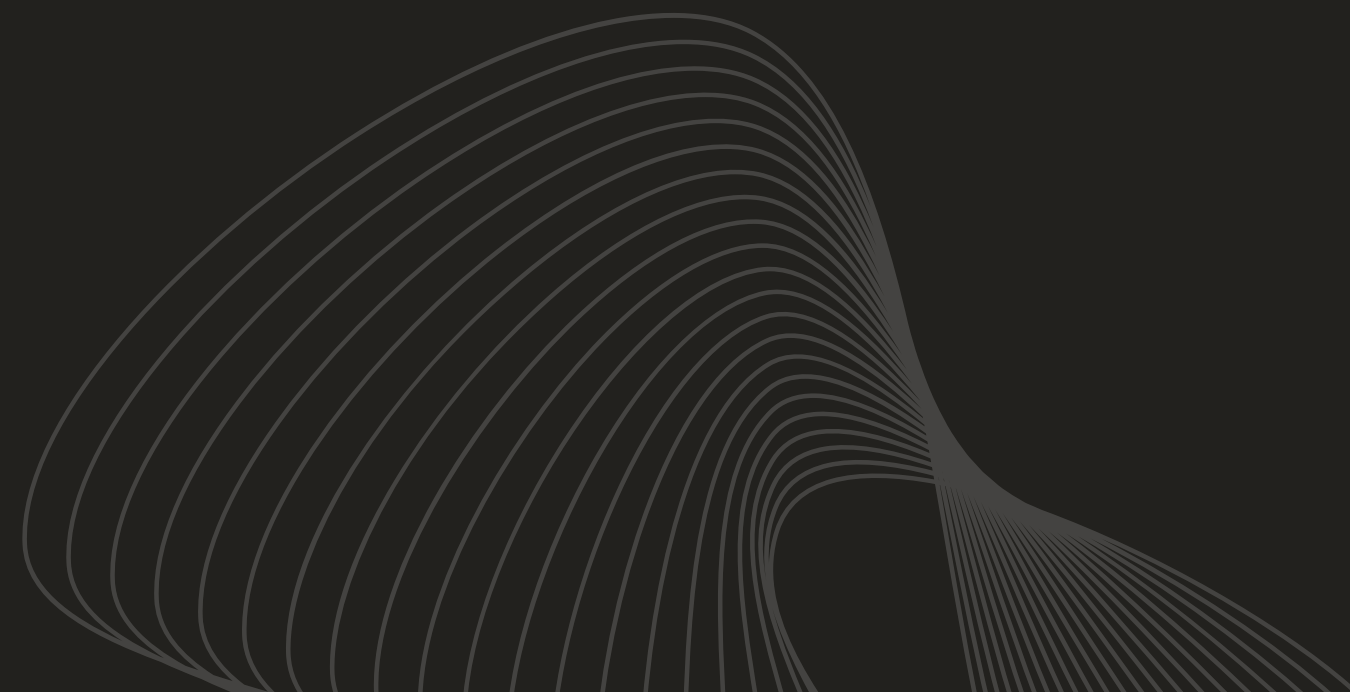




| ACQUISITION PROFILE

FS 8 GmbH
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www.fs8.de



Investment Criteria

FS8
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Criterion	Specification for Residential & Commercial Properties
Asset Classes	Residential complexes, housing estates, multi-family houses, residential & commercial buildings, office buildings, condominium packages
Locations	Hannover, Leipzig, Dresden,, Würzburg, Hamburg, Bielefeld, Aachen, Freiburg i. Br., Heidelberg, Jena, Karlsruhe, Lüneburg, Mainz, Münster, Regensburg, Tübingen
Financing	Exclusively privately financed units
Risk Classes	Core+ / Value-Add
Transaction Type	Portfolio transactions are preferred
Yield	≥ 5% based on the annual net cold rent
Transaction Volume	€5 million - €100 million
Construction Years	1950 – 2015 (including prefabricated buildings)
Property Condition	Solid and rentable, no significant maintenance backlog. Vacancy up to 15% is acceptable if potential is evident
Energy & Technology	District heating connection or central heating preferred

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FS 8 GmbH is a nationally active real estate investor, sustainable project developer, and portfolio holder. We create long-term attractive living and working spaces through targeted development, modernization, and efficient asset management. Our focus is on cooperative, discreet transactions with short decision-making processes.

Direct Point of Contact

Full decision-making authority without approval loops.

Fast & Structured Process

Clear timelines and swift due diligence.

Utmost Discretion

We operate as a reliable and trustworthy partner.

Experience with Complexity

Confident handling of prefabricated buildings, divisions, or mixed ownership structures.

In-house Technical Expertise

Fast and sound assessments by our internal team.

Long-Term Portfolio Holding

We acquire for our own portfolio and do not pursue a short-term exit focus.

Contact :



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