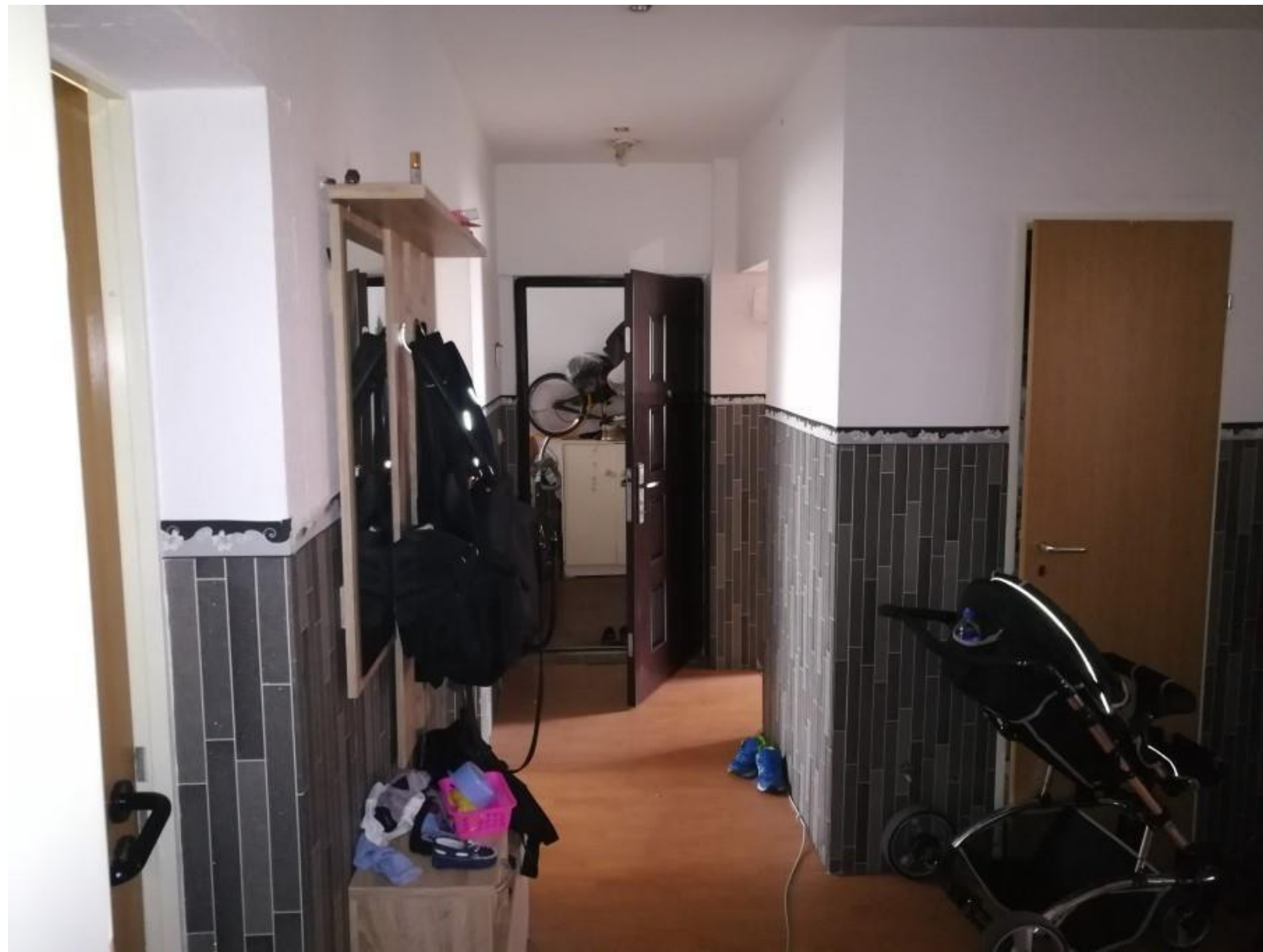
From the back



Second floor



Second floor



Second floor



Second floor







Stadt Duisburg Katasteramt

Friedrich-Albert-Lange-Platz 7
47051 Duisburg

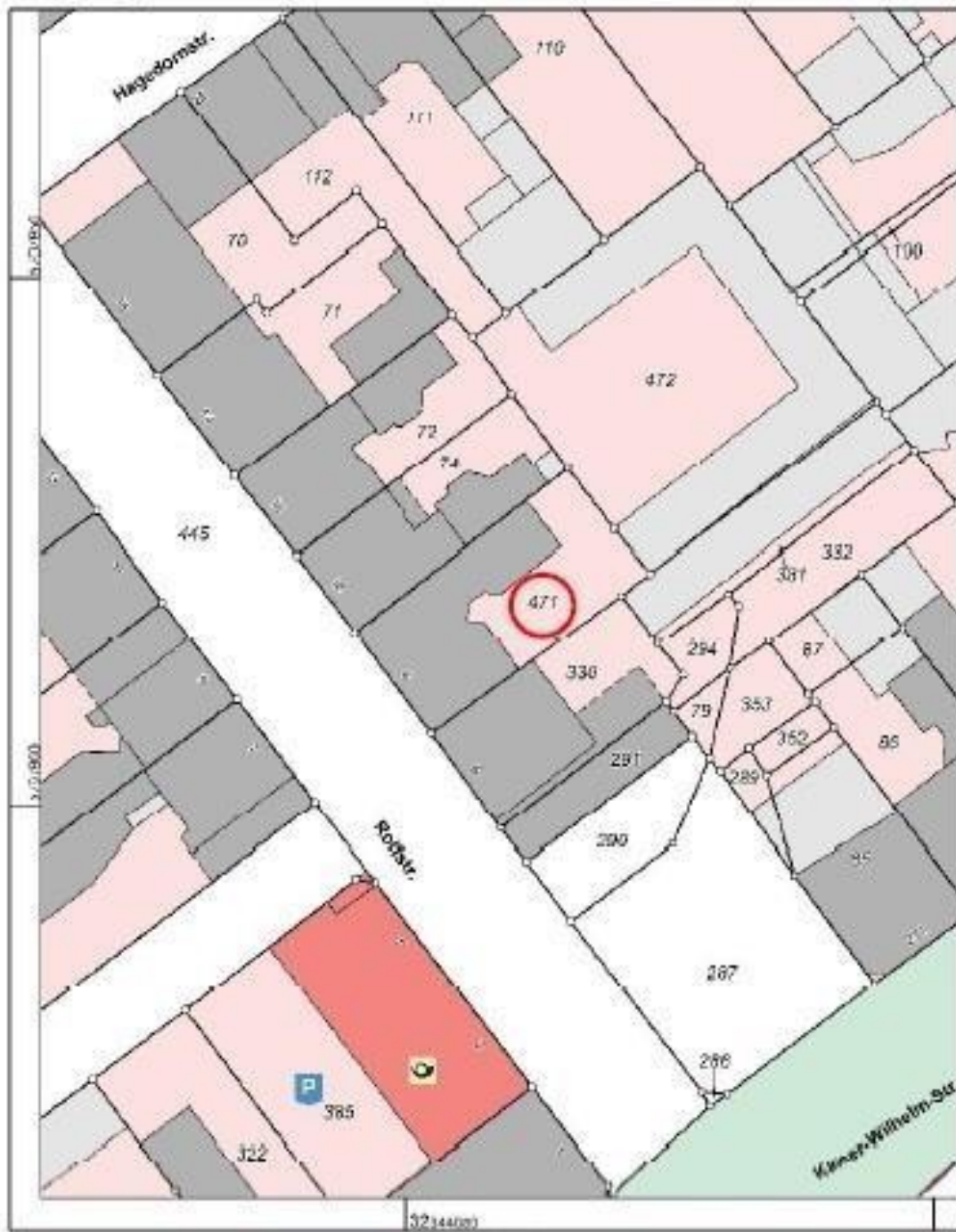
Auszug aus dem Liegenschaftskataster

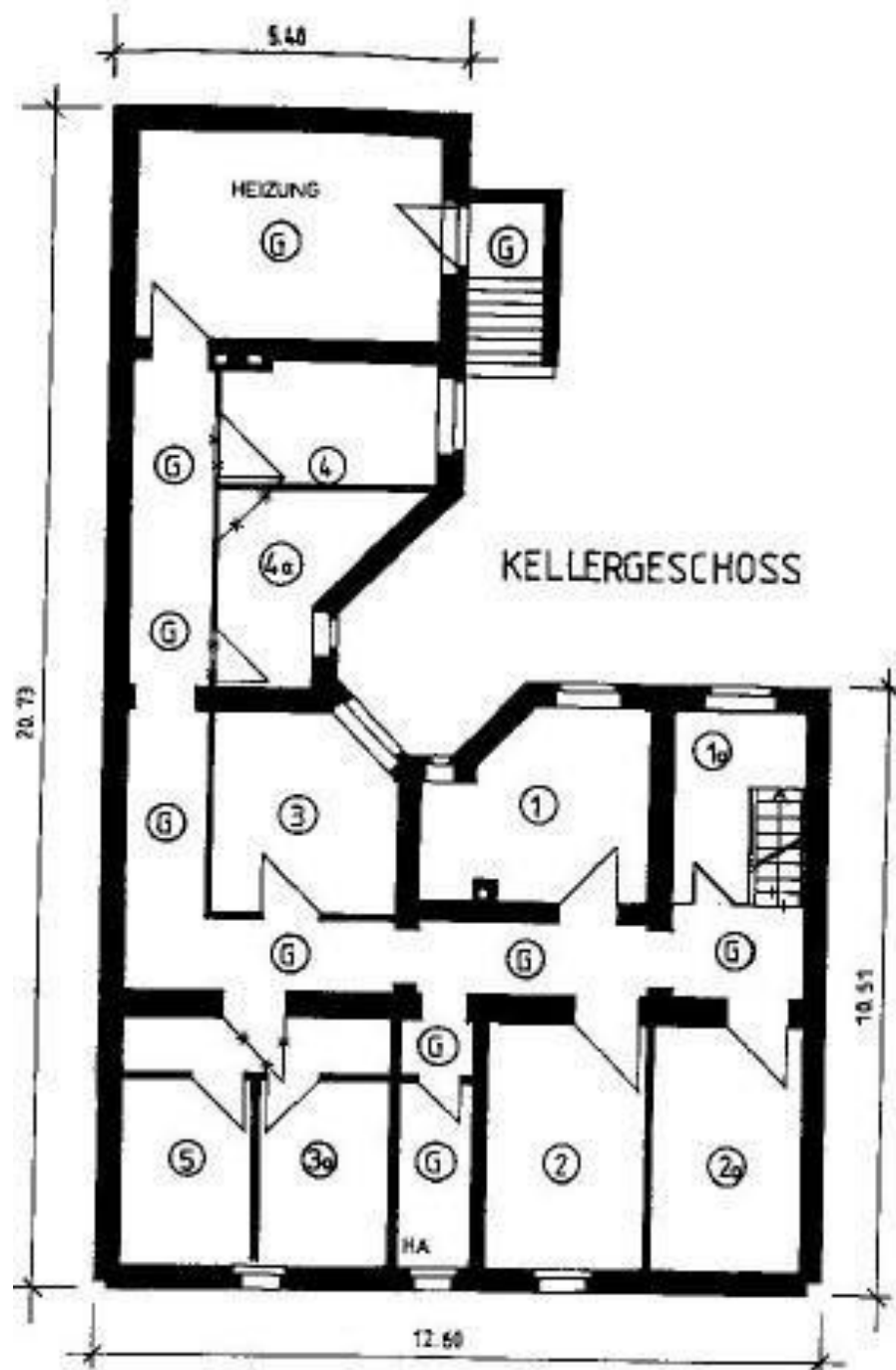
Flurkarte NRW 1:500

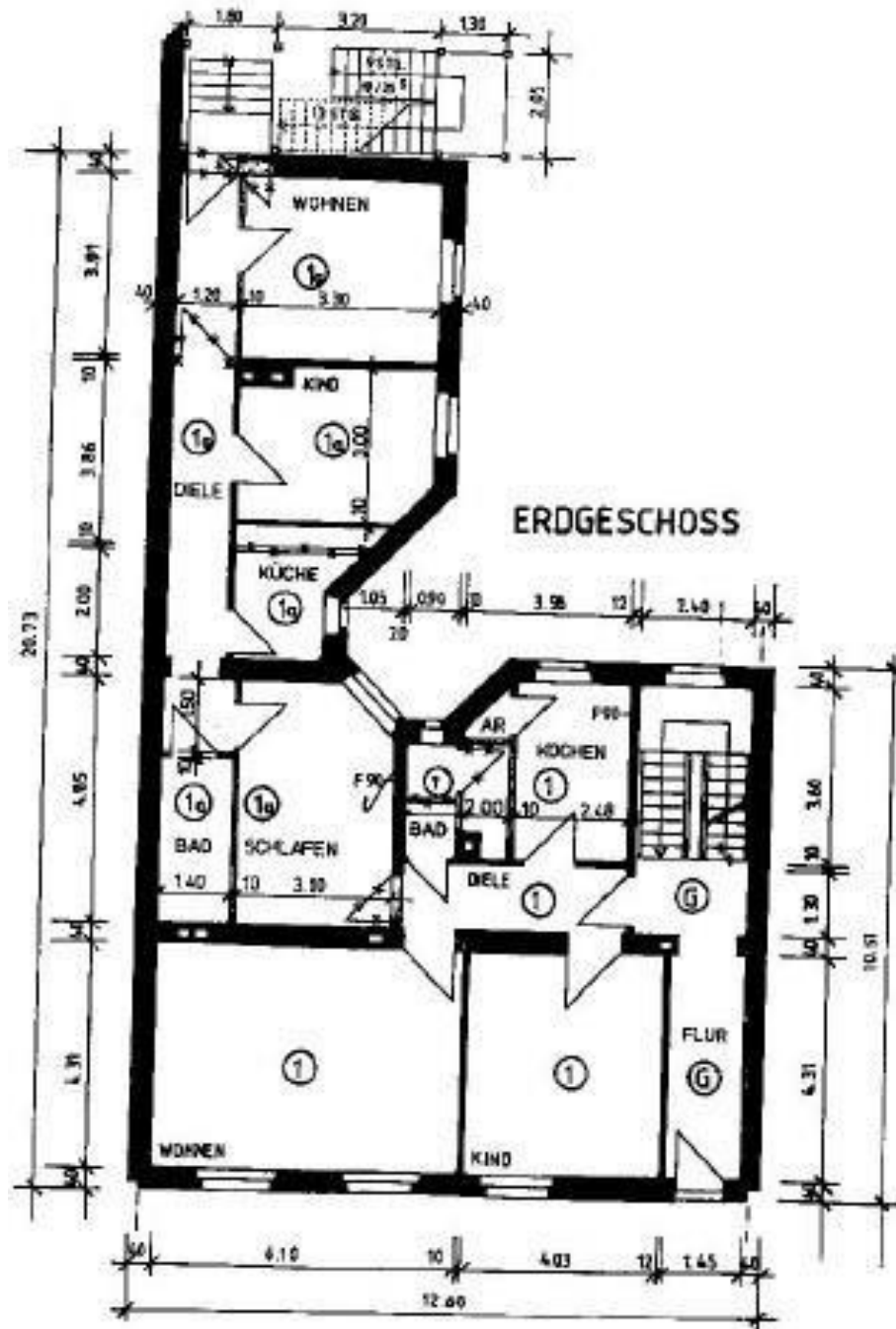
Flurstück: 471
Flur: 209
Gemarkung: Hamborn
Rolfstr. 8, Duisburg

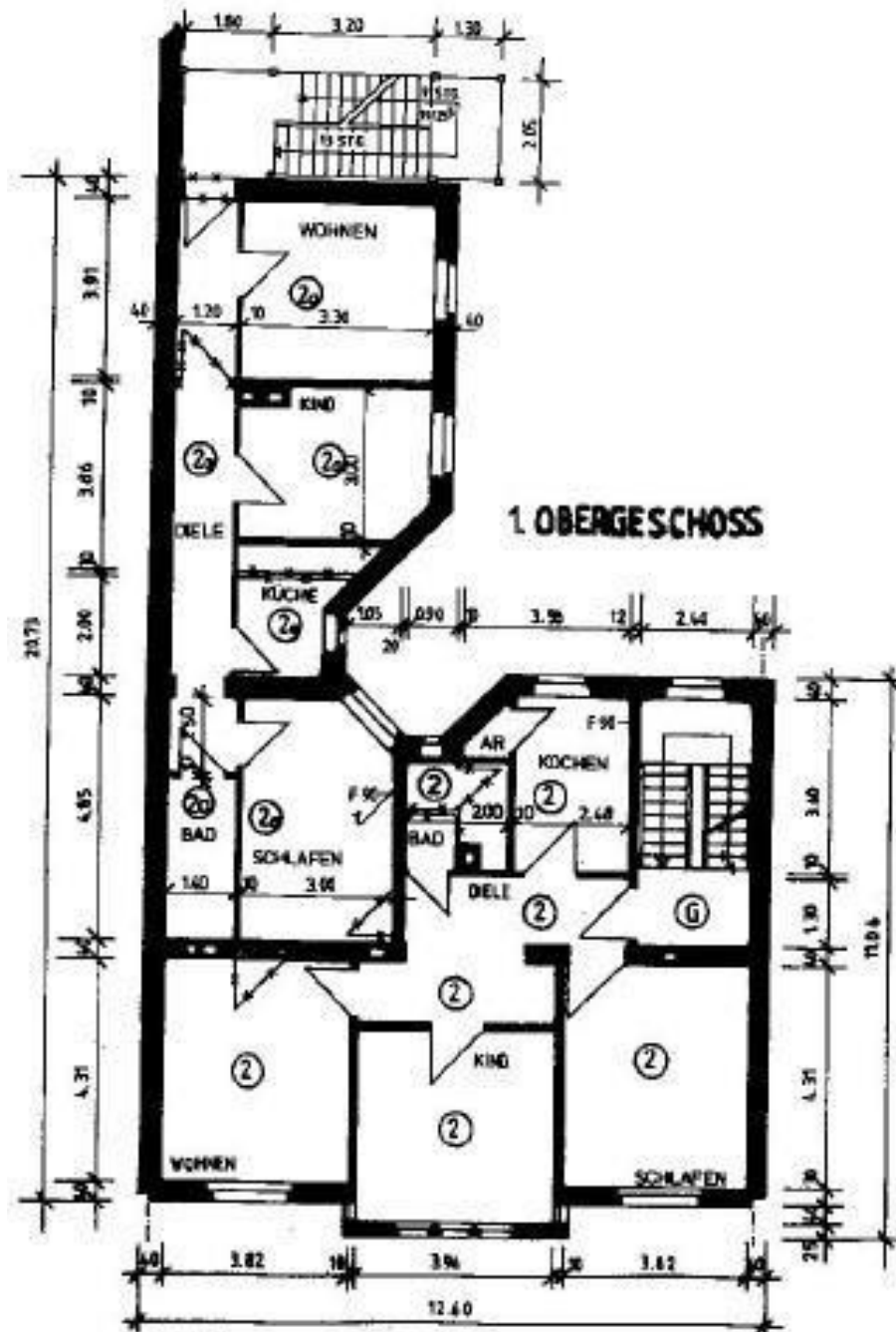
Erstellt: 06.10.2016
Zeichen: EI 3572/2016

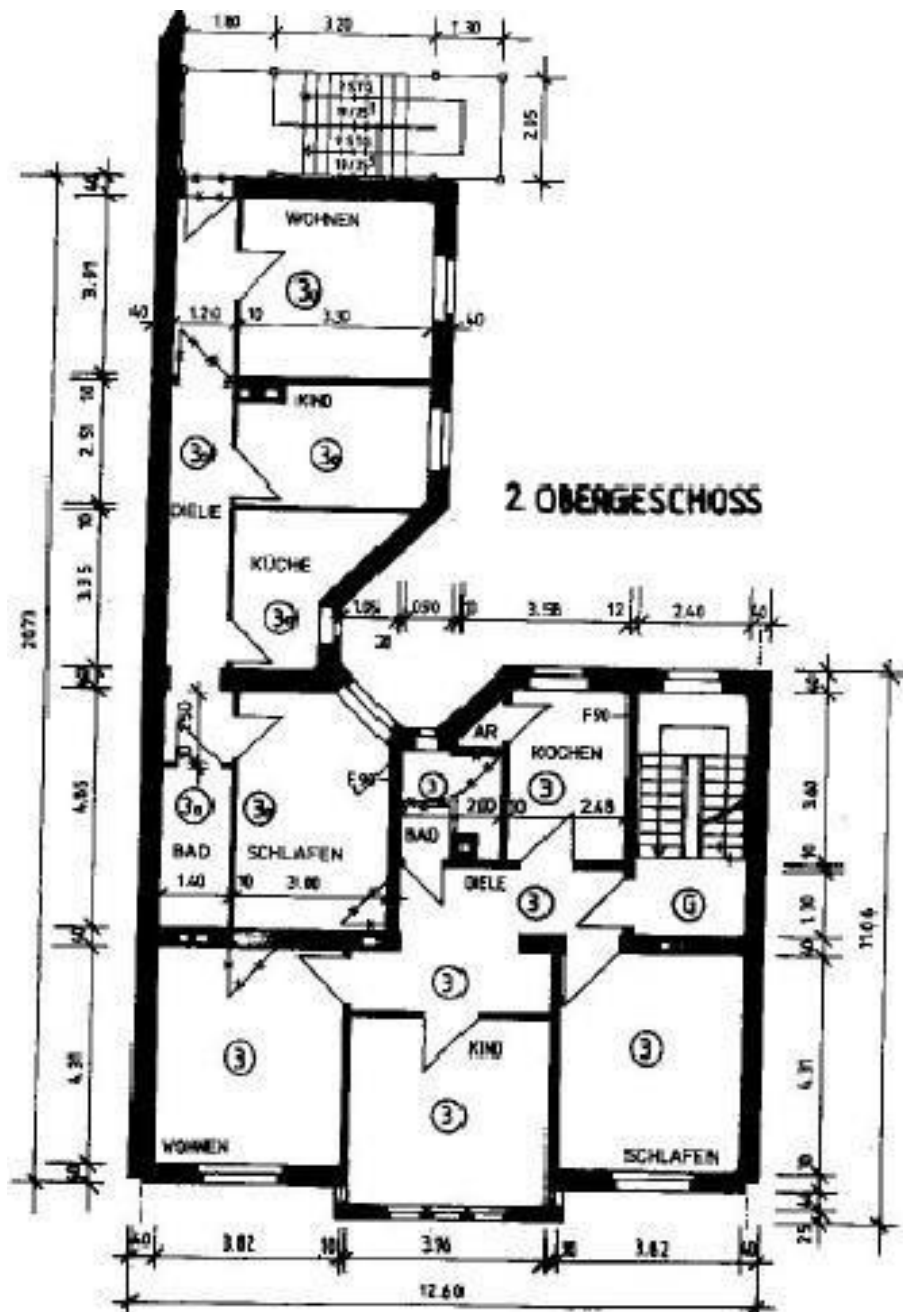


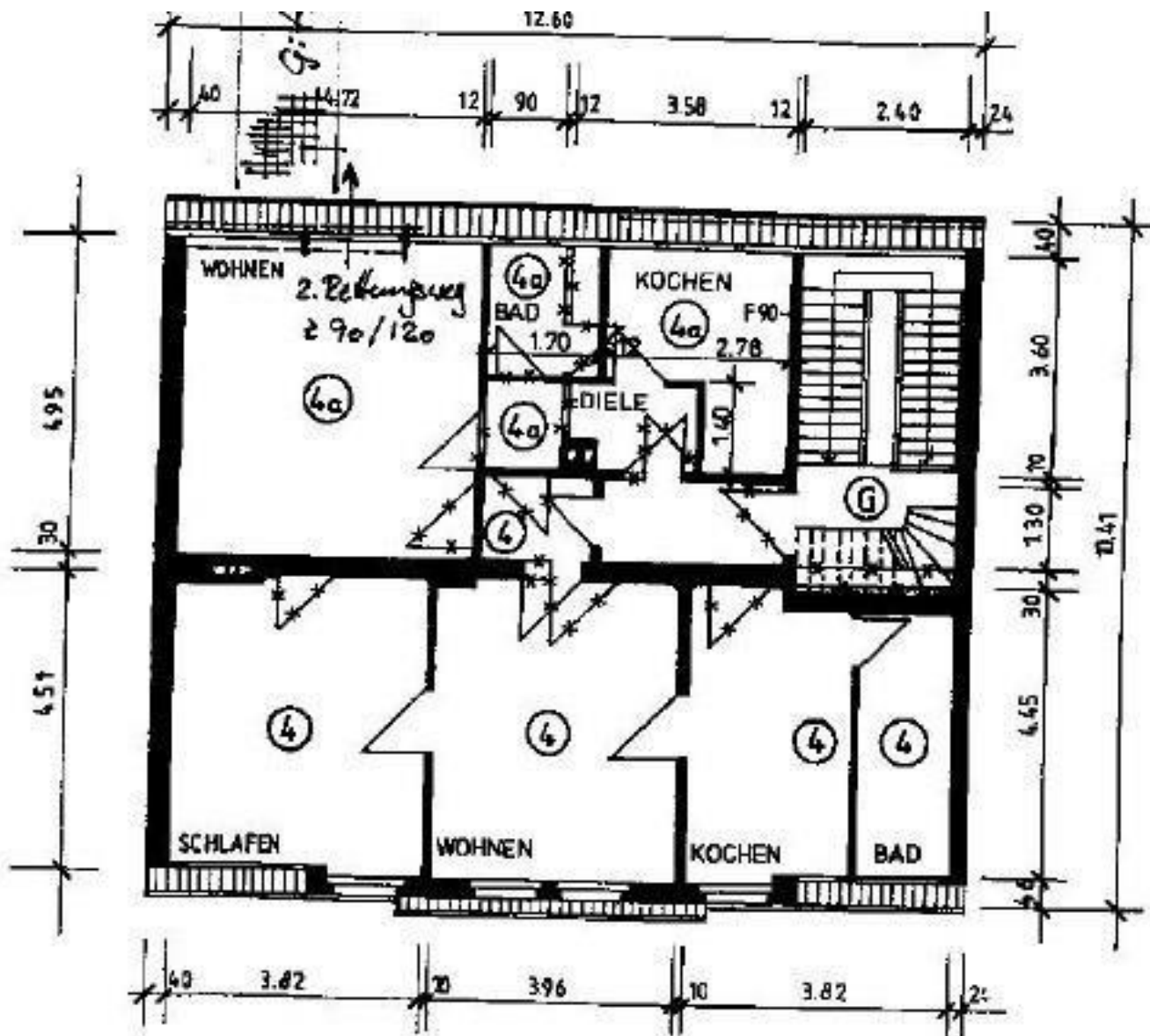












DACHGESCHOSS

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