



LEHDERSTR 71, BERLIN REFURBISHMENTS COMPLETE

We are delighted to announce the completion of refurbishment of a number of Apartments in our Lehderstr development in Central Berlin.

These apartments have been finished to a high standard and are now offered with fully fitted kitchens and bathrooms and as a consequence they meet the exacting requirements demanded by Berlin's "young professional" tenants.

Therefore owners can expect a rental premium 25-20% higher than apartments of the same size in the same location but with a lower specification.

We are delighted to offer these apartments for sale, to our private clients, for a short period at a discount of 5% below the market value. The benefits of purchasing one of these apartments include:

- Fully refurbished apartment which will require little maintenance for a long period
- The opportunity to avail of some of the highest rents achievable in the locality
- Consistent and Secure Rental Income
- A Reliable management company operating a successful 5 year rent pool
- Net rental yield (after all deductions) has increased by 48% after refurbishment
- A discount of c. €2,350 is available our private clients
- No expensive agency fees
- Responsible & helpful English speaking lawyers to complete your purchase
- A stake in Berlin, Europe's most reliable letting market & lowest risk investment locations

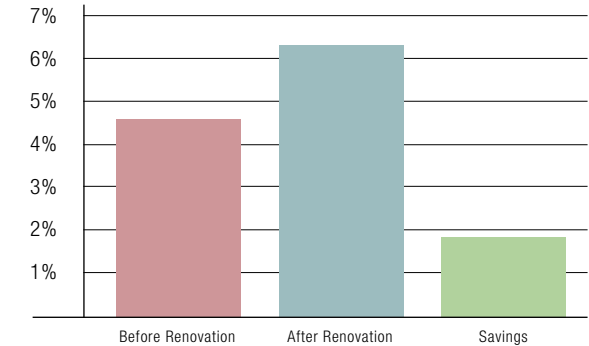
This offer is only available to those in receipt of our **NewsReal Newsletter** and will not be available to the general public. For further details please feel free to contact **Aoife Geoghegan** by phone: + 353 1 652 0391, or by email: aoife@realreturns.eu

Lehderstr 71 - Renovated Apartments Investment Information

Apt No	14	Type	Studio
Floor	1st	Size	37 sqm
Item	Before Renovation	After Renovation	Savings
Purchase Price	€47,207	€44,847	€2,242
NET Rent Income	€2,139	€2,839	+700
NET Yield	4.53%	6.33%	+1.80%

This table illustrates (using a typical apartment) the benefits purchasers will receive annually from these refurbished apartments.

Rent Yield (Net)



All images taken at Lehderstr 71, Berlin (April 2009)

