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Consorsbank (BNP Paribas S.A.)

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VALUATION REPORT

Property:	Office and retail property
Address:	Heiligen-Geist-Kamp 4a D-23568 Lübeck
Prepared for:	Prime Office A/S Skt. Knuds Torv 3,3 DK-8000 Aarhus C
Purpose of valuation:	Determination of the market value in accordance with Red Book standard for financing purposes. This valuation is an update of the former reports.
Date of valuation:	31.12.2021
Date of inspection:	06.01.2022



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1 Executive Summary

Basic information

Property:	Address:	Heiligen-Geist-Kamp 4a D-23568 Lübeck
	Municipality distr.:	Lübeck
	Federal state	Schleswig-Holstein
Owner:	Office-Kamp Immobiliengesellschaft mbH, Lübeck	
Date of inspection:	06.01.2021	
Inspected units:	1 retail unit	

Property

Use class:	office and retail property
Year of construction:	2008
Year of reconstruction:	-
Year of refurbishment:	-
Site area:	2,122 sq. m.
Surrounding area use:	office, car dealership, residential

	Units	areas	Vacant units	Vacant areas	%
Residential:	0	0	0	0	0%
Office:	6	1,578	0	0	0%
Retail:	1	388	0	0	0%
Storage:	1	170	0	0	0%
Parking lots:	33		0		0%
Garages:	0	0	0		0%
Others: Gastronomy	0	0	0	0	0%
Others: medical practice	0	0	0	0	0%
Others:	1	0	0	0	0%
Total	42	2,136	0	0	0%

Building materials:

Roof:	concrete construction, flat roof with greenery
Windows:	aluminium framed insulating glazing
Facades:	large glass and wooden elements
Basement:	partly basement, massive construction
Staircases:	concrete construction, without cover
Installations:	medium standard
Type of construction:	steel concrete frame construction

Authorities

Building law:	development pl: MI – mixed use; building land
Environmental/contamination issues:	none
Taxes:	none
Preservation order:	none
Encumbrances land register:	none
Encumbrances public obligations:	none



State of maintenance

(1) Very good condition - (4) Medium condition - (7) Very poor condition, in need of immediate repair

	1	2	3	4	5	6	7
State of maintenance roof:		X					
State of maintenance windows:			X				
State of maintenance facade:			X				
State of maintenance basement		X					
State of maintenance staircases			X				
State of maintenance technical installations:		X					
State of maintenance other relevant issues:			X				
Overall state of maintenance:		X					
Backlog:	none						

Additional assessments

	1	2	3	4	5	6	7
Location quality Residential:		X					
Location quality Commercial:			X				
Rent ability residential units:							
Rent ability commercial units:		X					
Sale ability:			X				
Eligibility for collateral in the short run:		X					
Eligibility for collateral in the long run:			X				
Alternative use:						X	
Type of alternative use:	none						
Method for the valuation:	Discounted cash flow						

Special conditions

Special conditions in the rental contracts:	3 contracts without VAT
Special conditions in the purchase contract:	n/a

Other information

Are there any interest between the tenants and the owner:	no
Is the rent in the rental contracts specified for each category of use:	yes
Rental contracts including VAT	40% of income without VAT
Other/additional relevant information:	photovoltaic income is included in the valuation

1) 1=best; 7 very poor

Value

Date of purchase:	n/a
Sales price within the last 2 years:	n/a
Cap. Rate in 10 years:	5.30%
Discount rate:	3.25%
Market value:	4,900,000
Value per square meter useable area:	2,294 €/sq. m.



2 Short Description

2.1 Building construction

Property type:	Office and retail property	
Year of ...:	construction:	2008
	modernization:	none
	refurbishment:	ongoing maintenance
Construction:	Type of construction:	steel concrete frame construction
	Interior walls:	concrete, light weight construction
	Floor slabs:	reinforced concrete
	Facade:	large glass and wooden elements
	Windows:	aluminium framed insulated glass
	Roof:	flat roof with greenery and installed photovoltaic system
	Staircase:	reinforced concrete, steel emergency stair
	Balconies:	none
Installations:	Heating:	central gas heating
	Warm water:	electric boilers, warm water preparation plant in the supermarket
	Electrical:	normal quality
	Lift:	1-person elevator, freight elevator
	Others:	photovoltaic cell on the roof, air-condition in supermarket unit
Fitting quality:	Office:	medium, modern loft quality
	Retail:	medium
Other special fittings:	Supermarket with typical refrigerated storage rooms in cellar	
Condition of the building:	No value influencing damages. Overall, the building is in a good condition.	
	The parking lots that had been defective for two years were repaired in 2021.	
Latest modernization/ maintenance:	▲ Continuously	

2.2 Building structure

Number of buildings:	1	
Building structure:	Basement:	part cellar, supermarket storage
	Ground floor:	retail units, technic rooms
	Upper floors:	office



Units, areas and income:

use	rental units			space			vacancy rate	current rent	
	occup.	vacant	total	occup.	vacant	total		€/sq. m.	total (month)
residential	0	0	0	0	0	0	0.0%	0.00	0.00 €
office	6	0	6	1,578	0	1,578	0.0%	10.53	16,605.88 €
med. pract.	0	0	0	0	0	0	0.0%	0.00	0.00 €
retail	1	0	1	388	0	388	0.0%	10.01	3,882.01 €
hotel	0	0	0	0	0	0	0.0%	0.00	0.00 €
gastro	0	0	0	0	0	0	0.0%	0.00	0.00 €
storage	1	0	1	170	0	170	0.0%	6.85	1,163.77 €
special	0	0	0	0	0	0	0.0%	0.00	0.00 €
sub. comm.	8	0	8	2,136	0	2,136	0.0%	10.14	21,651.66 €
subtotal	8	0	8	2,136	0	2,136	0.0%	10.14	21,651.66 €
parking out	33	0	33				0.0%	30.00	990.00 €
parking in	0	0	0				0.0%	0.00	0.00 €
other	1	0	1				0.0%	666.00	666.00 €
total	42	0	42	2,136	0	2,136			23,307.66 €
total p.a.									279,691.92 €

Tenant quality:

The commercial tenants are either regionally or nationally acting companies.

For example:

ODA Solution GmbH, former ASI DATAMYTE (main tenant 30%) is a leader in providing solutions for quality management in assembly, manufacturing and laboratory operations around the globe. The company is operating with 40 offices in more than 70 countries and is further expanding.

EVG Landwege is a collective, which supports the cultivation of organic products. The association has five organic supermarkets in and around Lübeck and is further expanding.

All the tenants are estimated to have a good reliability.

2.3 Legal situation

Building law: Zoning plan M - Mixed use area
 Development plan from 2007
 MI – mixed use, 3 storeys
 floor to area ratio 1.1

Special local constitutions: None

Land register: Rights (no changes assumed):
 none

Encumbrances:
 none

Register of public obligations: None (updated via telephone inquiry)

Register of contaminated sites: None (no changes assumed)



Preservation order:	The building is not listed as an ancient monument.
Status of taxes and contributions:	The plot is currently free of encumbrances through taxes and contributions (no changes assumed).
Other not registered agreements:	None available
Building permission:	The planning permission is not included in the available documentation. The material legality of the existing building development is assumed.



2.4 Valuation comments

Valuation model:

The analysis is based on a discounted cash flow analysis of the property with a 10-year view and a resale of the property at the end of year 10 (calculation see appendix). In this valuation model we use an equivalent yield for discount and resale that implicitly accounts for inflation and growth as well as the current property and the investment market including the particular characteristics of the property such as letting situation, location and building quality.

Comments on rent level:

Office

Market rents for office space in Lübeck:

- ▲ Simple/ standard locations 6.50 to 7.50 €/sq. m.
- ▲ Medium/ average locations 8.00 to 9.00 €/sq. m.
- ▲ Good location 9.00 to 11.00 €/sq. m.
- ▲ Prime rents new construction up to 13.50€/sq. m.

Asking rents for office space in the surroundings:

- ▲ Radius 1 km, > 200 sq. m. 7.97 to 12.00 €/sq. m.

The office rents in the property vary between 9.07 €/sq. m. and 11.81 on upper floors as well as 12.37 €/sq. m. on the ground floor comparable with retail. All without parking.

The latest contract concluded in 2020 at 11.00 €/sq. m. shows the marketable rent level of good quality office areas in a medium location. Overall the office market has basically not changed since the last valuation; only for new constructed high quality office space the rent levels have slightly increased.

But modern spaces are further well demanded in this location.

Therefore, we estimate that the rent levels have increased a bit, but are still within the market range of comparable office space due to indexation. Tenants not liable to VAT typically have to pay a rent which is above the market.

Retail

Market rents for retail space in Lübeck:

- ▲ Simple/ standard locations 6.00 to 15.00 €/sq. m.
- ▲ Medium/ B-locations 15.00 to 25.00 €/sq. m.
- ▲ Prime locations/ A-location 50.00 to 90.00 €/sq. m.
- ▲ Prime rents have been decreasing further in recent years

Asking rents for retail space in the surroundings:

- ▲ Radius 2km, > 200 sq. m. 6.67 to 13.50 €/sq. m.

There is only one retail unit in the building, the bio supermarket. The rent level for the retail space is at 10.00 €/sq. m. which is assessed as being still on market level. The organic food shop is sustainable in this location with a lot of high-quality residential quarters and inhabitants with high incomes in the surroundings.

Storage:

The current level is assessed as being on market level, because the basement rent level is typically 50% to 70% of the usual ground floor rent and the area is well usable with the freight elevator.



<p>Comments on the lease terms/ conditions:</p>	<p><u>Parking spaces:</u> The lots are all rented to the commercial tenants, whereby the rent is not separately declared. Rents for outside parking lots are estimated between 20.00 and 40.00 €/lot p.m. So, we estimate a sustainable rent level of 30.00 €/lot.</p> <p>For an overview of the commercial contracts please see appendix.</p>
	<p><u>Additional information:</u></p> <ul style="list-style-type: none"> ▲ All tenants pay all recoverable costs based on the law and are responsible for small repairs. ▲ In two contracts also the management costs can be apportioned to the tenants. ▲ In case the option is exercised the market rent has to be paid, but at least the rent which was paid last. ▲ The rental income from Photovoltaic PP based on the average revenue over the last years and will be reduced after the end of the subsidy period.
<p>Tenant improvements:</p>	<p>To re-let a unit the landlord has to improve the unit to meet the requirements of a new tenant.</p> <p>Tenant improvements of up to 150 €/sq. m. are calculated for all units depending on the estimated tenant change.</p>
<p>Photovoltaic power system (PPS):</p>	<p>On the roof of the building a photovoltaic power system is installed.</p> <p>According to a letter from the utility company (Stadtwerke Lübeck) a fee of 41.35 ct/kWh (net, without VAT) is paid to the owner for supplying electricity to public network for a term of 20 years (subsidization by German law, based on the EEG "Erneuerbare Energien Gesetz"). According to the information from the owner an income of approx. 6,000 to 9,000 €/year is generated on average. With regard to the common insurance and maintenance costs and the typical process of degradation an amount of 7,000 € is used as sustainable income.</p> <p>Theoretically the system is not an essential part of the building, but in the market it is usually considered as a part of the property. According to the instruction we included the cash flow in the DCF calculation as well as additional information about the value of this system.</p> <p>The system was installed in 12/2007 so the remaining time for the legal subsidization of the plant is 6 years. The photovoltaic system can also be used beyond this time, but the function as well as the income is very uncertain.</p> <p>Therefore, only the subsidized cash flow for the next 6 years is included in the calculation and the marketable cash flow afterwards.</p>
<p>Deferred maintenance/Capital expenditures:</p>	<p><u>Deferred maintenance:</u> Smaller defects are covered by running maintenance.</p>
<p>Saleability:</p>	<p>It is a modern building in a sustainable location with a good competitive position in the Lübeck market and a low vacancy</p>



risk.
Overall, we estimate a medium to good saleability.

Lettability: The fitting quality complies with the modern building appearance. It is well demanded in the city. We estimate a normal lettability.

Alternative use: None – the existing use is sustainable

Capitalisation rate (resale): The chosen capitalisation rate is used to calculate the supposable resale value of the property in 10 years. Based on a market situation comparable to today and in consideration of the basic advantages and disadvantages of the property a cap rate of **5.5%** was chosen.

Discount rate: The yield is used to calculate the present value of the cash flows over a 10-year term. The used valuation model is based on an equivalent yield that implicitly accounts for inflation and growth. Based on the expected investment risk and the current market situation we assess a discount rate of **3.25%**. (due to better market conditions) This yield leads to a gross multiplier of 17.16 (including the income from the solar panels), which is within the upper range of the market. The advantages of the property are the good location for office use, the good condition of the building and the high-quality tenants with predominantly medium lease terms. Due to the estimated good chance of prolongation the risk of a slightly decreasing rent level in the future is only low. The investment demand is further good, but due to the uncertain economic risks resulting from the Corona crisis, we keep the yield at the same level.

Market trends:

LOCATION	GROSS YIELD	TREND
very good	5.0 - 5.5	↘
good	5.5 - 6.0	→
average	6.0 - 6.7	→
simple	6.7 - 7.5	↘

Purchasers cost: An asset deal is assumed. Cost for broker, legal and transfer tax have to be deducted from the capital value.

Legal	1.00%
Transfer tax	6.50%
<u>Broker fee</u>	<u>2.50%</u>
Total	10.00%

Market value per sq. m. **2,294€/sq. m.**

Comments on the sales price: n/a



2.5 Market value and conclusion

Based on our calculations and in accordance with Red Book we estimate the market value of the property Heiligen Geist Kamp 4a in D-23568 Lübeck on the date 31/12/2021 at

4,900,000.00 €
in words: four million nine hundred thousand Euros

Conclusion:

The property is an office and retail building with outside parking lots. It is a young modern building in a sustainable B-location with a good competitive position and a sustainable cash flow expectation.

With the exception of the hotel segment and non-food retail properties, the price development was slightly positive in 2021. But there were less transactions in Lübeck and the market has largely been halted by the Corona pandemic. Overall the value has slightly increased compared to 2020. And due to the unchanged capital markets the investment demand for sustainable commercial buildings in German B- and C-cities are further good.

Therefore, we estimate an average to good eligibility for collateral in the long term and short term.

Hamburg, 14/01/22

Steffen Schroeder
Immobiliensachverständiger

No conflict of interest

We confirm that we have no conflict of interest, either with the Borrower or with the properties in question. We also confirm that the valuer does not benefit (other than from receipt of the valuation fee) from this valuation instruction.

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The Client assures that all valuations, reports, plans, drafts, renderings, tables and calculations will only be used for those purposes specified in the contract and will not be published without the prior consent of the valuer in each individual case. The Client will only pass on the results of Advisor's work to third parties, even if directly connected with the Client, with the explicit prior written consent of the Advisor.

Indemnity insurance

The valuer assures that the amount of their professional indemnity insurance is limited to €2.5 million on a per case basis.



3 Appendix

Appendix 1	Comparables
Appendix 2	Conditions of the rental contracts
Appendix 3	DCF Calculation Layout plan
Appendix 4	SWOT Analysis
Appendix 5	Macro - micro location analysis
Appendix 6	Market situation
Appendix 7	Cadastral map
Appendix 8	Copy of land register
Appendix 9	Statement of the Environmental Agency
Appendix 10	Register of public obligations
Appendix 11	Preservation order
Appendix 12	Status of taxes and contributions
Appendix 13	Photo documentation
Appendix 14	Layout plan



Comparables

Appendix 1

Sales comparables

#	year	type	location	YOC	usable area	purchase price	multiplier	price €/m ²
1	2020	office	City Centre	1890/2003	400	1,550,000 €		3,875
2	2020	office/ com.	City Centre	1955	450	2,050,000 €	23.70	4,556
3	2021	retail/ DIY	Kücknitz	2014	13,200	19,600,000 €	15.50	1,485
4	2021	mixed use	St. Lorenz Süd	1894	240	560,000 €	22.90	2,333
5	offer	office	Uni Campus	2019	1,803	4,700,000 €	19.00	2,607
						5,692,000 €	20.28	2,971

Asking office rents in neighbourhood

Distance km	sq. m.	rent	€/sq. m.	Notes
0.5	220	2,970.00	13.50	C-location. New construction
0.5	200	2,900.00	14.50	Water view, new construction
0.7	339	3,390.00	10.00	City centre
1.0	260	2,990.00	11.50	City centre
1.1	93	1,303.00	14.01	City centre

Asking retail rents in neighbourhood

Distance km	sq. m.	rent	€/sq. m.	Notes
0.5	500	6,750.00	13.50	C-location. New construction
1.0	85	1,500.00	17.65	1B location
1.5	420	3,360.00	8.00	C-location
2.0	782	8,210.00	10.50	District location
3.0	745	10,058.00	13.50	District location



Conditions of the rental contracts

Appendix 2

	#	Tenant	use	kind	units	Interest betw. tenant/ owner	Start of contract	End of contract	Prolongation / option	Space sq. m.	current €/sqm	current income month	Rent adjustment	Remarks
commercial	1	supermarket	retail	Bio Supermarket	1	no	15.02.08	14.02.23		388.00	10.01	3,882.01	10 points CPI change/ 100% adjust.	
		supermarket	storage		1	no	15.02.08	14.02.23		170.00	6.85	1,163.77	"	
	2	insurance office	office	Insurance	1	no	15.10.09	31.12.21	yearly prolongation	220.50	12.37	2,727.62	10 points CPI change/ 100% adjust.	no VAT
	3	office	office	office	1	no	01.02.20	31.01.30	2 x 5 years	249.25	11.51	2,870.00	Yearly adjustment by CPI change	no VAT
	4	language school	office	language school	1	no	31.01.08	31.12.24	yearly prolongation	319.00	11.81	3,768.59	10 points CPI change/ 100% adjust.	no VAT, prolonged
	5	real estate broker	office	real estate broker	1	no	04.02.08	03.02.23	1 x 5 years	100.00	9.88	988.11	10 points CPI change/ 100% adjust.	
	6	software company	office	software development	2	no	01.01.14	28.02.22	2 x 5 years	689.00	9.07	6,251.56	10 points CPI change/ 100% adjust.	
other	1	Photovoltaic PP	other		1		18.12.07	31.12.27			580.00	580.00		estimated income, based on last few years
	2										0.00			
	3										0.00			
parking		outside occupied	parking out		33		01.01.08	31.12.24			30.00	990.00		
		outside vacant	parking out								0.00			
		inside occupied	parking in								0.00			
		inside vacant	parking in								0.00			
Total					42					2,135.75		23,221.66	WALT	1.97



SWOT analysis

Appendix 4

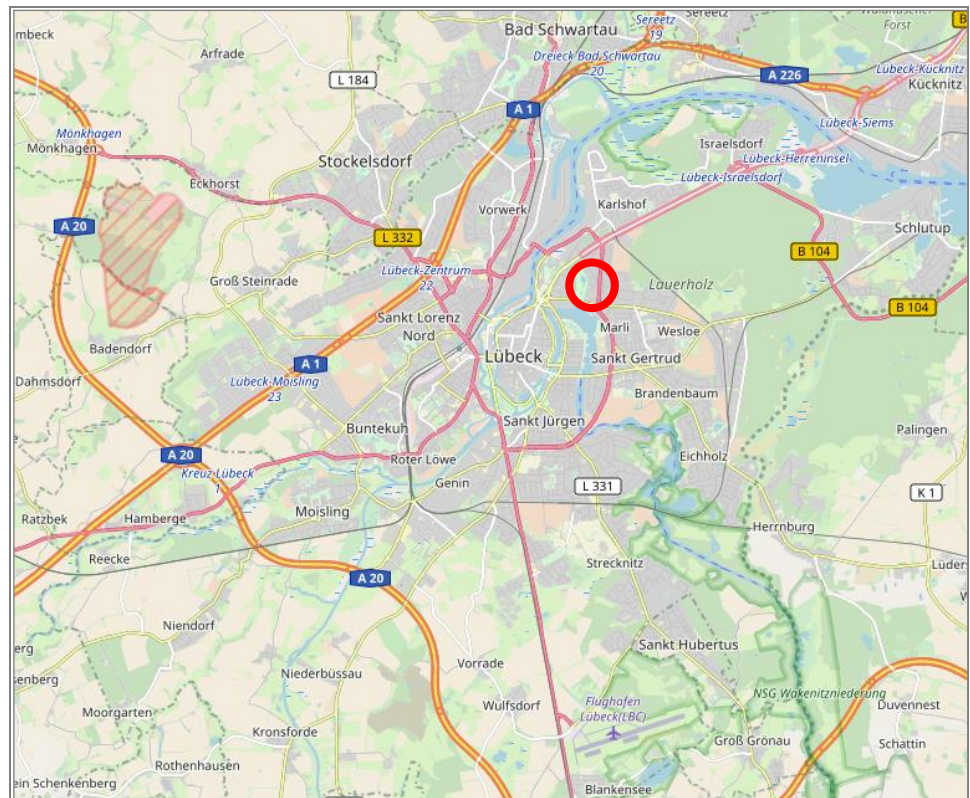
- Strengths:
- ▲ Sustainable B-location with good accessibility and visibility from the street
 - ▲ Sustainable cash flow expectation due to a marketable rent level
 - ▲ Young modern building with representative architecture and a good competitive position in this location
 - ▲ Interesting fitting quality with a popular loft style
 - ▲ Flexible structure, good divisible office units suitable for this location
 - ▲ Sustainable tenant structure for the location with a high chance of contract prolongations
- Weaknesses:
- ▲ B-Location for office, inner city border
 - ▲ Short term leases
 - ▲ Only few parking spaces
- Opportunities:
- ▲ The photovoltaic system on the roof generates a long term income
 - ▲ The tenants will prolongate the lease contracts due to the established location
 - ▲ A growing service sector leads to higher demand for office space in the city and also in secondary office locations of Lübeck
 - ▲ High chance of contract prolongations
 - ▲ Very good residential locations nearby
- Threats
- ▲ Glass facade with recurring moisture defects
 - ▲ Less dynamic office market with mostly stagnating market rent levels
 - ▲ *The economic consequences of the Corona crisis are still impacting the real estate market, especially in the hotel, gastronomy and non-food retail sector*



Macro location analysis on city level

Appendix 5

Macro location map:



City: Lübeck

Socio-demographic facts: Inhabitants: Approx. 215,700 (+2% last 5 years)
 Unemployment rate: city 7.3%/ Germany 5.1%
 Purchase power: 90.7 (average = 100)

Key facts: Lübeck is situated in the south-east of the federal state of Schleswig-Holstein and is the second largest city in the federal state. The city has a long history as a trading city. Only 65km north-east of Hamburg, Lübeck domiciles the third biggest German universal harbour. Lübeck has the lowest German transit times to Sweden, Finland, Russia and the Baltic states. The university city has a high touristic attractiveness and a good living quality.

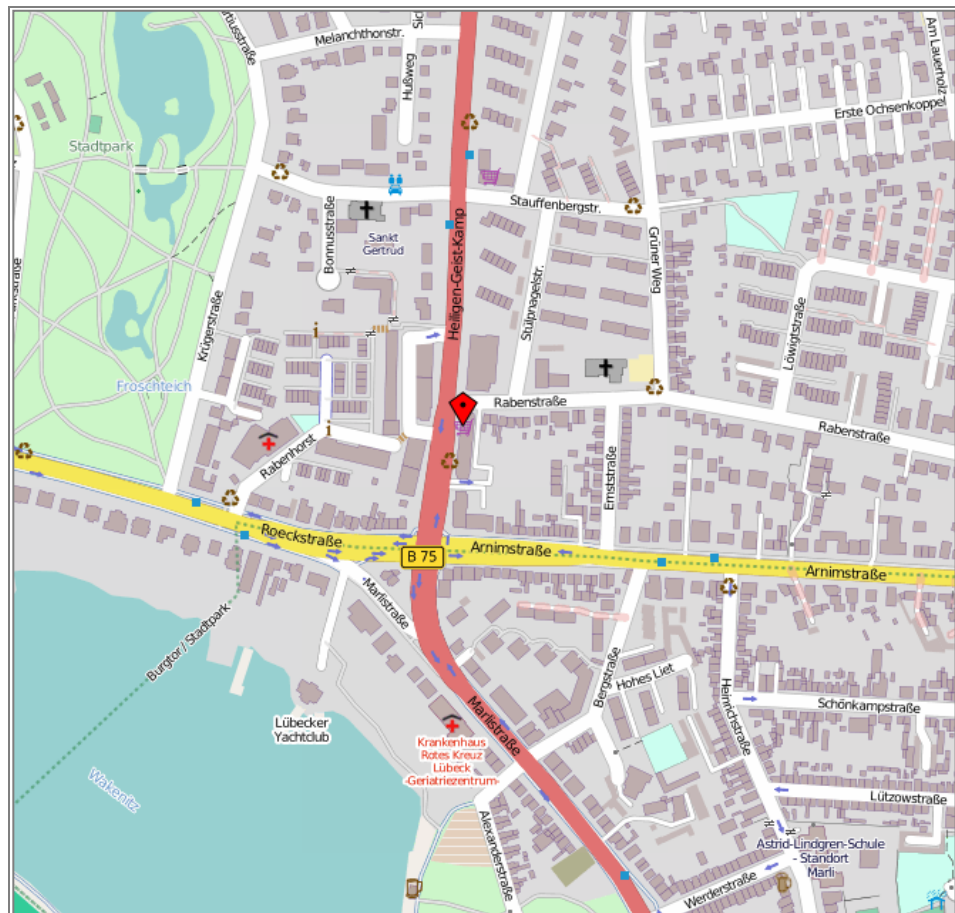
Economic trends: With the biggest ferry port in Europe Lübeck is established as a trade and traffic hub in the north of Germany predominantly focused on Baltic sea connections. The city has a mixed economic structure with some specializations in medical technology (Drägerwerk), food production (Niederegger marzipan, Campbell's Germany, Erasco) and facility management (Bockholdt, approx. 4,300 employees). The tourism industry is also an important economic sector. Currently the economic situation is still deeply impaired by the pandemic crisis. The index of the economic climate of Schleswig-Holstein in the 3rd quarter of 2021 is at 116.4 and for the second time in a row it is above the long-term average of 111.2 points. The economy in Schleswig-Holstein has rapidly stabilized again since the crisis-related slump in 2020.



Micro-location analysis on vicinity level

Appendix 6

Micro-location map:



Surroundings:

The district St. Gertrud is located directly north of the city centre. It is known as a very good residential location with a lot of multi-family and detached houses as well as additional mixed use buildings from the last 100 years. Many lawyers and medical practices have settled in the district. Especially the locations around the public park “Stadtpark” are one of the best residential locations of the city with high income class residents.

The positive aspects of the location are the good reachability and the short distance to the city centre as well as the mostly calm and green surroundings. Along Heiligen-Geist-Kamp the neighbourhood is characterized by office buildings with 3 to 4 storeys that partly have retail use (e. g. Aldi discounter, pharmacy) on ground level. North of the property a car dealer is located. Adjoining the eastern border is mostly residential use with row houses.

Distance:

- Public transport: Bus station in front of the building
- Motorway: A1 AS Lübeck-Zentrum in 3km
- Railway: Lübeck central station in 3.5km
- Airport: Lübeck-Blankensee regional airport about 9km
Hamburg-Fuhlsbüttel in about 1 hour by car
- City centre: 2km

Assessment of the location quality:

Medium quality for office – near the centre and other office buildings around, but not a typical office location.
Simple to medium for the retail – solitary location but sustainable for local supply due to the good accessibility and visibility



German investment market:



Main market trends:

- ▲ The pandemic continues to influence the markets in the first half of 2021, but a recovery is clearly visible in the 3rd quarter of 2021.
- ▲ The transaction volume shortfall compared with the five-year average was almost made up in the first three quarters of the year.
- ▲ Investors are reacting with a change in investment focus; risk-free investments (core asset class) are in even greater demand than before and properties with letting risks such as non-food retail or offices in B-locations have seen a decline in demand.
- ▲ Berlin leads from January to September 2021 with a transaction volume of around €6.8 billion, followed by Frankfurt (around €4.5 billion) and Munich (around €4.0 billion) - Hamburg is in fourth place with around €2.1 billion.
- ▲ Office properties will continue to be the asset class with the highest volume in H1 2021 (approx. 50%).
- ▲ The lack of core products increases the transaction share of forward deals and project developments
- ▲ Prime yields remain at historically low levels, below 3% for top properties in metropolitan areas. For this year, however, the level is likely to stagnate in most of the regions.
- ▲ Due to missing alternative investment opportunities with a similar risk-return profile, demand for commercial real estate is likely to remain very high in the future.
- ▲ Lübeck is a small investment location with very volatile transaction volumes between €30 and €60 million per year

Lübeck Investment market:

Prime gross yield office property: 5.2%
 Prime gross yield retail property: 5.0%

The market situation for retail real estate continues to be dampened, especially for non-food-retail.



Amtsgericht Lübeck Grundbuch

von

Lübeck Blatt 6219

Dieses Blatt ist zur Fortführung auf EDV neu gefasst worden und dabei an die Stelle des bisherigen Blattes getreten. In dem Blatt enthaltene Rötungen sind unter Umständen schwarz sichtbar. Freigegeben am 24.10.2006.

Heyn

Datum des Abrufs: 21.11.2011 13:37:26
Letzte Eintragung vom: 12.09.2008

Seite 1 von 12

Amtsgericht Lübeck		Grundbuch von Lübeck			Blatt 6219	Bestandsverzeichnis	Einlegebogen 1	
Laufende Nummer der Grundstücke	Bisherige laufende Nummer der Grundstücke	Gemarkung (Vermessungsbezirk)	Bezeichnung der Grundstücke und der mit dem Eigentum verbundenen Rechte		Wirtschaftsart und Lage	Größe		
			Flur	Flurstück		ha	a	m²
1	2	a	b		e	4		
1		St. Gertrud	009	137/12	Verkehrsfläche, Heiligen-Geist-Kamp 4 a		17	02
2	1	St. Gertrud	009	180	Gebäude- und Freifläche, Heiligen-Geist-Kamp 4 a		17	02
3		St. Gertrud	009	178	Gebäude- und Freifläche, Heiligen-Geist-Kamp 4 a		2	12
4		St. Gertrud	009	176	Gebäude- und Freifläche, Heiligen-Geist-Kamp 4 a		2	08

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Amtsgericht Lübeck		Grundbuch von Lübeck		Blatt 6219	Erste Abteilung	Einlegebogen 1
1	2	3	4	Grundlage der Eintragung		
1	Hansestadt Lübeck	1		Nr. 1 bei Neufassung der Abteilung ohne Eigentumswechsel eingetragen am 24.10.2006. <u>Heyn</u>		
2	office-kamp Immobiliengesellschaft mbH, Lübeck	1		Auflassung vom 20.04.2007; eingetragen am 21.09.2007. <u>Borchert</u>		
		3, 4		Antrag vom 06.07.2007; eingetragen am 18.10.2007. <u>Sieburg</u>		

21.11.2011 13:37:26 Seite 5 von 12

Amtsgericht Lübeck		Grundbuch von Lübeck		Blatt 6219	Zweite Abteilung	Einlegebogen 1
1	2	3	Lasten und Beschränkungen			
1	1	3	Befristete Rückauflassungsvormerkung für Hansestadt Lübeck; gemäß Bewilligung vom 20.04.2007 und 27.08.2007 (Notar Holger Lankau, Lübeck, UR-Nr. 187/2007 und 449/2007); vorbehalten bleibt der Vorrang für noch einzutragende Grundpfandrechte in Höhe von bis zu 3.480.000,00 Euro nebst bis zu 20% Zinsen ab dem Tage der Bestellung des jeweiligen Rechtes und einmaliger Nebenleistung von 10%; eingetragen am 21.09.2007. <u>Borchert</u>			

21.11.2011 13:37:26 Seite 7 von 12



16-MÄR. '07(DO) 09:08 BEREICH 2. 280

FAX:+49 451 1222390

S. 003

3 - Umwelt, Sicherheit und Ordnung
3.392 - Umweltschutz

Zeichen: Thi

Lübeck, den 13.03.2007
Auskunft: Dieter Thielmann
Tel.: 39 38; Fax: 39 90
e-mail: Dieter.Thielmann@luebeck.de

An
280 Bereich Wirtschaft, Hafen und Liegenschaften
z. Hd. Herrn Hoppe

Fischstraße 1-3
23539 Lübeck



SP 15.3.

Grundstück in Lübeck, Heiligen-Geist-Kamp 4a; - Altlasten -

23 15/07

Sehr geehrter Herr Hoppe,

im Nachgang zu unserem Schreiben vom 09.03.2007 teilt der Bereich Umweltschutz der Hansestadt Lübeck als untere Bodenschutzbehörde/Untere Wasserbehörde mit, dass, nach derzeitigem Kenntnisstand, für das o. g. Grundstück hier keine Hinweise vorliegen, die eine Einstufung als Altlastenverdachtsfläche (Alttablagerung und/oder kontaminierten Altstandort) zulässt.

Mit freundlichen Grüßen
Im Auftrag

Dieter Thielmann



Hansestadt LÜBECK 



Hansestadt Lübeck - Bereich 5.631 -23539 Lübeck

von Borries Advisory-Partners
GmbH & Co KG
Baumwall 7
20459 Hamburg

Der Bürgermeister

Bereich: Bauordnung
Gebäude: Mühlendamm 22
Auskunft: Frau Persson
Zimmer: 013
Telefon: (0451) 122 6302
Telefax: (0451) 122 6306
eMail: maren.persson@luebeck.de
Ihr Zeichen: **Frau Schlicht**
Ihre Nachricht vom: 18.11.11
Mein Zeichen: 2354/2011
Datum: 21.11.11

Auskunft aus dem Baulastenverzeichnis

Bauort: Heiligen-Geist-Kamp 4a
Sehr geehrte Damen und Herren,

gem. Ihrer Anfrage bestätigen wir Ihnen, dass für o.g. Grundstück zum heutigen Zeitpunkt keine Eintragungen im Baulastenverzeichnis vorhanden sind.
Diese Auskunft ist gebührenpflichtig. Die zu zahlenden Gebühren entnehmen Sie bitte dem anliegenden Kostenbescheid.

Rechtsgrundlagen:

Landesverordnung über Verwaltungsgebühren in Angelegenheiten der Bauaufsicht (Baugebührenverordnung - BauGebVO -) GS Schl.-H. II, Gl.Nr. 2013-2-47 vom 1. April 2009 (GVOBl. Schl.-H. S. 178) geändert durch Verordnung vom 6. Dezember 2009 (GVOBl. Schl.-H S. 886) i. V. m. der Ziffer 5.2 der Anlage 1 BauGebVO - Baugebührentarif nach Baugebührenverordnung -

Mit freundlichen Grüßen

Im Auftrag

Persson

Telefonzentrale: (0451) 122-0
Verkehrsmittel:
Unsere Sprechzeiten:
montags und dienstags 8.00 bis 14.00 Uhr
donnerstags 8.00 bis 16.00 Uhr
freitags 8.00 bis 12.00 Uhr
und nach Vereinbarung
Internet: www.luebeck.de

Konten der Stadtkasse:
Volksbank BLZ 230 901 42 Kto.-Nr. 5008336

Scheck: nur an Stadtkasse Lübeck, 23539 Lübeck

Bitte benutzen Sie öffentliche


Busanbindung:
Buslinie(n): 2, 4, 6, 7, 8, 9, 16, 19, 32
Haltestelle(n): Fagelfeuer



Preservation order

Appendix 11

Due to building age and appearance we assume that the building is not listed as an ancient monument.

Hansestadt LÜBECK 

Der Bürgermeister

Fachbereich Planen und Bauen

Hansestadt Lübeck; Bereich 5.661; 23539 Lübeck

Von Borries Advisory-Partners GmbH & Co.KG
-Frau Schlicht-
Baumwall 7
20459 Hamburg

Bereich: Verkehr
Gebäude: Mühlendamm 20
Auskunft: Frau Kück
Zimmer: 1.04
Tel. (0451) 122-6033
Fax (0451) 122-6039
email: eva.kueck@luebeck.de

Ihr Zeichen:
Ihre Nachricht vom:
Mein Zeichen:
Datum: 23.11.11

Straßenanliegerbeschneidung

Grundstücksangaben :

Grundstück in Lübeck **Kohlmarkt 7-15** , 235 52 Lübeck, Gemarkung **Innere Stadt**
Flur **067** Flurstück **8/12**

Grundbuch von Lübeck, Blatt

Eigentümer / PO/Kohlmarkt GmbH

Widmung

Das Grundstück liegt an einer öffentlichen Straße.

Erschließung

Für das o. a. Grundstück fällt ein Erschließungsbeitrag nach dem Baugesetzbuch (BauGB) in der Fassung der Bekanntmachung vom 23.09.2004 (BGBl. I S.2414), zuletzt geändert durch Gesetz vom 31.07.2009 (BGBl. I S. 2585) für die erstmalige Herstellung der Erschließungsanlage **Kohlmarkt 7-15 nicht mehr an.**

Das Recht auf Erhebung von Beiträgen zu den Kosten für nachmalige Herstellung, Erweiterungen oder Verbesserungen von Erschließungsanlagen aufgrund landesrechtlicher Bestimmungen bleibt unberührt (§ 128 Abs. 2 Satz 1 Baugesetzbuch). Das Grundstück grenzt an die Schmiedestraße an. Die Schmiedestraße wurde erneuert. Hierfür fallen Straßenausbaubeiträge nach dem Kommunalen Abgabengesetz in Verbindung mit der Straßenausbaubeitragssatzung der Hansestadt Lübeck an.

Telefonzentrale: (0451) 122-0
Unsere Sprechzeiten:
montags und dienstags 8.00 bis 14.00 Uhr
donnerstags 8.00 bis 16.00 Uhr
freitags 8.00 bis 12.00 Uhr
und nach Vereinbarung
Internet: www.luebeck.de

Konten der Stadtkasse:
Deutsche Bank BLZ 230 707 10 Kto.-Nr. 9 000 050
Landesbank BLZ 230 500 00 Kto.-Nr. 7 052 000 475
LZB Lübeck BLZ 230 000 00 Kto.-Nr. 23 001 700
Postbank Hbg. BLZ 200 100 20 Kto.-Nr. 104 00-201
Sparkasse z. L. BLZ 230 501 01 Kto.-Nr. 1 011 329
Scheck: nur an Stadtkasse Lübeck, 23539 Lübeck

Bitte benutzen Sie öffentliche Verkehrsmittel.

Busanbindung:
Buslinie(n): 2; 4; 6; 9; 16; 19; 24; 32
Haltestelle(n): Fohelauer



- 2 -

Hinweis:

Diese Bescheinigung ist – soweit nicht ein unanfechtbar gewordener Bescheid vorliegt – unverbindlich und unter dem Vorbehalt ausgestellt, dass eine spätere Entscheidung im Veranlagungs- und Rechtsmittelverfahren hiervon abweichen kann.

Mit freundlichen Grüßen

Im Auftrag

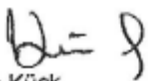

Eva Kück



Photo documentation

Appendix 13

Front view



Heiligen-Geist-Kamp



Heiligen-Geist-Kamp





Rear facade



Back yard



Entrance

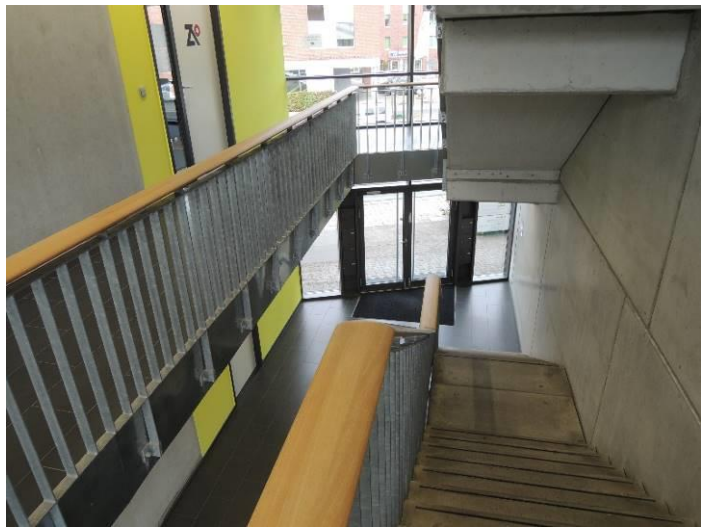




Façade details



Staircase



Office unit entrance





North facade



Cooling devices retail unit



Retail/ office unit Itzehoer Insurance





Unit Itzehoer Insurance



Unit Itzehoer Insurance



Office units





Office units



Office units



Office units





Office units



Office units



Office units





Office units



Office units



Office units

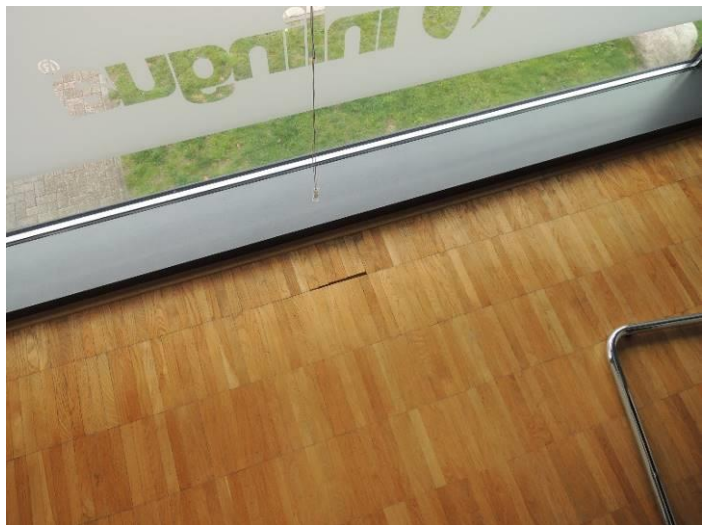




Office units



Office unit, defective parquet



Entrance retail unit Landwege





Retail unit Landwege



Retail unit Landwege



Retail unit Landwege, cellar





Retail unit Landwege, cellar



Retail unit Landwege, freight elevator



Retail unit Landwege, cellar





Detail cellar stairs



Retail unit Landwege, storage cellar



Retail unit Landwege, social rooms





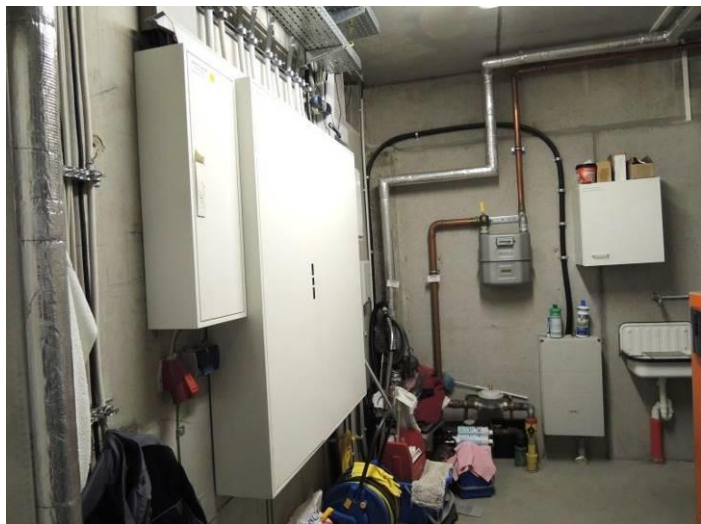
Retail unit Landwege, cellar



Ground floor, heating system



Ground floor, electric installations





inverters for solar power systems



Parking area



Repaired parking space





Parking entrance from Heiligern-Geist-Kamp



South neighbour

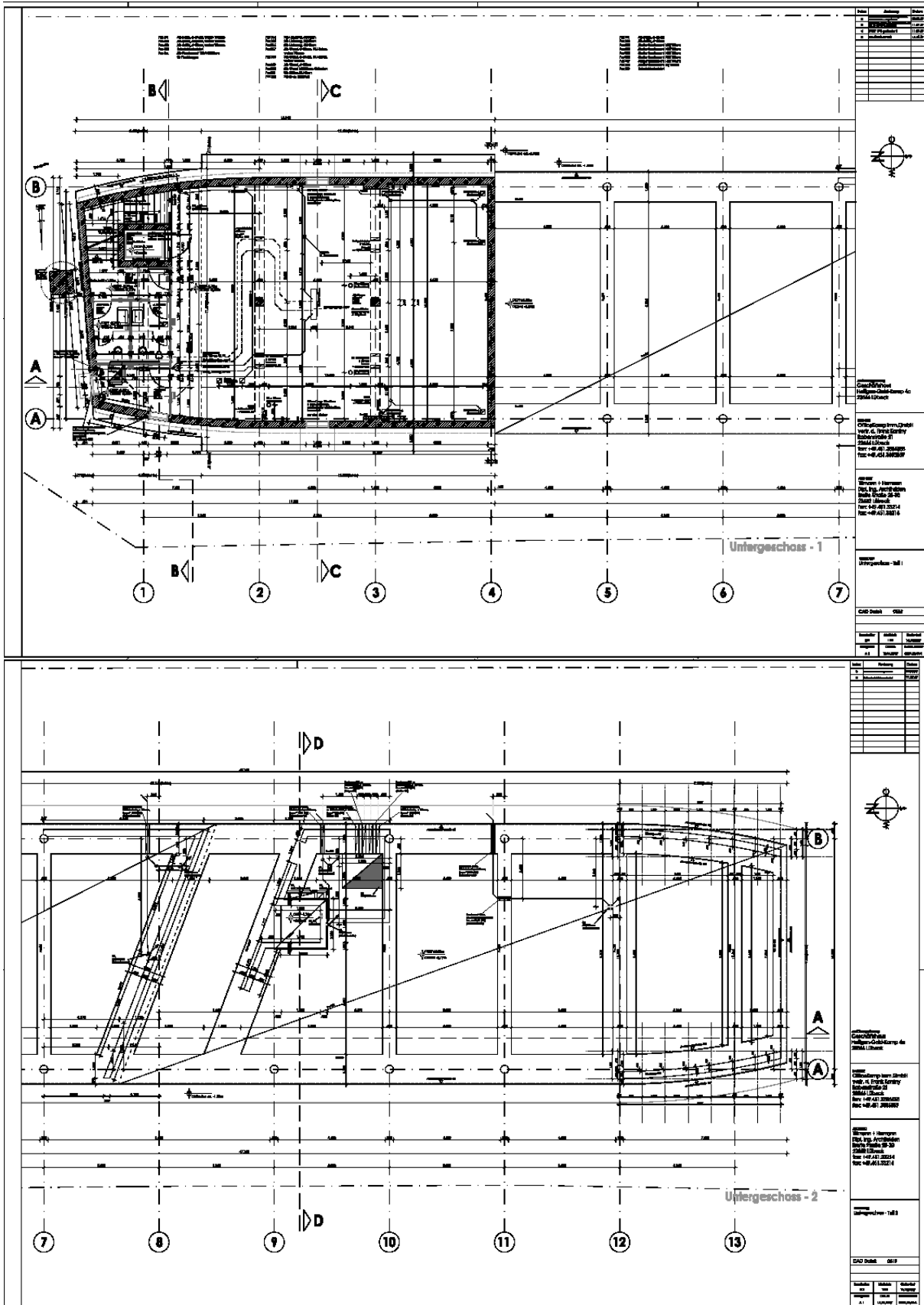


North neighbour



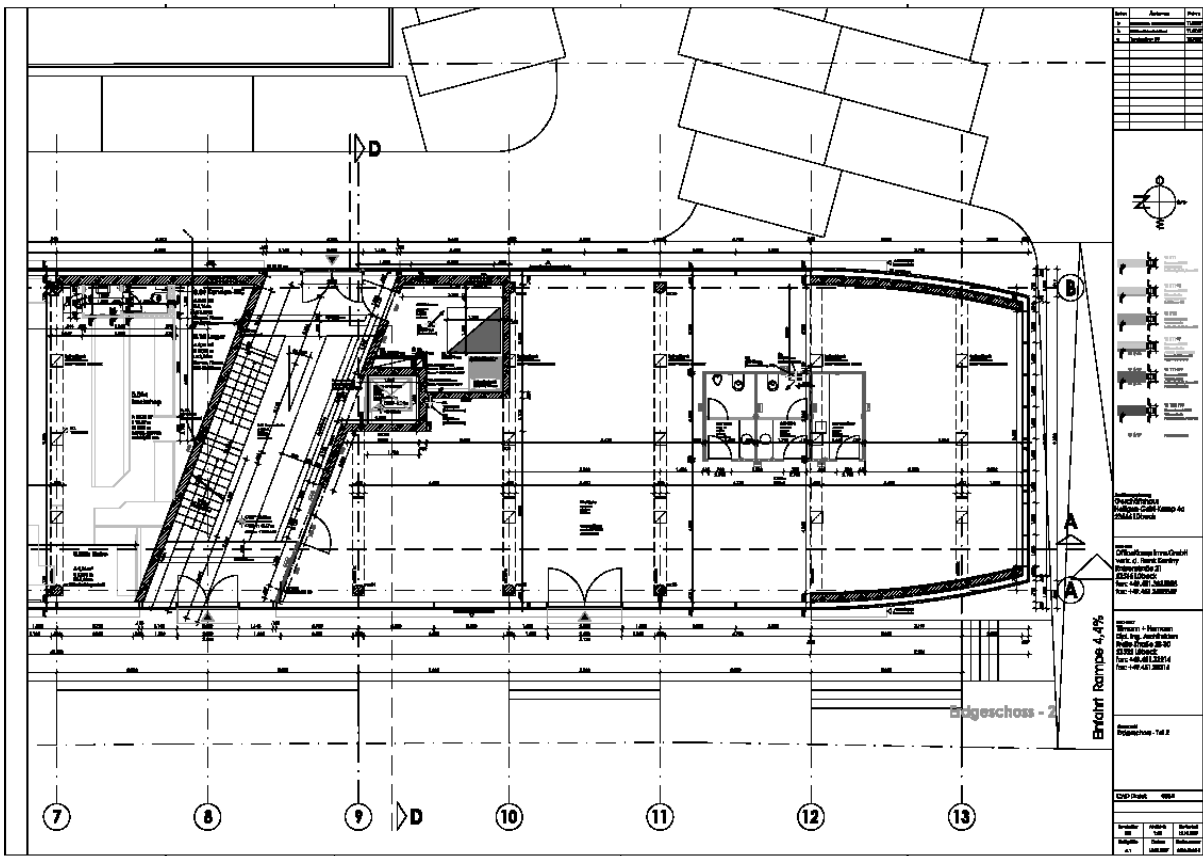
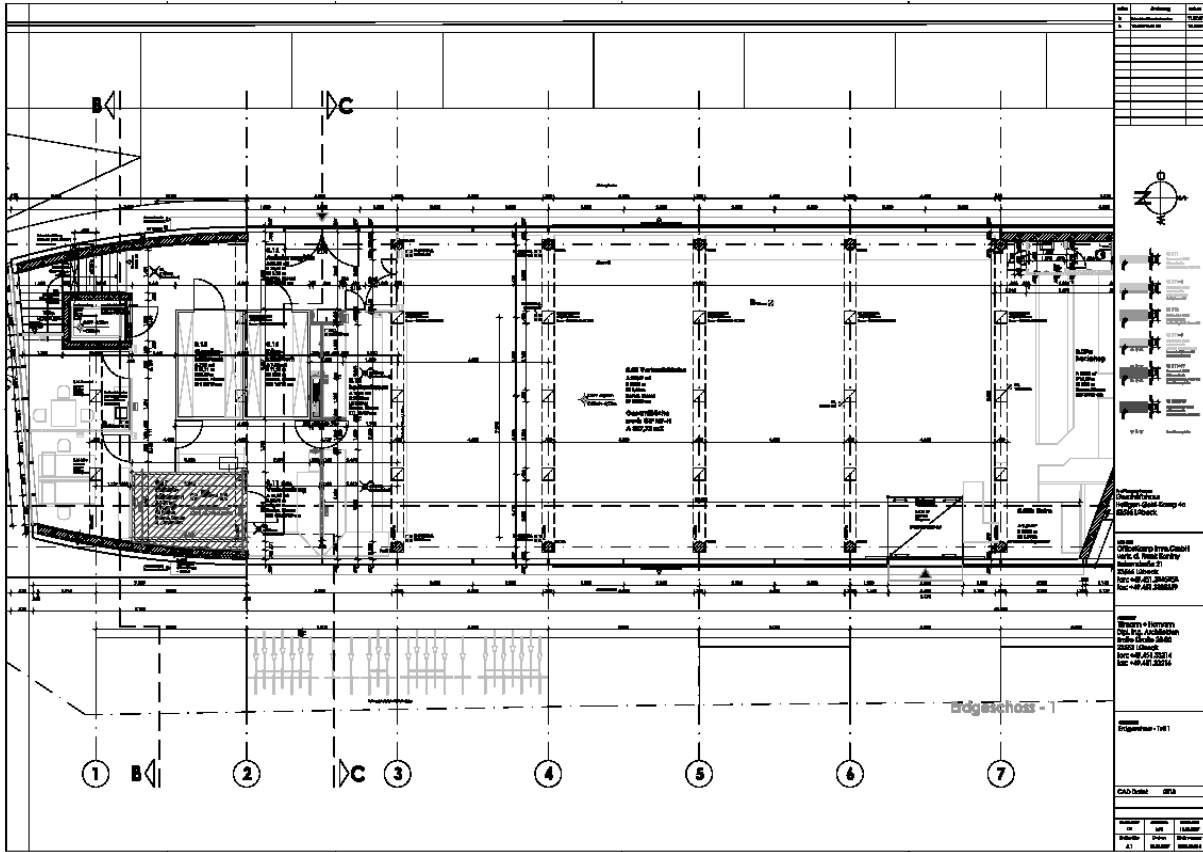


Basement

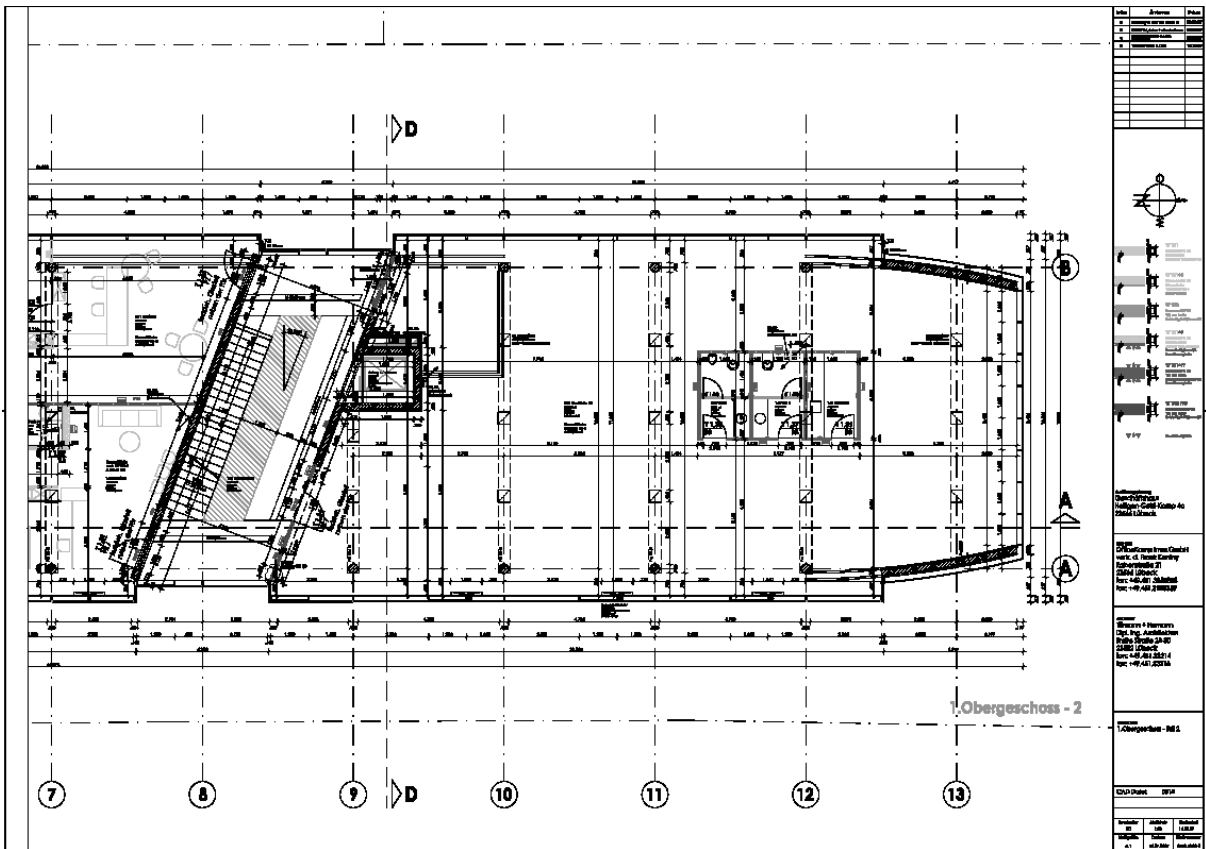
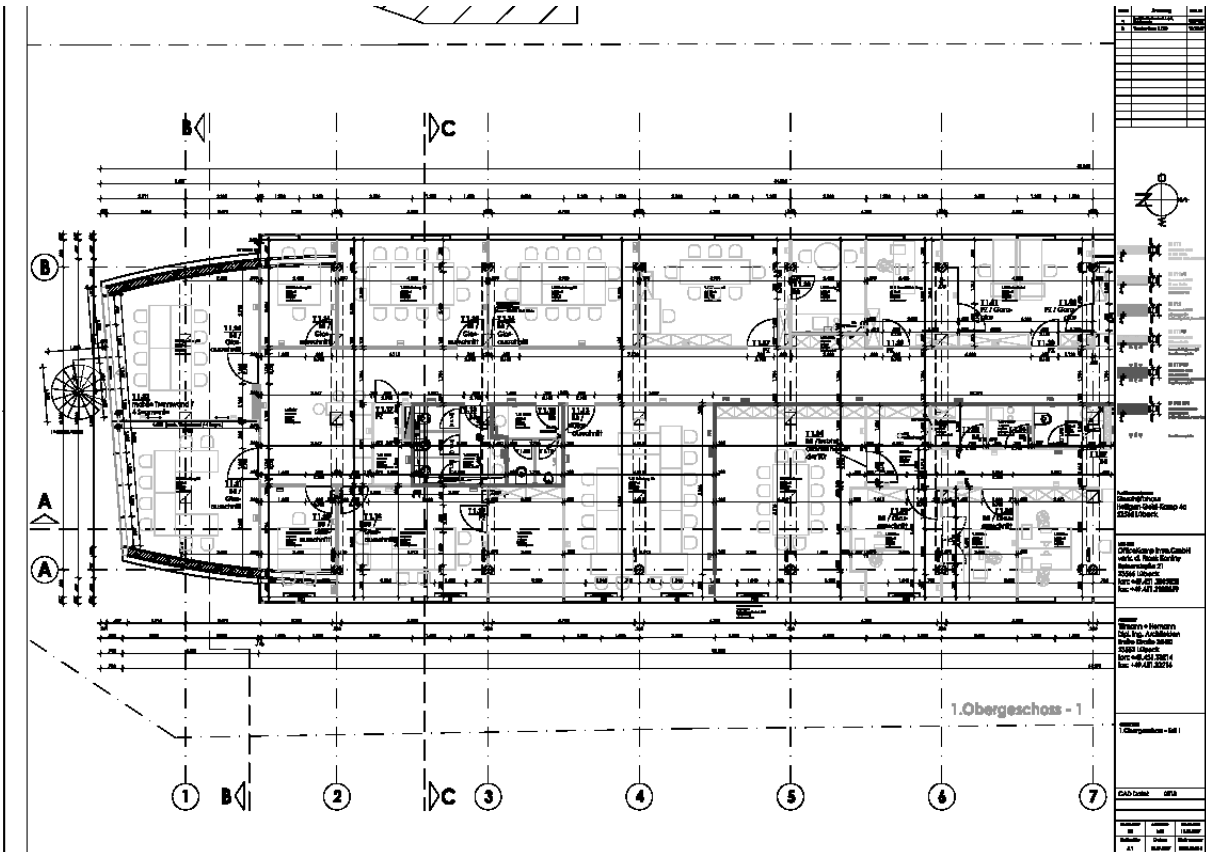




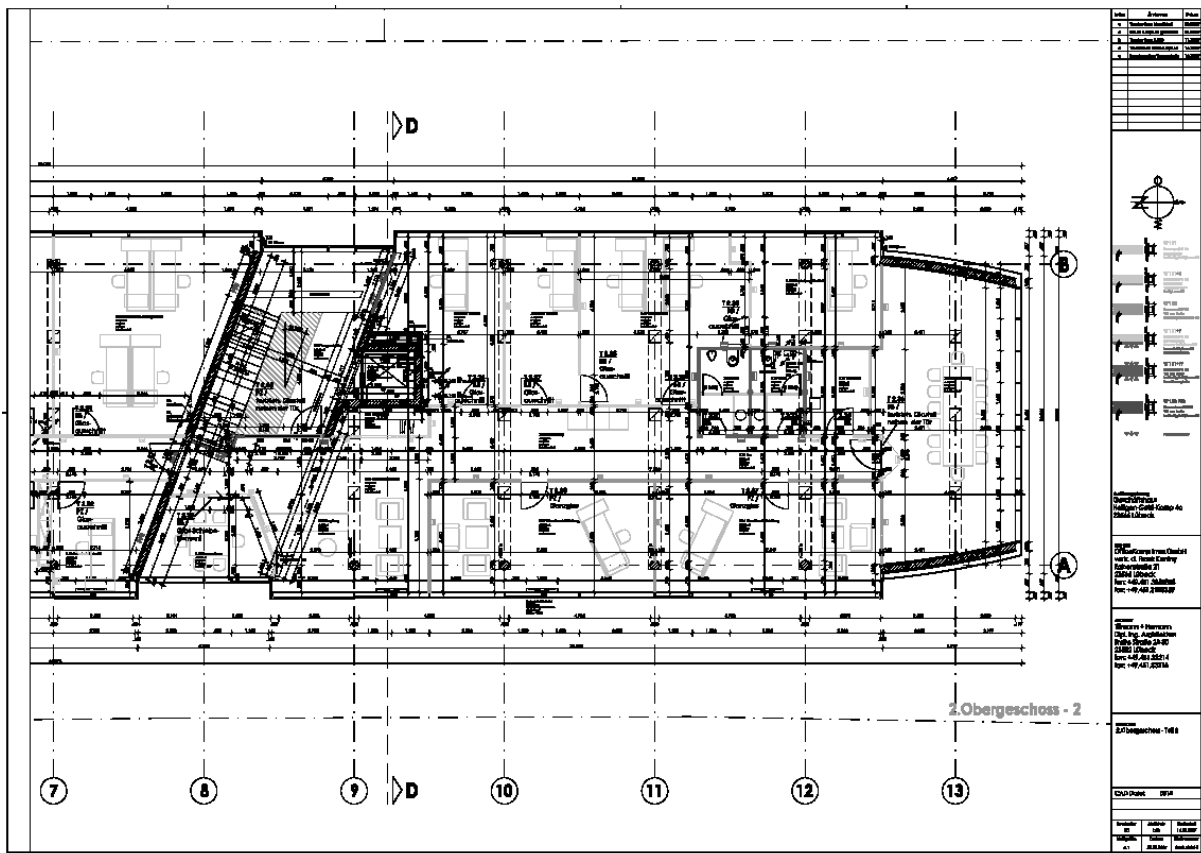
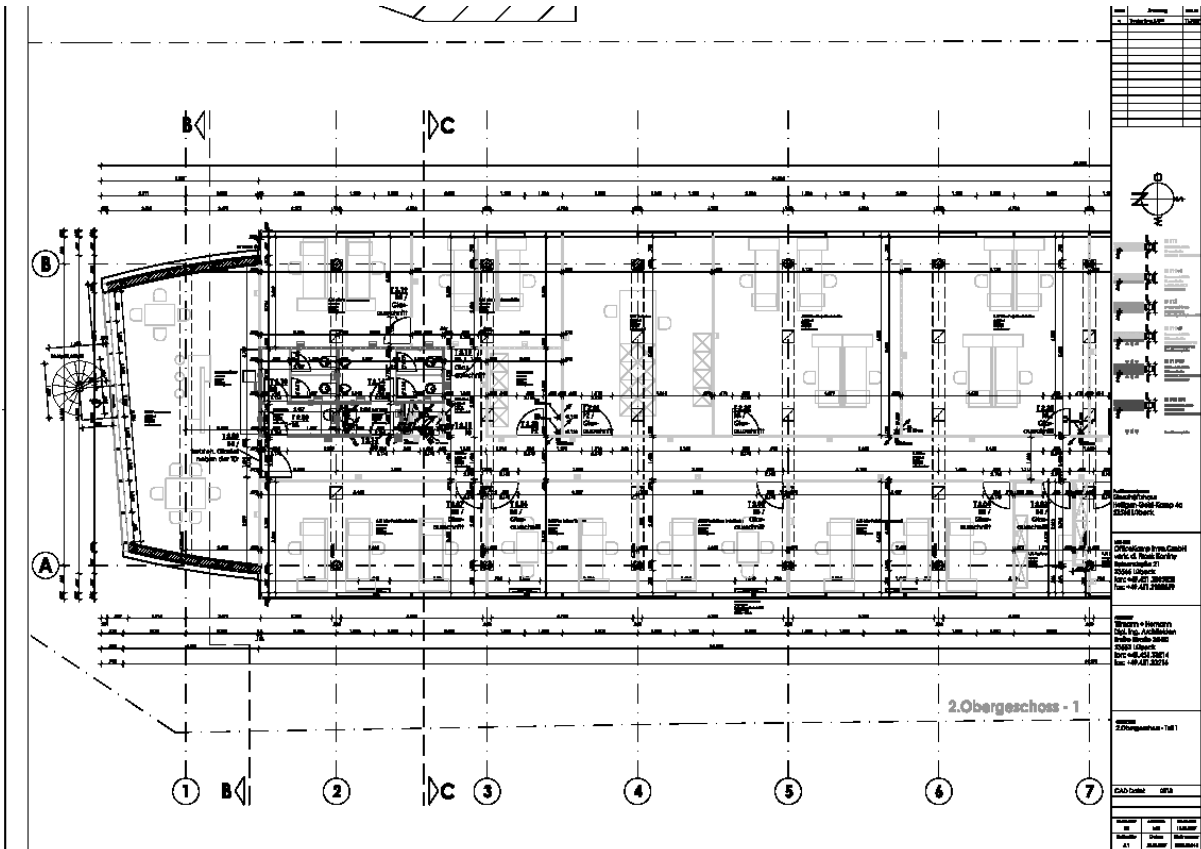
Ground floor



First floor



Second floor



Third floor

