



INVESTMENT PROPERTY EXPOSÉ

Florastraße 89-91

45888 Gelsenkirchen · Multi-family building with 13 units

PURCHASE PRICE

€730,000



FACT SHEET

Property at a glance

Property type	Multi-family building	Purchase price	€730,000
Living space approx.	560 m²	Purchase price per m ²	€1,226
Units	13	Yield	7.3%
Land area	879 m²	Annual rental income (target)	€53,067
Year built	1952	Annual rental income (actual)	€53,067
Heating type	Central gas	Rental income €/m ²	€6.89
Energy efficiency class	E	Buyer's commission	0 %
Garages / parking spaces	10 / 0		

DESCRIPTION

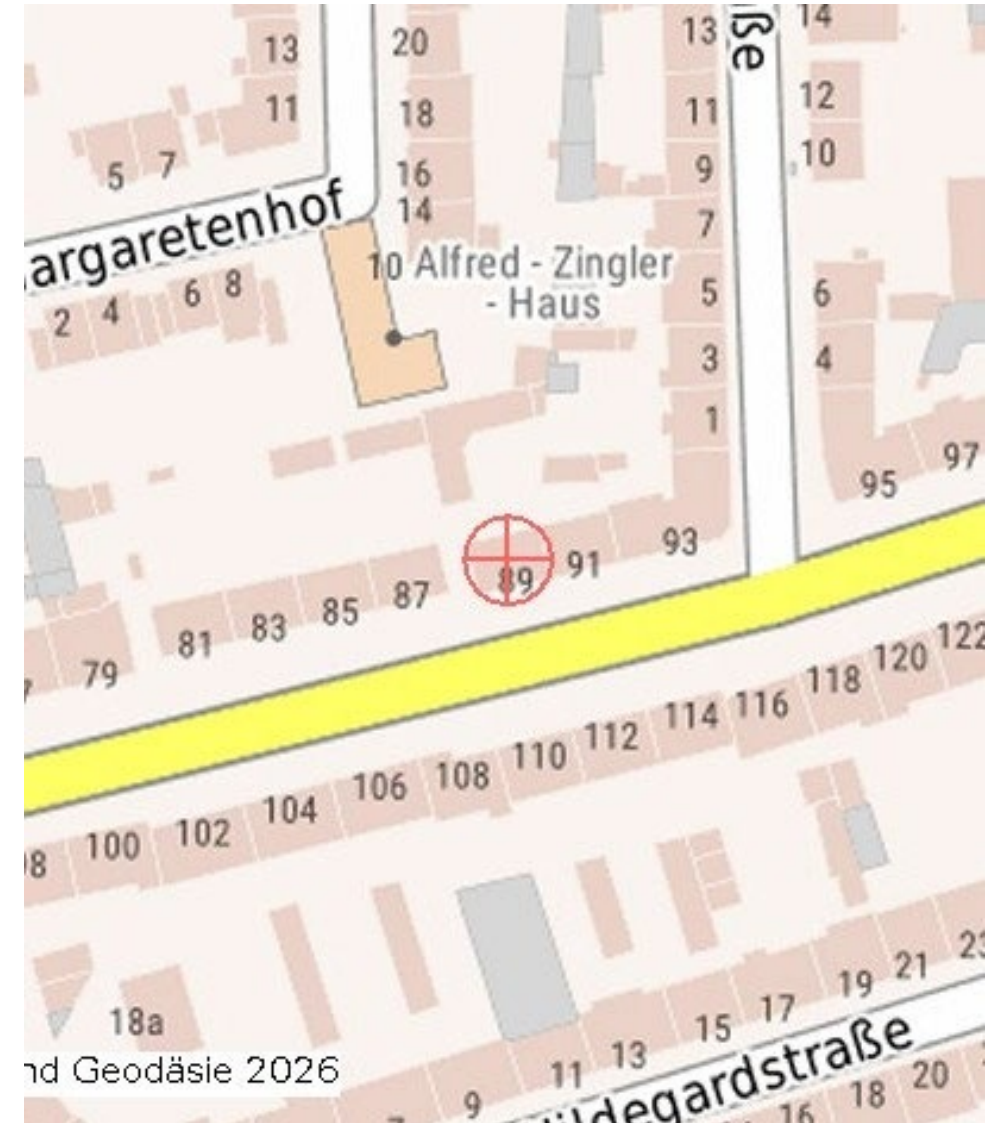
Solid investment property with 13 units in Gelsenkirchen

For sale is a well-maintained residential complex of two multi-family buildings on a plot of approx. 879 m² in Gelsenkirchen-Bulmke-Hüllen, about 1 km northeast of the city center.

Built in 1952, the building comprises 13 residential units with a total living space of approx. 560 m² plus 10 garage parking spaces – currently fully let with no vacancies.

The central gas heating was renewed in 2011; the plumbing and electrical installations are largely up to date. The plastic windows are double-glazed, and the gable end is insulated.

With a current annual net cold rent of around €53,067 and a purchase price from €730,000 (13.8x annual rent), the property offers investors a solid, well-diversified investment base.





FEATURES

Condition & technical features

Heating type	Central / gas (renewed in 2011)
Windows	Plastic, double-glazed
Bathrooms	Largely up to date
Electrical installation	Largely up to date
Fitting standard	Simple and up to date

KEY FACTS

- Central gas heating renewed in 2011
- Plumbing and electrical installations largely up to date
- 10 garage parking spaces on the property
- Fully let – no vacancies
- Central location in Gelsenkirchen-Bulmke-Hüllen, approx. 1 km from the city center

LOCATION

Gelsenkirchen

The property is located in Gelsenkirchen-Bulmke-Hüllen, about 1 km northeast of the city center. The "Am Stern" bus stop is within walking distance, and everyday shops as well as daycare centers, schools and doctors are in the immediate vicinity. The region is well connected via Florastraße and the nearby B227 and A42.

Public transport	approx. 300 m	City center	approx. 1 km
Local shops	walking distance	Daycare & schools	available
A42	nearby	B227	nearby



Impressions



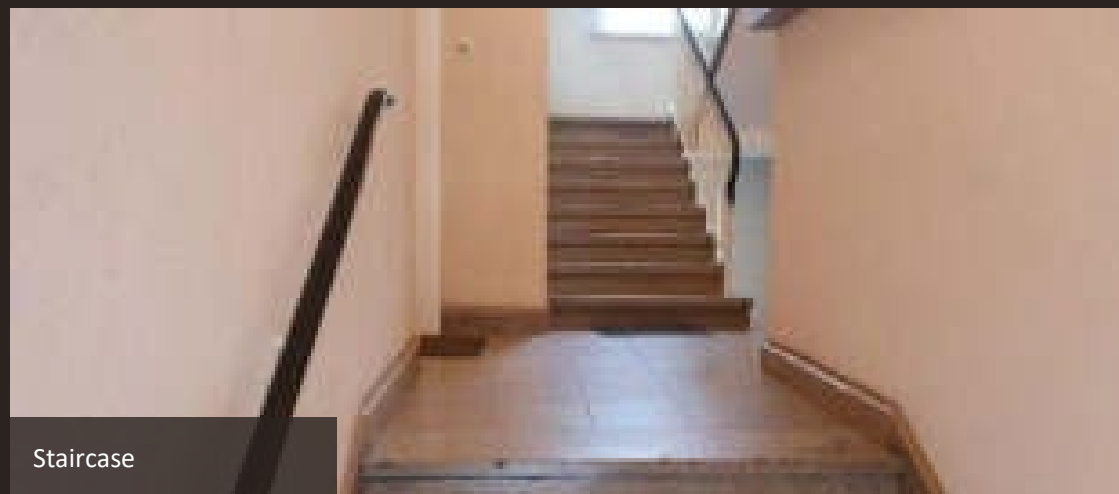
Street view



Courtyard



Garage yard



Staircase

Rental income at a glance

Florastraße 89–91 · 45888 Gelsenkirchen · 13 residential units & 10 garages/parking spaces · currently fully let

UNIT	LIVING SPACE	BASE RENT	RENT €/M²	SERVICE CHARGES	HEATING COSTS	GROSS RENT	MOVE-IN
Ground fl. left, Bldg. 89	37.20	€249.11	€6.70	€65.00	€65.00	€379.11	Jan 2015
Ground fl. right, Bldg. 89	44.66	€295.00	€6.61	€100.00	€70.00	€465.00	May 2011
1st fl. left, Bldg. 89	46.05	€296.56	€6.44	€100.00	€70.00	€466.56	May 2012
1st fl. right, Bldg. 89	45.65	€300.00	€6.57	€90.00	€75.00	€465.00	Dec 2024
2nd fl. left, Bldg. 89	45.80	€320.00	€6.99	€80.00	€80.00	€480.00	Apr 2025
2nd fl. right, Bldg. 89	45.92	€320.00	€6.97	€80.00	€80.00	€480.00	Jun 2025
Ground fl. left, Bldg. 91	44.86	€315.00	€7.02	€110.00	€70.00	€495.00	Dec 2022
Ground fl. right, Bldg. 91	37.03	€320.00	€8.64	€80.00	€80.00	€480.00	Aug 2025
1st fl. left, Bldg. 91	45.32	€320.00	€7.06	€90.00	€100.00	€510.00	Nov 2025
1st fl. right, Bldg. 91	45.97	€320.00	€6.96	€80.00	€80.00	€480.00	Jul 2025
2nd fl. left, Bldg. 91 + parking	45.50	€341.61	€6.85	€135.00	€80.39	€557.00	May 1997
2nd fl. right, Bldg. 91	45.70	€320.00	€7.00	€85.00	€65.00	€470.00	May 2023
Attic, Bldg. 91	29.79	€170.00	€5.71	€70.35	€40.00	€280.35	Jan 2018
GARAGES & PARKING SPACES							
Garage	—	€50.00	—	—	—	€50.00	Mar 2025
Garage	—	€35.00	—	—	—	€35.00	Jan 2018
Garage	—	€60.00	—	—	—	€60.00	Nov 2025
Garage	—	€60.00	—	—	—	€60.00	Jan 2025
Garage	—	€60.00	—	—	—	€60.00	Apr 2025
Garage	—	€60.00	—	—	—	€60.00	Jan 2024
Garage	—	€50.00	—	—	—	€50.00	—
Garage	—	€50.00	—	—	—	€50.00	Nov 2021
Garage	—	€50.00	—	—	—	€50.00	—
Double garage	—	€60.00	—	—	—	€60.00	Dec 2025
Total / month	559.45	€4,422.28	avg. €7.90	€1,165.35	€955.39	€6,543.02	
Annual total	6,713.40	€53,067.36	avg. €7.90	€13,984.20	€11,464.68	€78,516.24	

FLORASTRASSE 89-91

A solid investment with potential.

CONTACT

RAV2 Real Estate GmbH
Stegemannsweg 93
45897 Gelsenkirchen,
Germany

TEL: +49 (0)173 5237169
Mobile: +49 (0) 162 2477823
arbeitrav2@gmail.com

PURCHASE PRICE

€730,000

Living space	560 m ²
Units	13
Yield	7.3%
Buyer's commission	0 %