

ARCADIA
Investment Group

ACQUISITION PROFILE

Success starts
with **Ideas.**

ACQUISITION PROFILE

Property is our passion!

Property forms the foundation of all areas of life: the single-family home as the centre of life, the factory or office as the workplace, the doctor's surgery in the medical centre for health issues, the supermarket for shopping or the hotel for holidays. And for precisely this reason, the performance requirements surrounding a property are so diverse, unique and rich in variety. No two properties are alike.

Therein lies the great challenge as it requires a broad knowledge base, a wealth of experience, a competent team and a goal-oriented way of working in order to precisely master these constantly changing challenges and tasks.

Notwithstanding the above, it is worthwhile to contact us for an appointment to personally discuss your property for sale.

Our current acquisition profile:

For our own holdings, our development activities and our project companies, we are always on the lookout for attractive purchase offers throughout Europe – with the main focus on Germany. Please find our current search criteria which defines and summarises the essential framework parameters.



RESIDENTIAL - EXISTING BUILDINGS

Existing buildings

- purchase price volume from 500,000 to 20 million euros
- in cities with more than 100,000 inhabitants
- established housing areas
- project developments possible
- asset and share deals possible
- no social hotspots
- no part-ownership
- with potential for optimisation and appreciation

The acquisition of property and plots for reasons of liquidity bottlenecks, separations, death, succession disputes etc. – is handled by us in a highly professional and confidential manner.



"Lindenquartier", Taucha



Rudi-Opitz-Straße, Leipzig



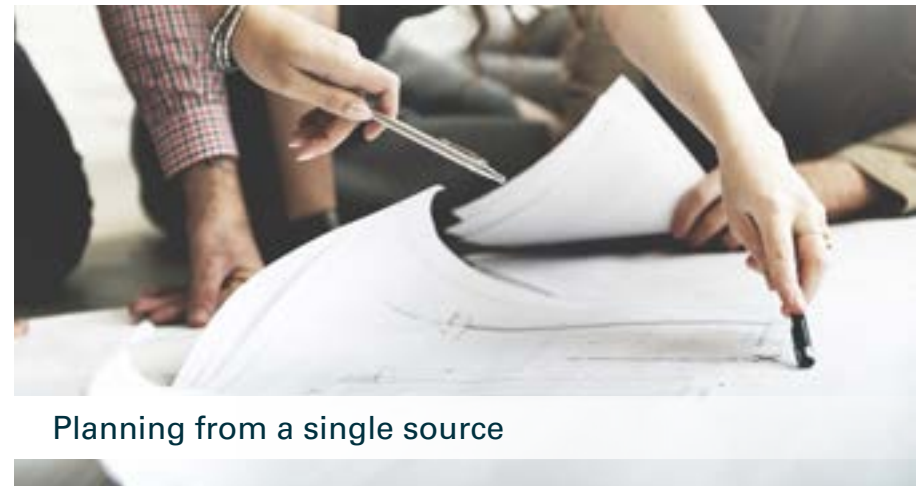
RESIDENTIAL - PROPERTIES

Properties for residential development for single-family houses / terraced houses / semi-detached houses

- properties from 3,000 m² upwards
- with and without building law
- throughout Germany in cities with 20,000 or more inhabitants as well as suburbs and surroundings of megacities
- implementation of development measures, project-related or complete development plan procedures

Properties for residential development for multi-family houses / condominium

- properties from 300 m² upwards
- real property
- developed housing areas
- good to very good micro locations throughout Germany
- in cities with more than 100,000 inhabitants
- with or without development
- with or without building law / building permission



Planning from a single source



COMMERCIAL - EXISTING BUILDINGS

Business premises

- good to very good business situations
- in cities with more than 30,000 inhabitants
- scope: Germany and Benelux countries
- with vacancies or short-term lease contracts
- no capacity limit
- independent of condition of the property

Neighbourhood centres / local supply centres

- existing properties with expiring leases for repositioning
- non-performing neighbourhood/local supply centres due to e.g. lack of funding for repositioning
- acquiring of location packages to optimise, split and resell

Our main focus is on the possibility to optimise lease contracts or rental spaces of the retail trade!

Shopping centres

- existing properties with expiring lease contracts for repositioning
- non-performing shopping centres due to e.g. lack of funding for repositioning
- acquiring location packages to optimise, split and resell



"Otto Dix Passage", Gera



COMMERCIAL - PROPERTIES

Retail

- good to very good business situation
- in cities with more than 30,000 inhabitants or at important logistics locations
- scope: Germany and Benelux countries
- in inner-city locations with a minimum size of 500 m² at 8 metres front to the pedestrian zone
- for integrated properties in urban districts or on a green-field site, at least 5,000 m² must be available or obtainable for the construction of retail properties

Hotel

- good to very good business situation
- in cities with more than 100,000 inhabitants
- with and without building permission



"Marien Carrée", Neubrandenburg

For properties not located in the inner city, visibility and accessibility play an essential role.

PARKING - EXISTING CAR PARKS

As specialists for the renovation and optimisation of parking facilities, we are always looking for:

Parking spaces, multi-storey car parks and underground car parks

- redevelopment properties without operator or with short-term contracts
- existing properties without operator or with short-term contracts
- multi-storey car parks with integrated local supply areas or retail spaces
- multi-storey car parks as part of a department store or business premise complex

In general, the following applies to our purchase interest:

- parking lot area: from 50 parking spaces
- multi-storey car parks/ underground car parks: from 100 parking spaces

If the multi-storey car park is to be used for a purpose in the immediate vicinity, no free parking regulation of more than 30 minutes exist.



Multi-storey car park "Zentrum", Gera

Perhaps you are not interested in selling, but may nevertheless need some advice?

No problem! Our experienced PARCADIA Parking Experts team would love to help you optimise your property portfolio and existing lease contracts.

PARKING - PROPERTIES

As property developer of parking facilities, we are always looking for:

Properties for parking spaces, multi-storey car parks and underground car parks

- properties from 1,000 m², easy access
- inner-city locations or at major traffic destinations such as airports, train stations, etc.
- properties at hospitals or large medical care centres
- properties close to cultural or tourist attractions with high traffic volume
- properties at public institutions, authorities etc. with a high number of visitors

We set quiet traffic in motion!



Multi-storey car park project "Northgate", Berlin



SPECIAL INTERESTS

ARCADIA Investment GmbH is interested in investment opportunities at the Baltic Sea for development and subsequent leasing:

- preferably on Darß, Rügen and Usedom
- undeveloped property
- existing buildings
- redevelopment properties
- properties suitable for the construction of parking facilities
- former hotels and accommodation facilities
- former holiday resorts or unused military areas



"Naturdüne" camping site, Zingst



CONTACT



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ARCADIA Investment Group

We are specialists for the development of retail properties, residential and office properties as well as parking facilities throughout Germany.

In addition to activities for our own portfolio, projects are realised in partnership or as a property development service provider - among others in close cooperation with national and international investors. The core business also includes the optimisation, maintenance and expansion of the real estate portfolio of trustfully managed family businesses.

Due to the special competence in the areas of financing, parking and expansion management for retailers, subsidiaries were founded in the group with technical experts to provide professional consulting services for ARCADIA and external partners.



www.arcadia-invest.de