

# Q58 – The New Quarter

## Refurbishment of a commercial property in the **Frankfurt Rhine-Main** area

We offer you the opportunity to invest your capital securely and profitably – with a fixed interest rate of 8.5% p.a., a clearly defined term and a transparent investment concept. You can participate in this exclusive investment with a **minimum investment of €5,000**.

### Advantages

8.5% fixed interest p.a. with annual interest payments

Term until 31 December 2027

0% front-end load/premium

The real estate bond invests in an existing commercial property in sought-after Bad Homburg – in the heart of the dynamic Frankfurt Rhine-Main metropolitan region. The property is currently undergoing refurbishment, which will not only further enhance the attractiveness of the location but also strengthen its long-term value potential. This investment thus combines a stable real asset base with attractive and predictable returns – **ideal for investors who want to combine reliability, substance and returns in a single investment.**



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Bad Homburg v. d. Höhe, Germany

### Key facts about the investment product

**5 Mio. €**

Volume  
of the bond

**8.5 %**

Interest p.a.\*

**36**

Months  
Term\*\*

**7.45 Mio. €**

Estimated profit  
before interest & taxes

**> 60 %**

Occupancy rate  
of the last 12 months\*\*\*

\* The stated interest rate of 8.5% p.a. is paid annually.

\*\* The term can be extended by a maximum of 2 times 6 months.

\*\*\* The building was bought empty and within one year the rented space increased by over 60 %.



Flexible construction - flexible solutions

The existing building impresses with its solid structure, which not only ensures long-term stability, but also enables flexible adaptations to modern company requirements. Thanks to the well thought-out architecture, individual office solutions can be realised - from open-plan working landscapes to classic room concepts. This adaptability makes the building an ideal location for a wide range of tenants and companies.

Colourful tenant mix

A colourful mix of tenants in a commercial complex promotes interaction and creates a lively atmosphere. The diversity of sectors ensures creative synergies and makes the complex even more attractive for new tenants.



Up-and-coming business location



Proximity to the FrankfurtRhineMain region



Historical & cultural location

Unique location with location advantages

Bad Homburg vor der Höhe offers an excellent combination of an attractive location, high quality of life and a strong economic structure. The town combines the advantages of a natural environment with the opportunities of a dynamic economic centre.



Only 20 minutes from Frankfurt & perfectly connected



Location for numerous international companies



Near Taunus, good infrastructure & recreational opportunities



Thermal springs, spa facilities, cultural & scenic highlights

Do you have questions?

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