4

Neubau | New Building

3

Lage | Location

1

ZIEGERT

0

Safe & Sound

JAHNSTRASSE 80 & 82
NEW LIVING IN NEUKÖLLN

Altbau | Old Building

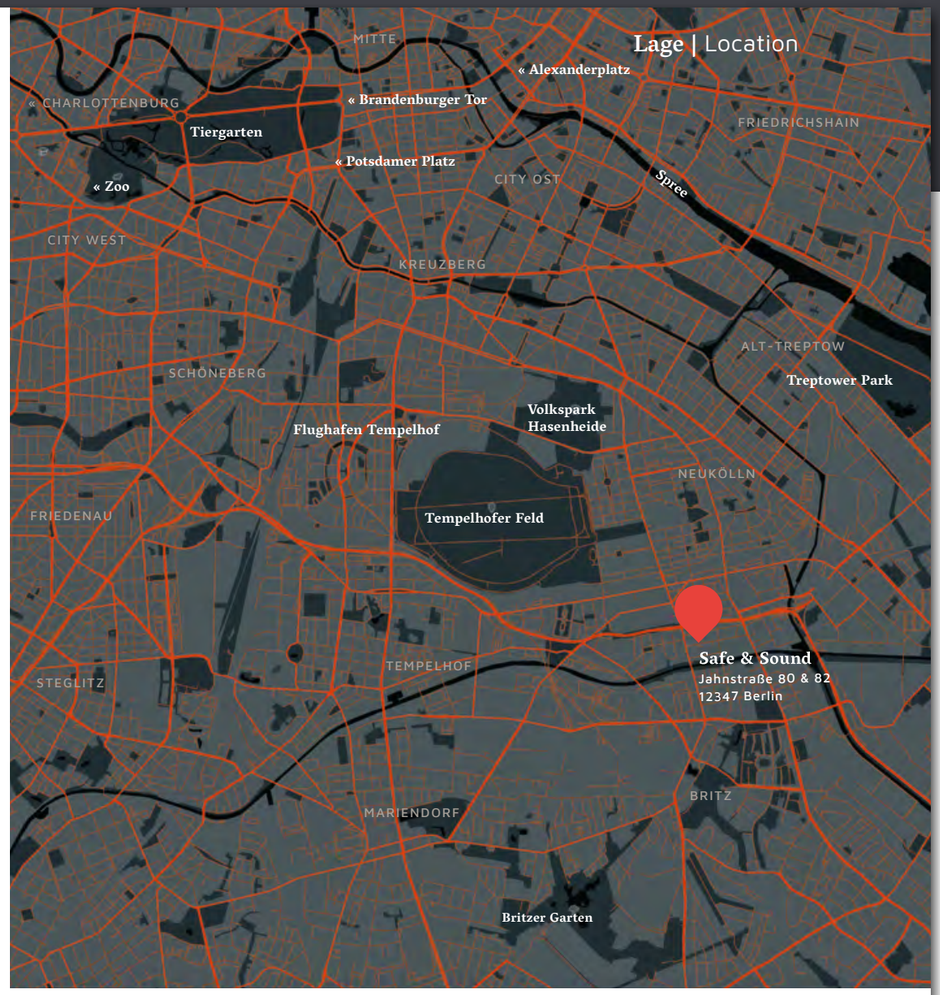
2

Zahlen + Fakten + Grundrisse | Figures + Facts + Floorplans

Leben in urbaner Vielfalt — aber mit reichlich Grün

Living amongst urban diversity — but with copious green

Skyline mit Berliner Dom und Potsdamer Platz //
The skyline with Berlin Cathedral and Potsdamer Platz

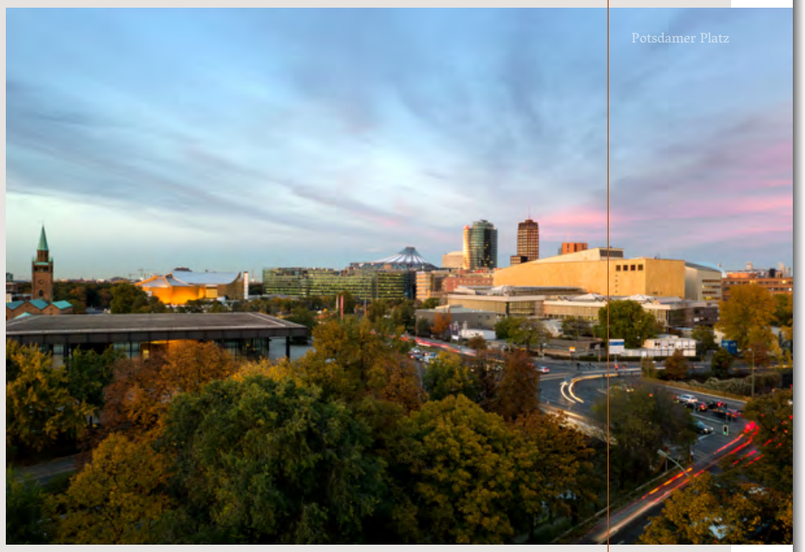


Wohnen in der Innenstadt — und doch in ruhiger Lage

Residing in the inner city — and yet in a quiet location

Berlin ist die Stadt des Freigeistes. Denn hier darf jeder, wie er will. Umso mehr ziehen gerade diejenigen aus der ganzen Welt hierher, die offen für neue Ideen und Lebenskonzepte sind. Es heißt, Berlin sei dazu verdammt, ewig zu werden und nie zu sein. Aber genau das ist es ja, was diese Stadt heute so faszinierend und anziehend macht. Das andauernd Unfertige ist der eigentliche Motor, der Möglichkeiten und Freiräume schafft wie in kaum einer anderen Metropole der Welt.// Berlin is the city of the free spirit – here you can be whoever you want to be. More and more people from all over the world who are open to new ideas and ways of living are moving here. This means that Berlin is destined to always become and to never be. But it is exactly this which makes this city so fascinating and appealing today. The constant transformation is the real driving force which opens up possibilities and freedoms like in almost no other metropolis in the world.

Weltzeituhr und Fernsehturm am Alexanderplatz//
The World Clock and the TV Tower at Alexanderplatz



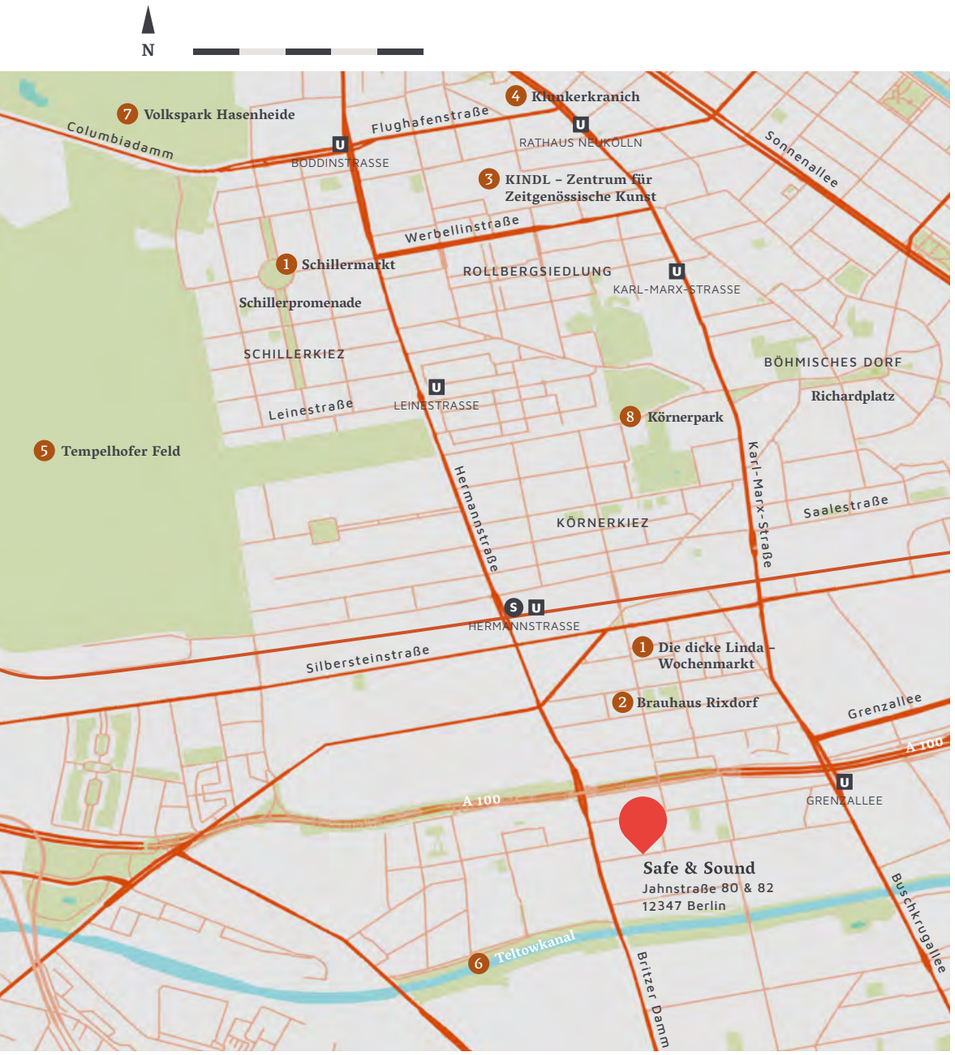
Potsdamer Platz

Tiergarten

Berlin–Neukölln

Der Reiz der Kontraste

The allure of contrasts



Urbane Highlights in der Nähe – aber Ruhe vor der Haustür // Nearby urban delights – but peace at the front door

Es gibt sie noch, die Geheimtipps abseits der spektakuläreren Szeneviertel wie hier im nördlichen Britz in Neukölln. Seine schillernde Vielfalt macht diesen Kiez so anziehend: Wochenmärkte 1, flippige Läden oder das urige Brauhaus Rixdorf 2 liegen direkt um die Ecke. Stadtbekannte Hotspots wie das neue KINDL – Zentrum für zeitgenössische Kunst 3 oder den Dachgarten Klunkerkranich 4 erreicht man schnell mit der U-Bahn. Und doch lässt sich eine ruhige Seitenstraße mit erstaunlich viel Grün in der Umgebung entdecken. Die Jahnstraße wird Ihre neue Heimat mitten in einem aufregenden Umfeld – ganz im Sinn von »Safe & Sound«: wohlbehalten ankommen und sich geborgen fühlen. Das legendäre Partyleben von Kreuzkölln weiß man zwar in der Nähe, aber auch in gebührendem Abstand von der eigenen Haustür.// Insider tips still exist away from the spectacular trendy neighbourhood such as here in north Britz in Neukölln. Its dazzling variety makes this neighbourhood so appealing: weekly markets 1, funky shops or the quaint Brauhaus Rixdorf 2 are just around the corner. Hotspots that are well known in the city such as the new KINDL – Zentrum für zeitgenössische Kunst 3 and the rooftop garden Klunkerkranich 4 can be reached quickly on the underground. And yet, a quiet side street with an astonishing amount of green can be discovered in the surrounding neighbourhood. Jahnstraße will be your new stomping ground in the middle of an exciting area – this is what „Safe & Sound" is all about; arrive safely and feel at ease. The legendary party scene of Kreuzkölln is close by, but also at a reasonable distance from your front door.

Tempelhofer Feld

912 Hektar

Erholungs- und Grünflächen in Neukölln

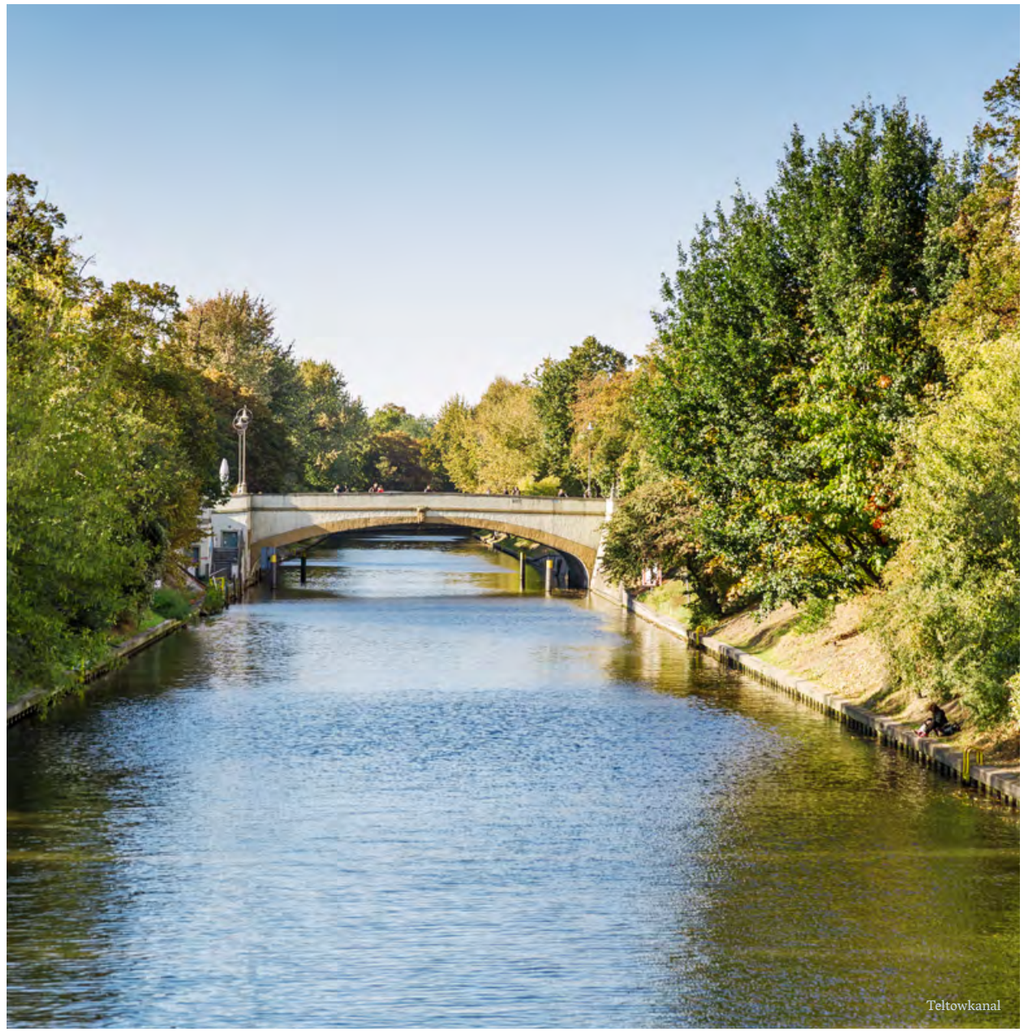
912 hectare

recreation and green areas in Neukölln

Körnerpark

Allein die unmittelbare Nähe zum Tempelhofer Feld 5 macht Nord-Neukölln zu einer immer begehrteren Innenstadtlage. Aber es gibt noch viel mehr zu entdecken. Der Teltowkanal 6 lädt zum Spaziergang am Wasser ein, eine Radtour in den Volkspark Hasenheide 7 lohnt sich immer und in der Nähe liegt der Körnerpark 8, einer der schönsten Parks der Stadt. Auch hier rund um das »Safe & Sound« ist Berlin bei allem Großstadtgeflirre doch immer ein gutes Stück grüner als gedacht.// The close proximity to Tempelhofer Feld 5 alone makes north Neukölln an ever treasured inner-city location. Having said that, there is so much more to discover. The Teltow Canal 6 invites you to take a stroll by the water, a bike ride in Volkspark Hasenheide 7 is always worthwhile and Körnerpark 8 – one of the city's prettiest parks – is only a stone's throw away. Berlin is also quite a bit greener than you might think around »Safe & Sound« with all big-city delights.

Zitronencafé im Körnerpark //
The Zitronencafé at Körnerpark


Teltowkanal

Amtsgericht Neukölln //
District Court Neukölln

Stadtbad Neukölln //
Public baths Neukölln

Zu Hause inmitten der Stadt und doch mit viel Luft, Licht und Wasser – alles liegt in der Nachbarschaft vom »Safe & Sound«.//
At home in the heart of the city but with plenty of air, light and water – everything is in the vicinity of »Safe & Sound«.

Frontalansicht Altbau //
Front view wilhelminian building

Gegensätze, die anziehen — der Altbau im »Safe & Sound«-Ensemble

Opposites that attract – the wilhelminian building in the »Safe & Sound«-ensemble

Neues Leben im Altbau

New living in a wilhelminian building

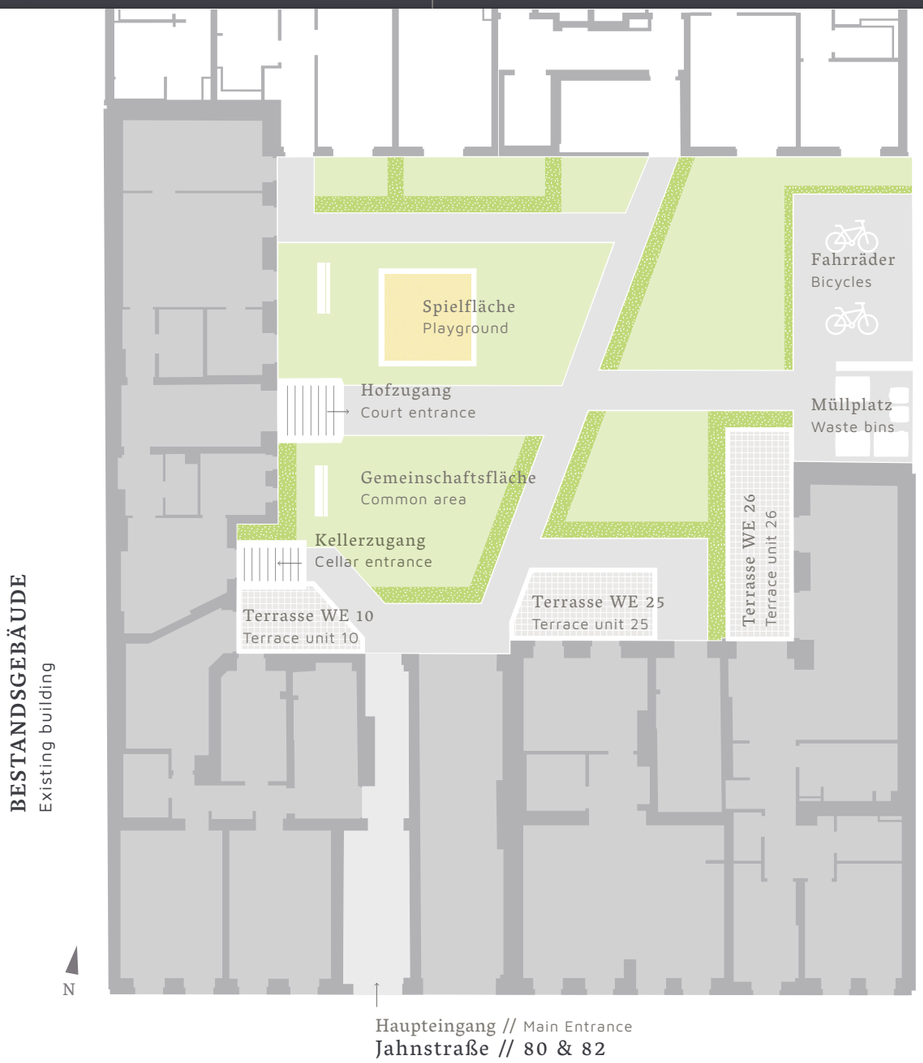
In Berlin wie auch im »Safe & Sound« ist alles möglich. Und der Altbau öffnet die passenden Räume – vom kompakten 1-Zimmer-Apartment für Solisten bis zum 4-Zimmer-Traum für alle Lebenskonzepte von Freestyle bis Familie. Der Altbau begrüßt mit einem modernen Facelifting der Fassade, der Durchgang führt ins frische Innenhofgrün, das renovierte Treppenhaus lotst nach oben, wo es vor der eigenen Wohnungstür heißt: »Herzlich willkommen!«. Im »Safe & Sound« fußen alle Wohnträume auf solider Substanz, dem stabilen Gerüst eines Gründerzeitbaus. Hier wird man zu dem, was man sein will, und findet seinen eigenen Raum zum Entfalten und Leben.// Just like at »Safe & Sound«, anything is possible in Berlin. The wilhelminian building provides the perfect space – from a compact 1 bedroom apartment for singles to the 4 bedroom dream – for all ways of life, ranging from freestyle to family. The period building welcomes you with a modern overhaul of the facade, the hallway leads to the fresh green of the inner courtyard, the renovated stairway guides you upstairs where you receive a cordial welcome at your own apartment door. At »Safe & Sound«, all dream homes are founded on solid substance – the stable framework of a turn-of-the-century building. Here, you can become whoever you want to be and find your own space to flourish and live.

Unverbindliche Visualisierung // Non-binding visualisation

25

Wohneinheiten

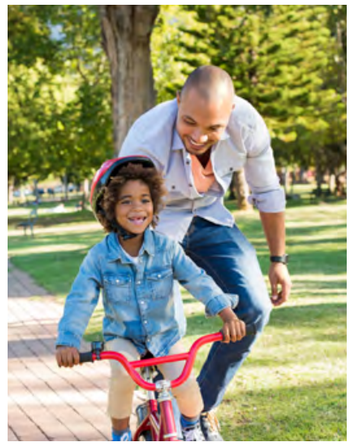
Apartments



Entspannt und erholt im Grün des »Safe & Sound«

Relaxed and refreshed in the green of »Safe & Sound«

Zurück zu Hause, die Großstadt draußen vor der Haustür lassen und erst mal eine Runde entspannen – und bei einem kleinen Plausch die neue Hofcommunity kennenlernen. Wer nach Neukölln zieht, will Menschen treffen: Nonkonformisten und »open-minded people« aus aller Welt kommen überall schnell in Kontakt; vor allem hier in dem eigenen grünen Gemeinschaftshof, der als Treffpunkt der Bewohner gilt. Gemeinsame Zeit verbindet und stärkt die Zusammengehörigkeit.// Back home, leave the big city at the front door and relax for a while – and get to know the courtyard community with a little chat. People who move to Neukölln want to meet new people: non-conformists and open-minded people from all over the world quickly come into contact; mainly here in your green, shared courtyard which serves as a meeting point for occupants. Spending time together fosters and strengthens togetherness.



Wohnungsgrößen von
Apartment sizes from

23 — 105 m²

Musterwohnung WE 02// Show apartment unit 02

Musterwohnung // Show apartment

Wer sich frei entfalten will und das passende Umfeld sucht, wird hier fündig: Die Zimmer sind altbautypisch hoch, man findet für jeden Lebensentwurf die passende Größe. Ganz nach dem Motto: den Grundriss nehmen und sich neu erfinden. Zudem präsentiert sich jede Wohnung als Unikat in ganz eigenem Ausstattungsmix – viele mit klassischen Altbaudetails, andere mit neuem Balkon und einige sogar im Rohzustand für eine kompromisslos individuelle Ausgestaltung der neuen Lebensräume.// This is the right spot for anyone who wants to freely flourish and is looking for the right environment: typical of period buildings, the rooms have high ceilings and you can find the perfect size for every life plan. The motto „Take the floor plan and reinvent yourself" fully applies in this case. What's more, every apartment is presented as one of a kind with a completely unique mix of fittings; many have traditional period building features, others have a new balcony and some are even in an unfinished state to allow for the uncompromisingly individual design of the new living spaces.

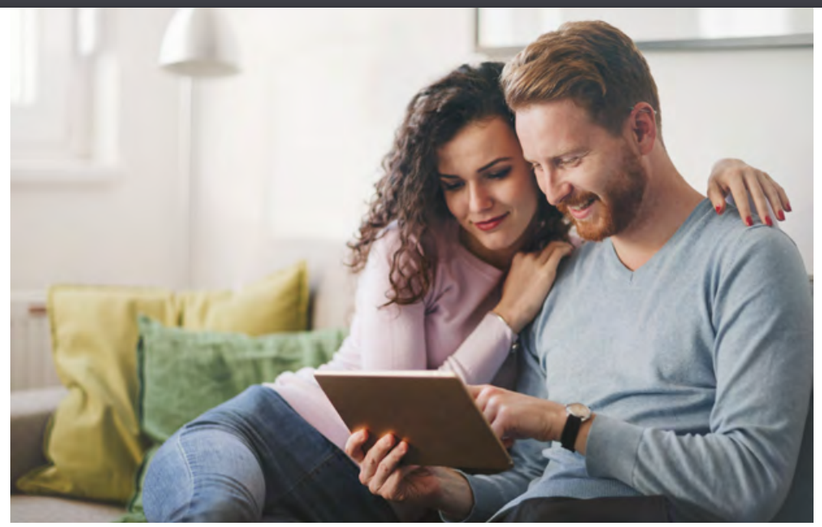
Musterwohnung WE 02//
Show apartment unit 02

Musterwohnung WE 02 //
Show apartment unit 02

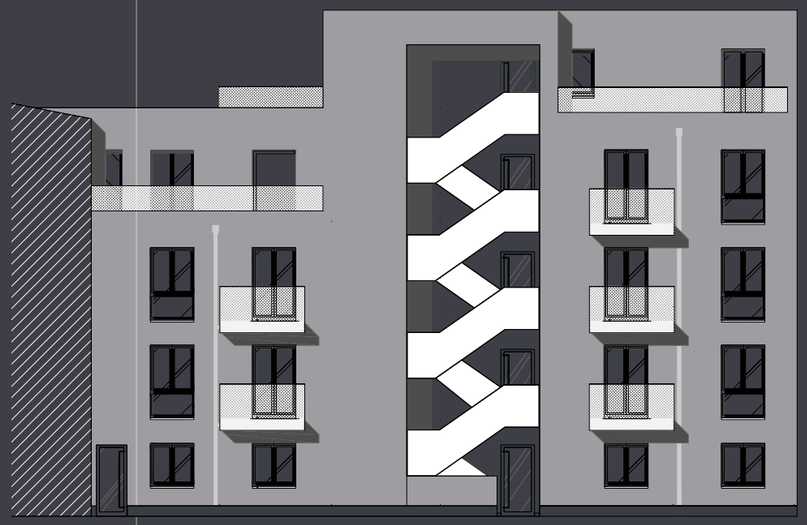
Im »Safe & Sound« lernt man sich selbst von einer neuen Seite kennen. Hier kann man den Raum gestalten, der zu einem passt und der sich den eigenen Wünschen öffnet. Unsere Musterwohnung steht zur Besichtigung offen, um als Vorschlag die unendlichen Möglichkeiten der wohnlichen Selbstentfaltung darzustellen. Mit Pinsel und Farbe wird der eigene Wohntraum Wirklichkeit.// At »Safe & Sound«, you get to know yourself from a new angle. Here, you can design the space to suit you and your wishes. Our show apartment is open for viewings to present the endless possibilities of homely self-expression as an example. With a brush and some paint, your own home becomes a reality.

Musterwohnung WE 02 //
Show apartment unit 02

Altbau in neuem Glanz: Die Musterwohnung überrascht mit klassischen Details wie Stuck und Parkett, überzeugt aber auch mit moderner, komfortabler Ausstattung.// Wilhelminian building in a new light: the show apartment has something special to offer with its traditional details such as stucco and parquet flooring, yet it also inspires with modern, convenient fittings.



Beispielwohnung Dachgeschoss //
Example apartment attic



Gegensätze, die anziehen — der Neubau im »Safe & Sound«-Ensemble

Opposites that attract — the new building in the »Safe & Sound«-ensemble

Baubeginn: Herbst 2017

Start of construction: Autumn 2017

Jahnstraße 80 & 82

Unverbindliche Visualisierung // Non-binding visualisation

Vertriebsstart Herbst 2018

Starting Sales Autumn 2018

4

FIGURES + FACTS

Glossary
Prices
Financing
General Terms and Conditions

Glossary

B

Balconies / patios
On the yard side, three new sets of stacked balconies will be added to the front building, while some of the ground-floor flats will have special usage rights to patios; all of the flats in the new building will have at least one balcony or patio; the balcony and patio space is factored into the floor area at a ratio of 50%.

Basement
Each flat is assigned a basement storage room by the property management.

Bicycle parking
A sufficient number of bicycle parking spots will be installed in the inner courtyard and in the basement of either building; the basement spots will be assigned to the residents of the respective building

Budget
Each calendar year, the condominium owners' association (COA) must vote on a budget that is drafted by the manager, a process completed in the prior year. The budget includes the revenues and expenses handled by the manager, the condominium owners' pro-rata duty and cost allocations, and their contributions to the maintenance reserve. Once the budget has been approved, owners are obliged to make the stipulated advance payments, with the manager compiling the annual settlement after the end of a given calendar year. A provisional calculation has been done, according to which the condominium fee is expected to amount to an average of c. EUR 4.00 /sqm /month including maintenance reserve.

Building
In line with the development of the surrounding residential area, the existing period building was raised around 1900 in solid construction; the front building features two entranceways and one side wing; Jahnstr. 80 and the side building are accessed from the yard, whereas Jahnstr. 82 is accessible from the street; both the front and the side building have fully-built basements; the front building has 6 storeys including the basement and developed loft, whereas the side building consists of 4 storeys including the basement; the new building will be raised as an annex in the courtyard and feature 6 storeys including the basement and the penthouse level.

Building specification
The planning permission details all construction measures, and is itemised in condensed form in this index; a detailed building specification of the new building will be made available or sent to you upon request.

Buggy parking
Buggy parks will be created both in the side wing of the period building (accessed from the courtyard) and in dedicated basement rooms in the new building.

C

COA manager
WKM Wohnkonzept Management GmbH
Gasteiner Strasse 6, 10717 Berlin

Condominium declaration
The condominium declaration is tantamount to a charter for the condominium owners' association (COA) and governs the rights and duties of the condominium owners as part of the collective. It includes important provisions such as cost schemes and cost allocations, specifications concerning commonhold and freehold ownership, and special usage rights, etc.

Glossary

Condominium fee
Condominium owners pay a monthly advance on the service charges, and a provisional amount has already been calculated, the average condominium fee for the existing building amounting to approx. EUR 2.48 / sqm / month including a payment of EUR 0.77 toward the maintenance reserve.

Construction project
The project involves the modernisation and partial refurbishment of the commonhold property (incl. the reinstatement of the façade of the existing building, the restructuring of the balconies facing Jahnstrasse, refurbishment of the stairwells);
construction of a new residential building in the courtyard started in fall 2017 and is expected to be completed by Q1 2019.

Controlling
The entire construction project will be subject to pre-completion controlling by the architects involved and the property developer's controllers.

D

Doors
Apartment entrance doors: the historic front doors of the period flats will be preserved and restored; in the new building, intrusion resistant (analogous to the Rc2 resistance class), self-closing and smoke-proof doors in accordance with the fire safety concept, with security fittings and profile cylinder lock, shielded in stainless steel on the outside and light-metal fittings, climate class 2, will be installed as apartment entrance doors; interior doors in the flats: the existing doors in the front building will be retained; interior doors in the living areas of the new building will be made of wood-based materials (about 226 cm tall) with a closed wooden frame; these will have light-metal fittings (FSB 1076 or similar) and warded locks, WC lock-equipped in the bathroom areas.

Draft contract of sale
A draft sales and purchase agreement (SPA) will be made available to you upon request.

E

Energy performance certificate
This certificate rates the energy footprint of a given building; the primary energy demand identified for this building is 101 kWh/sqm/year; this does not include the energy consumption for hot water; an energy consumption certificate was issued and can be made available or sent to you upon request.

F

Facades
Front building: stark bright street-side facade; new highly polished stainless steel parapets around the balconies;
new building: facade surface as structured render, floor-length windows and balconies on the yard and garden sides.

Financing
If you require financing to buy, our expert team of ZIEGERT – Bank- und Finanzierungsconsulting GmbH will gladly advise you. For details, call +49 (0)30 - 880 353-39

Fit-out
All flats in the front building are sold "as is" whereas flats in the new building will be fitted out with branded fixtures and high-spec materials.

Glossary

Flooring
The flooring in the front building differs from one flat to the next, and is either board, laminate or tile flooring, whereas the new building will have the following types of floors: Living areas, kitchens, hallways: natural oak parquetry; bathrooms, WCs: Tiles in stack pattern; balconies, roof terraces and ground floor patios: red balau board flooring.

Floor-to-ceiling heights
Ceiling heights differ in the front building:
Ground floor: approx. 3.30 m
1st floor: approx. 2.90 – 3.30 m
2nd floor: approx. 3.20 m
Attic floor: up to approx. 3.40 m
New building: approx. 2.90 m
Actual ceiling heights may vary due to suspended ceilings or pitched ceilings in some areas.

G

German Condominium Act
Assuming a given property has been formally partitioned by virtue of a condominium declaration, this law governs the freehold ownership of the individual flats, the rooms and floor areas not used for residential purposes (the flying freehold) and the commonhold property; a condominium owners' association is the body in which all part owners and condominium owners of a given condominium complex are organised pursuant to the German Condominium Act (WEG).

Green spaces / leisure options
Going south, you will reach the canal bank of Teltowkanal within minutes, which is great for long walks; the vast grasslands of Tempelhofer Feld, which are a 10-minute bicycle ride away, lend themselves to all sorts of outdoor activities, including basketball, football, ping-pong, petanque, while you may also hire bicycles and pedal cars, and there are skateboard bowls and wind sports areas even.

H

Handicap-accessible living
All flats in the new building will be handicap-accessible, and thus have no stairs or thresholds; door widths will be at least 80 cm in all rooms, entrance doors will be 90 cm wide; at least one bathroom will feature a floor-level shower; a turning radius of 120 cm in front of fixtures and beds can be factored into the plans; balconies may not have level access because of their type of construction;

Heating / hot water
The flats in the front building are heated by dedicated gas-fired heating units; the new building will have a central heating system.

Heritage protection
The building is not subject to heritage protection.

Hot water
Please see entry for "Heating / hot water"

I

Infrastructure
The Britz sub-district of Neukölln is well developed; you will find non-discretionary stores and other retailers, restaurants, doctors' offices, pharmacies and schools within walking distance, the same being true for green spaces.

Interest
The current interest rate cycle for real estate financing makes mortgage loans affordable as never before. Your team at ZIEGERT – Bank- und Finanzierungsconsulting GmbH will gladly advise you free of charge; you may also go to www.ziegert-bank.de for a free, non-binding financing check.

L

Lettings
If you acquired your property as buy-to-let investment and would like to rent it out, the letting specialists of ZIEGERT – Bank- und Immobilienconsulting GmbH will be happy to assist you; bespoke services tailored to your needs include anything from rent assessments to lease signings; call us at +49 (0)30 880 353-416 or drop us a note at vermietung@ziegert-immobilien.de.

Location
The property is located in the southern part of Neukölln in the Britz sub-district, a 12-minute walk to the "Hermannstrasse" rapid-transit station; 25 minutes of walking will take you to Tempelhofer Feld, 5 minutes to the bank of Teltowkanal.

M

Maintenance reserve
Payments into the financial reserve of the condominium owners' association toward possible maintenance and repair work are included in the monthly condominium fee in an amount of approx. EUR 0.77 / sqm / month.

Glossary

N

Notary
Rickmann Schröter Schlie Bartelt
Notaries and attorneys at law
Knesebeckstrasse 59-61, D-10719 Berlin

O

Outside facilities / courtyard
After the completion of the new building, the inner courtyard will be restructured according to the open-space plan, foot paths will be put in, bicycle parking spaces, playgrounds and a new waste bin area will be installed in the yard; short-growing trees and shrubs will be planted; for details see the plan of the grounds.

P

Planning permission
The planning permission for the new building in the courtyard and the balconies added to the front building has already been obtained, and can be made available or sent to you upon request.

Plot size
The plot measures c. 1,418 square metres.

Purchase price due date
The purchase prices for the flats in the existing building are due at maturity;
for the units in the new building, they are to be paid in instalments, depending on the progress of development under the Estate Agents and Property Developers Ordinance (MaBV).

Glossary

R

Residents' fee
Please see entry for "Condominium fee."

S

Seller / owner
Assoziation Bankum Berta II GmbH & Co. KG
Marktplatz 7/8, D-15806 Zossen

Selling prices
For a price list, see the rear section of the prospectus.

Special usage rights
Some ground-floor flats in the front building will have special usage rights for patios and private gardens in the yard, while ground-floor flats in the new building will have special usage rights for patios and private garden located in the rear of the building.

Stairwells
Walls and ceilings in the front building will be overhauled and repainted; existing handrails will largely be preserved, sanded and repainted; all work will be done according to the architect's colour scheme; flooring surfaces will be refurbished, replaced, cleaned and re-sealed; the stairwell in the new building will be in the outside; railing and parapets will be made of Corten steel.

Store rooms
Some of the flats in the new building and in the attic of the front building come with utility rooms or store rooms; for details, see the floor plans.

T

Transport links
Convenient access to the public transportation system; the "Germaniapromenade" bus stop is a 2-minute walk away with connecting service to the "Hermannstrasse" underground and rapid transit station (lines S45, S46, S47 and U8) or to the city limits at Hirtenweg; a 10-minute walk will take you to the "Grenzallee" underground stop (U7), the ride to downtown West Berlin from either station taking no more than 25 minutes; the nearest expressway junction ("Britzer Damm" on the A100) is around 300 metres away, the expressway is running in a tunnel here.

U

Underfloor heating
The flats in the new building are equipped with underfloor heating.

V

Visualisations
The visualisations in the sell sheet are non-binding; they are based on the planning status of September 2017, subject to deviations and modifications later on; the stock of trees shown does not reflect the situation on the ground; for details, see the building specification.

Glossary

W

Waste bin area
Reorganisation of the courtyard includes the installation of a new waste bin area.

Windows
Windows in the front building vary, some flats having modern vinyl-frame windows and double glazing while others have wood-frame windows; the new building will have modern vinyl-frame window with triple-glazing.

Y

Year built
The front building was raised around 1900. The new scheme's year of construction is 2017/2018.

ZIEGERT

_Glossary
_ Price List
_ Financing
_ General Terms & Conditions
_ Contact | Imprint

ZIEGERT

Price List

Apt. No.	Location	No. of rooms	approx. Floor area, sqm	Condition	Selling price in €	Monthly rate* in €
02	Jahnstr. 80 FB 1st FL, middle	1	33		163,000	259.71
03					sold	
06	Jahnstr. 80 FB, 3rd FL, left	4	106		399,000	635.75
07	Jahnstr. 80 FB, 3rd FL, right	1,5	45		171,000	261.06
08	Jahnstr. 80 FB, 4th FL, left	2	90		390,000	595.40
09	Jahnstr. 80 FB, Attic, right	2	62		279,000	444.54
14	Jahnstr. 82 FB, 2nd FL, right				sold	
19	Jahnstr. 82 WB, 1st FL, left	1	24		102,000	155.72
21	Jahnstr. 82 WB, 1st FL, left	1	24		103,000	164.11
23	Jahnstr. 82 WB, 2nd FL, left	1	24		103,000	157.25
25	Jahnstr. 80 FB, GF, right	2	76		264,000	513.05

Show flat with state-of-the-art amenities (will be sold unfurnished)

Flats ready for occupancy with design potential

Residential units with little or modest need of refurbishment work

Residential units with extensive need of refurbishment work

The estate agent's fee is calculated as 5.95 % of the recorded purchase price, including VAT. It is not included in the purchase price, and becomes due for payment as soon as the deed is signed by the notary, to be paid in a lump sum directly to us by the buyer. ZIEGERT – Bank- und Immobilienconsulting GmbH is entitled to a commission by the seller as well.
As of May 03 2018

* Monthly loan rate consisting of 1.39 % bank interest (effective debit interest 1.40 %, as of: May 2018) and 1 % initial repayment per year. Collateral: first lien mortgage. The amount of financing is equal to the net acquisition price, i. e. the buyer covers the one-off incidental acquisition costs of 13.95 % (real estate transfer tax, notary/court fees, and estate agent's fee) out of his or her own funds.

_ Glossary

_ Price List

_ Financing

_ General Terms & Conditions

_ Contact | Imprint

Financing

Sound Advice—Clever Financing

ZIEGERT – Bank- und Finanzierungsconsulting GmbH offers non-bank consultancy free of charge. With us, you can be sure to get the most favourable same-day offer for financing your property. Become one of our many satisfied home buyers who put their faith in Berlin's leading property finance provider.

Keeping Everything in Perspective for You

Are you toying with the idea of buying property? Why not start by letting us brief you free and without obligation about your options for a perfect financing arrangement? After all, you need to know your financial leeway before you can fully exploit it.

Take Advantage of Our Network

Our close collaboration with more than 300 loan originators puts us in a unique position to secure the best terms for you. And with our extensive market overview, we can bring you bespoke solutions that suit your specific situation.

Financing can be so easy

ZIEGERT will relieve you of the need to enter into long-winded negotiations with possible finance partners. We will help you every step of the way, from the personal consulting interview to the signature-ready contract, and will ensure a swift and smooth approval and disbursement. And we will continue to be on hand for you after you signed your loan contract.

ZIEGERT

Financing example

Apt. 14 | approx. 75 sqm	
Selling price	EUR 284,000.00
Incidental acquisition costs **	EUR 35,618.00
Total cost	EUR 323,618.00
minus equity interest (20 % of the selling price plus incidental acquisition costs)	EUR 96,418.00
Funding need	EUR 227,200.00
Monthly rate	EUR 452.51
Blended rate p. a.	1.39 % (1.40 % APR)
Repayment	1 %
Outstanding debt at end of fixed rate period	EUR 203,004.88
Collateral	first lien mortgage
Overall term in years	63
Total no. of instalments	752
Grand total to be paid	EUR 340,570.67

Notes on the financing examples:
* The model calculations shown are based on the following assumptions: minimum payment rate of 1.00 %, annuity loan, fixed-interest period of 10 years, baseline date of August 2017. The quoted details do not qualify as a credit offer in accordance with the Consumer Credit Directive. The financing examples are only supposed to provide a rough idea of possible loan terms for real property. Underlying the calculation are the following assumptions: borrower is permanently employed, minimum payment rate of 1.00 %, no one-off repayments, no rescheduling of payments, purchase property owner-occupied, effective interest rate includes sales costs, where applicable, loan-to-value ratio refers to purchase price. A given case could be subject to deviating assumptions. For more details and a personal loan offer, please turn directly to ZIEGERT – Bank- und Finanzierungsconsulting GmbH. The representation does not claim to be exhaustive or accurate.
** Real estate transfer tax, notary and land register fees, estate agent fees

_ Glossary

_ Price List

_ Financing

_ General Terms & Conditions

_ Contact | Imprint

General Terms & Conditions

General Terms and Conditions of ZIEGERT Bank- und Immobilienconsulting GmbH for brokering and identifying properties
The following terms and conditions, together with the exposé description, are a part of the mutual agreements.

Section 1 Confidentiality
(1) This exposé and the information enclosed within are intended for the recipient only (hereinafter “Customer”). They are to be treated confidentially and may not be made available to third parties – including principals and third parties engaged by the Customer – without prior consent.

(2) If this exposé or the information contained in the exposé is transferred to a third party without authorisation, the Customer is obliged to pay ZIEGERT Bank- und Immobilienconsulting GmbH (hereinafter “Broker”) the contractually agreed commission in the event that the third party concludes the contract.

Section 2 Liability
(1) The information contained in the exposé is based solely on information provided by the seller. The Broker is not liable for the accuracy and completeness of the information con-tained in the exposé. The Broker has not verified this information in fact or in law unless the information is obviously incorrect, implausible or otherwise doubtful; it is recommended to consult experts or seek legal counsel if necessary.

(2) The Broker’s liability is limited to grossly negligent and wilful conduct, unless the breach of duty leads to injuries to life, limb or the health of the Customer.

Section 3 Commission obligation
(1) The claim for commission arises when the principal agreement becomes effective on the basis of the identification by or brokerage of the Broker.

(2) The claim for commission in the amount of the rates stated in the exposé is due within 10 working days following the effective conclusion of contract and invoicing by the Broker. In the event of late payment, default interest of 5 percentage points for dealings with consum-ers and default interest of 9 percentage points for dealings with companies is payable, in each case above the respective base rate of the European Central Bank.

(3) Minor deviations of a factual, economic, financial or legal nature are of no consequence and continue to constitute the claim for commission agreed upon.

(4) If the content of the principal agreement actually concluded deviates from the exposé but the same financial success is achieved, the claim to the original commission remains unchanged.

(5) The claim for commission is thus also created and is due when the sale is reached with another party with whom the Customer has a particularly close personal or pronounced economic relationship or a relationship under company law.

Section 4 Commission obligation for subsequent contracts
If the Customer enters into a subsequent contract within 12 months of the conclusion of the principal contract, it undertakes to pay a difference commission if the content of the subse-quent contract was also part of the original order and was also offered by the Broker. A sub-sequent contract exists when an amended or new principal agreement is entered into by extending or amending the original content of the contract (“Subsequent Contract”). The difference commission is calculated from the difference between the agreed commission for the identification of an opportunity to conclude the original contract and of the agreed commission for the identification of an opportunity to conclude the subsequent contract.

General Terms & Conditions

Section 5 Prior knowledge
If the Customer has knowledge of the property described in the exposé (hereinafter “Property”) or the owner of the Property, it must notify the Broker of the circumstances im-medi-ately in writing. Should this not happen, the recipient must compensate the Broker for ex-penses in negotiorum gestio while executing the order and which the Broker has incurred as a result of the recipient not disclosing this prior knowledge.

Section 6 Conclusion and negotiation of contract
(1) The Customer is required to name ZIEGERT Bank- und Immobilienconsulting GmbH as the original Broker in negotiations with the contractual partner identified by ZIEGERT Bank- und Immobilienconsulting GmbH.

(2) The Customer must immediately provide information when and under what conditions it enters into a contract for the Property or for another Property of the contractual partner identified by us.

(3) The Broker is entitled to be present at the conclusion of the contract.

(4) The Broker is also entitled to a copy of the principal contract and side letters.

Section 7 Non-binding nature of the offer
Our offers are not binding. They are expressly subject to prior sale, letting or leasing by the Seller unless otherwise specified in a separate agreement.

Section 8 Dual agency
The Broker is entitled to provide services on a commission basis also to the other contracting party. The Broker can act as an introducing Broker for both parties or as an intermediary Broker for one party and an introducing Broker for the other.

Section 9 No further agreements
The Customer confirms that no other implicit or verbal side agreements concerning the ex-posé, the brokerage contract or these general terms and conditions have been entered into.

Section 10 Jurisdiction
For dealings with businessmen, the place of jurisdiction is Berlin. For dealings with consum-ers, there is no place of jurisdiction.

Section 11 Severability clause
Should one of more or the above provisions be invalid, this shall not affect the validity of the other provisions. To the extent that provisions are not part of the contract or invalid, the content of the contract is based on statutory provisions.

_ Glossary

_ Price List

_ Financing

_ General Terms & Conditions

_ Contact | Imprint

Credits

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Berta II GmbH & Co. KG
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D-15806 Zossen

Architects
Faber + Faber
Architekten GbR
Kastanienallee 32, D-10435 Berlin

Exclusion of Liability
All visualisations represent non-binding examples. The details included in the sell sheet are exclusively based upon the seller's disclosures. We therefore assume no liability for the accuracy and completeness of the information contained in this sell sheet. We make express mention of the fact that we have not reviewed the information provided in factual or legal terms, and therefore recommend consulting experts or getting legal counsel as required. This is also true for visualisations. All floor area quotes represent approximations. The seller reserves the right to make changes to the building specification as long as these imply no impairment. Any planning changes will strive to maintain the same standard of execution, or to substitute elements of equal quality, as the case may be. Subject to error and change. Our General Terms and Conditions apply.

Visualization: Eve Images

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