

## HOTEL FOR SALE



Dusseldorf, North Rhine-  
Westphalia  
Germany

Asking Price

€26,940,150

Total Rooms

Date Listed 06/20/2023

Size 40,620 Sq  
M

Listing ID GL-  
1529490437

Year Built

Listed by: Nord Investment

For more information, visit:

<https://www.globallistings.com/3614370>

## Overview

Hotel project in the city of Monheim am Rhein. Total area - 10 620 sq. m.. 178 rooms. The land area of 825 sq. m. 8 multi-level Parking lot will be built on plot area 3 135 sq. m. leased from the city of Monheim. Monheim am Rhein is a city in Germany, in North Rhine-Westphalia. Is subject to administrative district of Dusseldorf. Part of the district of Mettmann. The population is about 43 300 people ( as of 2009). The city is divided into 2 urban area. Monheim is bordered to the North düsseldorf, in the West, to Cologne, to the South Leverkusen. The economic area includes 11.5 million inhabitants and 400,000 companies in a radius of 50 kilometers. The autobahn A 59, A 3, and 542 A are close. Düsseldorf airport is at a distance of 30 kilometers, Cologne and Bonn at a distance of 40 kilometers and can be quickly accomplished. The cost of the hotel is 26 940 150 euros. The Commission fee is 2.5 % of the purchase price + VAT. The property is fully leased to the hotel chain, which starts to work immediately after construction of the object. The lease contract is signed for 25 years + option to extend. Rental income, according to the contract: 1 410 395 euros a year. The rental income plan: 1 584 714 euros per year. The yield of 5.88 % per annum. Payback period - 17 years. Possible Asset Deal(asset transaction), the direct acquisition of the property. The buyer acquires

from the seller the object itself. The advantage of this type of transaction is that the cost of the property acquired is written off for depreciation in the form of spending (2-3 % per year), which reduces taxable income. The documents are ready to deal. Additional information is available upon signing a potential buyer NDA and LOI.

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