

FUND STRATEGY

Funds managed by the AIF invest specifically in car parks situated in attractive metropolitan cities (40.000+ citizens) across Europe (EU-19). With existing equity commitments investments can be realized without debt financing. Transparent and efficient decision-making processes enable a lean transaction process.

FUND MANAGER

The AIF Management GmbH is a privately owned investment management company specialized in the development of real estate investment products. The company was founded in 2006 and employs about 50 experts in Stuttgart.

FONDS

The AIF is constantly looking for attractive park properties for the managed investment vehicles in order to further expand and diversify the existing real estate portfolio.

REQUIREMENTS FOR PARKING REAL ESTATE

LEASE AGREEMENT

No minimum term requirements, including properties with expiring leases or management contracts.

PROPERTY

Project developments (payment according to construction progress or completion), new constructions or existing buildings. Object complies with the respective legal requirements (LBO or garage ordinance).

REQUIRED DOCUMENTS

PLOT

- Cadastral map, site plans, pictures
- Land Register, information on easements
- Information on contaminated sites, building encumbrances

BUILDING

- Year of construction
- Maintenance measures for the last 3-5 years
- Owner costs from the past 5 years

OPERATION

- Rent roll (contract summary, indexation clauses, etc.)
- Tenant/Operator information, credit rating
- Revenues (entrances, parking rates, share of short-term/long-term parkers)

INVESTMENT CRITERIA

MICRO LOCATION



Inner-city



Transport hub



Airport



Medical center



Leisure



Educational Institution

RENTAL INCOME



> 50 % generated by parking operations

OWNERSHIP STRUCTURE



Freehold, Leasehold, Shared ownership through asset or share deal

INVESTMENT VOLUME



> 5 million EUR



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We appreciate your offer!
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