

CSA Real Estate Germany
Objektinventar per 30. Juni 2017



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| Ort, Adresse | Total Miet-objekte | Total Mietfläche (m²) | Grund-stücks-fläche | Erstellungs-jahr | Erwerbs-datum | Eigentums-verhältnis | Verkehrswert | Soll-Mietertrag | Mietzinsausfälle | | Zimmer | | | | | Total Wohnungen | | | Total Gewerbeobjekte ohne GA/EP/PP | | | |
|--|--------------------|-----------------------|---------------------|-----------------------------|---------------|----------------------|----------------|-----------------|------------------|-------|--------|-------|-------|-------|----|-----------------|-----|------|------------------------------------|------|---------|--------|
| | | | | | | | | | in CHF | in % | 1-1,5 | 2-2,5 | 3-3,5 | 4-4,5 | 5+ | Anz | m² | % | Parking | Anz. | m² | % |
| Wohnbauten | | | | | | | | | | | | | | | | | | | | | | |
| Total I | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Kommerziell genutzte Liegenschaften | | | | | | | | | | | | | | | | | | | | | | |
| Berlin, Alte Jakobstrasse 79, 80 | 126 | 6 993 | 1 910 | 1996/1997 | 21.02.2015 | Alleineigentum | 17 585 193.00 | 976 113.00 | 48 520.00 | 4,97 | - | - | - | - | - | - | 0 | - | 101 | 25 | 6 993 | 100,00 |
| Berlin, Friedrichstrasse 194-199 | 68 | 6 967 | 1 510 | 1935 / 1994 | 14.01.2016 | Alleineigentum | 41 177 750.00 | 1 485 702.00 | 198 612.00 | 13,37 | - | - | - | - | - | - | 0 | - | 34 | 34 | 6 967 | 100,00 |
| Düsseldorf, Georg-Glock-Strasse 8-10 | 261 | 12 698 | 8 223 | 2001 | 12.09.2015 | Alleineigentum | 54 721 625.00 | 2 955 312.00 | 86 583.00 | 2,93 | - | - | - | - | - | - | 0 | - | 226 | 35 | 12 698 | 100,00 |
| Frankfurt, Feldbergstrasse 35 | 104 | 6 862 | 2 317 | 1972/2007 | 19.09.2014 | Alleineigentum | 40 085 502.00 | 2 060 121.00 | 137 918.00 | 6,69 | - | - | - | - | - | - | 0 | - | 74 | 30 | 6 862 | 100,00 |
| Hamburg, Holzdamm 57 | 39 | 3 076 | 948 | 1957/2004 | 06.10.2014 | Alleineigentum | 12 888 526.00 | 619 762.00 | 0.00 | - | - | - | - | - | - | - | 0 | - | 20 | 19 | 3 076 | 100,00 |
| Köln, Hohenstaufenring 30, 32, Jahnstrasse 36, 38, Mauritiuswall 15, 17 | 130 | 9 371 | 1 951 | 1967, 2000, 2005 | 01.02.2015 | Alleineigentum | 26 978 526.00 | 1 601 508.00 | 131 956.00 | 8,24 | - | - | 1 | - | - | 1 | 61 | 0,65 | 102 | 27 | 9 310 | 99,35 |
| Leipzig, Münzgasse 2 / Strasse des 17. Juni 9 und 11 | 61 | 4 497 | 2 052 | 1996, 1997 | 16.04.2015 | Alleineigentum | 9 666 395.00 | 621 429.00 | -9 191.00 | -1,48 | - | - | - | - | - | - | 0 | - | 47 | 14 | 4 497 | 100,00 |
| Ludwigsburg, Carl-Benz-Strasse 17 | 4 | 31 592 | 35 312 | 1986 | 14.10.2016 | Alleineigentum | 15 728 371.00 | 706 118.00 | 0.00 | - | - | - | - | - | - | - | 0 | - | 0 | 4 | 31 592 | 100,00 |
| Pforzheim, Westl. Karl-Friedrich-Str. 49 | 30 | 4 064 | 2 075 | 1980, 1990, 2013/2014 | 20.08.2016 | Alleineigentum | 17 585 193.00 | 771 691.00 | 1 298.00 | 0,17 | - | - | - | - | - | - | 0 | - | 18 | 12 | 4 064 | 100,00 |
| Regensburg, Friedenstr. 28, 30, 32, Galgenbergstr. 2, 2a, 2b, 2c, 4, Schikanederstr. 2, 2a, 2b | 320 | 15 708 | 9 834 | 1927, 2001, 2002 | 01.01.2017 | Alleineigentum | 46 966 664.00 | 1 157 362.00 | 20 850.00 | 1,80 | - | - | - | - | - | - | 0 | - | 241 | 79 | 15 708 | 100,00 |
| Singen, August-Ruf-Strasse 5 | 15 | 8 196 | 6 831 | 1965, 2012 | 20.08.2016 | Alleineigentum | 25 886 278.00 | 1 102 316.00 | 0.00 | - | - | - | - | - | - | - | 0 | - | 0 | 15 | 8 196 | 100,00 |
| Stuttgart, Heilbronner Strasse 172 | 131 | 7 405 | 4 336 | 1976/2009 | 01.10.2014 | Alleineigentum | 17 039 070.00 | 997 398.00 | 7 834.00 | 0,79 | - | - | - | - | - | - | 0 | - | 130 | 1 | 7 405 | 100,00 |
| Stuttgart, Hirschstrasse 20-22 | 24 | 2 216 | 533 | 1956, 1980, 1988, 1991/1992 | 16.09.2016 | Alleineigentum | 10 758 643.00 | 367 013.00 | 29 510.00 | 8,04 | - | - | 1 | - | - | 1 | 82 | 3,70 | 3 | 20 | 2 134 | 96,30 |
| Total II | 1 313 | 119 645 | 77 832 | | | | 337 067 736.00 | 15 421 845.00 | 653 890.00 | 4,24 | - | - | 2 | - | - | 2 | 143 | 0,12 | 996 | 315 | 119 502 | 99,88 |
| Gemischte Bauten | | | | | | | | | | | | | | | | | | | | | | |
| Total III | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Bauland (inkl. Abbruchobjekte) und angefangene Bauten | | | | | | | | | | | | | | | | | | | | | | |
| Total IV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Baurechtsgrundstücke | | | | | | | | | | | | | | | | | | | | | | |
| Total V | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Gesamttotal | 1 313 | 119 645 | 77 832 | | | | 337 067 736.00 | 15 421 845.00 | 653 890.00 | 4,24 | - | - | 2 | - | - | 2 | 143 | 0,12 | 996 | 315 | 119 502 | 99,88 |