

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
Residential areas
Mixed-use areas
Urban areas



Asset Volume

> € 10 Mio.

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



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We appreciate your offer!
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