

AIF Development Services invests in property developments/ brown field developments in attractive locations across south Germany.

AIF DEVELOPMENT SERVICES

DEVELOPER

AIF Development Services is the development line of AIF Capital Group. Specializing in the revitalization and reutilization of different types of properties, the company aims to maximize the development potential and breathe new life into each property; office, commercial or district development.

The broad range of services includes the development and structuring of investment products as well as ongoing fund-, portfolio- and asset-management.

INVESTMENT STRATEGY

AIF Development Services GmbH invests in property developments in attractive locations across south Germany with more than 200,000 residents. With existing equity capital commitments, investments can be realized without the need for external financing. Transparent and efficient decision-making channels also enable a streamlined transaction process.

INVESTMENT CRITERIA



Southern Germany
Cities with >200.000 residents

Nationwide
>300.000 Residents



Types of Use
Office, Commercial
District Developments
Conversion Plot



Upside Potential
Land reserves
Underrent
Vacancies
Short WAULTs/ short-let assets
Maintenance backlog



Land Planning Law
Core areas
Commercial areas
Mixed-use areas
Urban areas



Asset volume
> €10 million

DOCUMENTS REQUIRED FOR INVESTMENT PROPOSAL

PLOT

- Cadastral map, site plans, pictures
- Land register extract
- Information on site contamination and building encumbrances
- Development plan excerpt

PROPERTY

- Year of construction/ latest renovation
- property condition, latest maintenance measures
- owner costs for the last 3-5 years

OPERATOR

- Tenant list (key lease agreement information, indexation clause)
- Operator information, credit rating
- Ancillary costs and investments in the last 5 years



MAIKE ZWEIL

Asset Manager

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We appreciate your offer:
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