

Acquisition Profile 2024

ETERRA is interested in acquiring existing properties and land with development potential, guided by the following criteria:

Location Region	> Nationwide in Germany, with a focus on Magdeburg, Berlin, Cologne, Düsseldorf
Transaction Volume	> Portfolios ranging from 5 million to 500 million euros
Transaction Structure	> Acquisition of individual residential stocks (asset-deals) > Acquisition of companies (share-deals)
Acquisition Criteria	> Market-appropriate property condition > Contemporary floor plans > Prime locations nationwide with future prospects > Privately financed & publicly subsidized properties > Renovation projects > Commercial properties

Our experts develop solutions for:

- > Monument protection
- > Hereditary building rights and subsidies
- > Maintenance backlog
- > Vacancies
- > Complex financing and ownership structures

To facilitate a quick and smooth initial review of your offer, we ideally require the following information (minimum requirements):

- > Complete address (street, house number, city, postal code)
- > Portfolio information separated by type of use (residential, commercial, parking spaces)
- > Number of units
- > Number and areas of vacancies
- > Area details
- > Annual net cold rent ACTUAL and TARGET
- > Year of construction | modernization
- > Property photos
- > Details about subsidies

If you are not the owner of the property portfolio being offered, please provide written proof with your submission that you are directly authorized by the owner to sell or broker the portfolio.

Contact:

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