

The LEOFF Advisory Group can look back at 20 successful years in the real estate industry. To date, we have supported and accompanied institutional and private investors over the long term with structuring and acquisition activities and an invest-

ment volume of approx. 4.5 billion €. We are pleased to be in charge with the transaction management for several international investors in Germany.

LEOFF

real estate expertise



Investment Profile – 1st half of 2019

	Office	Office	Retail	Residential
Risk profile	Core	Value add	Core plus	Portfolio properties, residential complexes
Core plus	Opportunistic	Value add	Opportunistic	Developments New buildings forward deal
Volume	€30–250m	€40–250m	€20–250m	€10–250m
City	> 200.000 inhabitants	> 200.000 inhabitants	Throughout Germany	> 100.000 inhabitants with positive population forecast
Location	CBD Established office locations Good link to transport infrastructure	CBD Established office locations Good link to transport infrastructure	Very good traffic connection	Good link to transport infrastructure
Lettings	WALT > 5 years Good lettability Single-, multi-tenant	WALT < 4 years Vacancy	WALT > 5 years Single-, multi-tenant	Good lettability
Occupancy	> 80%	0%–100%	> 80%	0%–100%
Transaction	Single assets Portfolio	Single assets Portfolio Campus structure	Single assets Portfolio	Single assets Portfolio
Structure	Asset deals Share deals Forward deals	Asset deals Share deals	Asset deals Share deals	Asset deals Share deals Forward deals
Miscellaneous		Development potential > IRR 9%	Retail parks DIY stores Hypermarkets	Plots for residential developments with/without building permit Residential buildings with commercial use < 20%

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