

propertybid.de  
IMMOBILIEN-AUKTIONEN



Here is where you find  
**THE HIGHEST BIDDER**

Welcome to Germany's  
online auction platform for real estate

# Increase your **SALES PROSPECTS** and maximise the value of your properties!

propertybid.de is an online platform where vendors can sell at auction different types of properties simply, efficiently and at a determined target date.

You can attract a large group of prospective buyers and investors who have been carefully pre-selected by the propertybid.de real estate team and who are regularly informed of properties for sale through effective marketing. Good for your security: Bidders register and provide evidence of their credit worthiness.

Direct and transparent bidder competition ensures fair market prices. Simultaneously propertybid.de offers both, intense, accelerated marketing and confidential treatment of the details during execution.

## EXPERIENCE AND COMPETENCE

propertybid.de is part of Auktion & Markt AG, a well-established company with 25 years of auction experience including 10 years of expertise in conducting online auctions.

The competence of a professional real estate team bundled with decades of auctioning experience achieves the best possible results for you.



Succeed with auctions!

# Full **ATTENTION** for your properties!

**propertybid.de**  
WÄRDEN AUKTIONEN

Buy Sell Service Newsletter

Type of property: Mixed use (4), Retail trade (2), Miscellaneous (1)  
State: North Rhine-Westphalia (4), Lower Saxony (2), Hesse (1)

All properties: 7

**Retail warehouse and separate residential and commercial property near the center of Osnabrück**  
49074 Osnabrück, Bohmer Straße 52 b-c, Lower Saxony  
Bid price: **1.650.000 €**  
Auction ends: 18 October 2013, 11 a.m.

Welcome to propertybid.de

propertybid.de is the ideal marketing tool for those seeking to buy or sell real property. Our auction platform allows you to carry out real estate transactions efficiently and at competitive prices - with continuous assistance from our professional service team.

propertybid.de was launched in January 2013 as a new division of Auktion & Markt AG. Our expertise in the field, together with decades of experience in auctioning, combine to provide the perfect means for you to obtain the best possible results. Take advantage of the benefits that auctioning professionals can provide in real estate.

**Expertise**  
An experienced, professional real estate team will guide you through the marketing process from start to finish.

**25 Experience**  
Auktion & Markt AG has 25 years of experience in auctioneering and 10 years of experience in successfully and securely conducting online auctions.

**Security**  
We place our top priority on security and transparency in order to ensure that the interests of all participants are optimally protected.

Current auctions: Supermarket located at highway B 212 in Ellfeld (near Osnabrück). Bid starting at 1,305,000 € will be considered. Property size: 4,718 sqm, total rentable area: 1,268 sqm. Annual net rent: 176,637 € p.a. Wednesday, 16.10.2013, 11:00 o'clock (CEST)

Retail warehouse and separate residential and commercial property near the center of Osnabrück. Bid starting at 1,320,000 € will be considered. Property size: 6,379 sqm, total rentable area: 2,907 sqm. Annual net rent: 156,672 € p.a. Friday, 18.10.2013, 11:00 o'clock (CEST)

Supermarket close to Frankfurt Airport. Bid starting at 2,160,000 € will be considered. Property size: 5,477 sqm, total rentable area: 1,428 sqm. Annual net rent: 212,370 € p.a. Tuesday, 22.10.2013, 11:00 o'clock (CEST)

Supermarket and multi-family residential property in Geldern (near Duisburg). Bid starting at 2,135,000 € will be considered. Property size: 5,231 sqm, total rentable area: 3,831 sqm. Annual net rent: 252,865 € p.a. Tuesday, 29.10.2013, 11:00 o'clock (CEST)

**propertybid.de**  
WÄRDEN AUKTIONEN

Buy Sell Service Newsletter

Auction no. Friday 18.10.2013 Start 11:00 o'clock

Catalogue number: 1

Current auction

- All properties: 1
- New in auction: 1
- Ended: 1

Type of property: Mixed use (1), Lower Saxony (1)

State: Lower Saxony (1)

**1.700.000 €** Highest bid: maxrx131

1.695.000 € celina2007

1.690.000 € clw4

1.685.000 € celina2007

1.680.000 €

1.675.000 €

1.670.000 € 21ACC

1.665.000 € Dafin

1.660.000 € ethayek

1.655.000 €

1.650.000 €

Time until hot-bid phase: 3 Days 19 Hour 38 Min. 40 Sec.

Your bid: €

Call: **1.650.000 €**

Highest bid: **1.700.000 €**

Only bids starting at 1.320.000 € for this property submitted

Mixed use: Retail warehouse and separate residential and commercial property near the center of Osnabrück

49074 Osnabrück, Bohmer Straße 52 b-c, Lower Saxony

Location on google maps

Exposé (PDF)

Due diligence (data room)

Size of parcel: 6.379 m<sup>2</sup>

Rentable floor space: 2.907 m<sup>2</sup>

Year of construction: 1950

Renting status: 81%

Rent p.a.: 156.672 €

Investment highlights

- langjähriger und bonitätsstarker Hauskäufer (Thomas Philipp Sonderposten) - zentraler Lage unweit der central-Arena - neu hergerichtete Einzelhandelsflächen - sehr gute Verkehrsanbindung - 74 Stellplätze - Nachbarn: REWE, Aldi, dm, timgut

Important notice: You shall obtain a bidding approval in order to offer a bid on this property. More information.

Tracking Current auction

# 8 STEPS to selling your properties.

## 1 SUBMIT ORDER

The auction order among other things determines the opening bid (guide price) and the minimum bid.

1

2

## 2 PREPARE AUCTION

Before an auction begins, the property documentation needs to be prepared and classified for the data room.

3

## 3 PRESENT PROPERTY

A comprehensive photo documentation and information memorandum is being published.

4

## 4 MARKETING

An intense and effective marketing program starts that reaches potential buyer groups in a focussed way.

5

## 5 BIDDER REGISTRATION

Before a bidder gets access to detailed information in the data room, a registration is necessary. After thorough review, the bidder will get online access.

6

## 6 CONDUCT DUE DILIGENCE AND SITE VISITS

Registered and activated bidders can access the online data room and site visits will be arranged.

7

## 7 CONDUCT AUCTION

Bids can be submitted at any time during the auction. The auction ends when the hot-bid phase closes and the highest bid is made.

8

## 8 CLOSE THE SALE

The highest bidder is informed by email when the auction closes. The sales agreement is completed and executed by the recording notary public.

## Use the **BENEFITS!**

### QUICKER RESULTS

Thorough preparation, intensive marketing and a specific auction date accelerate the sale and allow for reliable timing.

### FAIR MARKET PRICES

The direct interaction of supply and demand in a fair auction process, and the transparent competitive bidding maximises value and assures fair market prices.

### MORE CERTAINTY

Only registered bidders with appropriate credit take part in the auction. Additionally, the specific auction date and the predetermined conditions of the sales agreements provide for more transaction security.

## Happy to **ADVISE** you.

Simply call or email us if you are interested in marketing your properties using our auction platform. We would be glad to answer your questions or arrange a personal meeting with you.

P +49 611 44796-650  
E [info@propertybid.de](mailto:info@propertybid.de)

**Auktion & Markt AG**

Business Unit Property Auctions

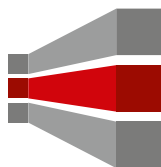
Sandbornstraße 2

65197 Wiesbaden

P +49 611 44796-650

E [info@propertybid.de](mailto:info@propertybid.de)

[www.propertybid.de](http://www.propertybid.de)



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