

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

AIF DEVELOPMENT SERVICES

DEVELOPER

AIF Development Services is the development line of AIF Capital Group. Specializing in new construction, revitalization and reutilization of various types of properties (living, commercial, urban districts or senior living), the company aims to maximize the development potential and breathe new life into each property.

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 invests in property developments in attractive locations across southern Germany with more than 50,000 residents. Transparent and efficient decision-making channels enable a streamlined and fast transaction process.

INVESTMENT CRITERIA



Southern Germany Cities with >50,000 residents



Types Of Use
Living, office, commercial
District developments
Conversion plots
Vacant hotels



Upside Potential Land reserves Underrent Vacancies

Short WAULTs
Maintenance backlog



Planning Law

Existing, regarding §34 (no site plan process)



Asset Volume > 5,000 qm GFA

DOCUMENTS REQUIRED FOR INVESTMENT PROPOSAL

PLOT

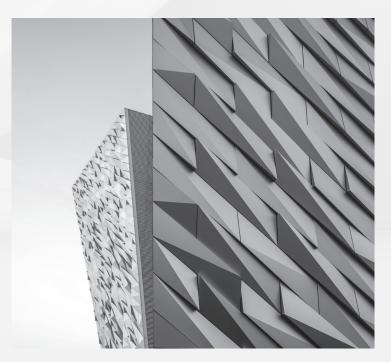
- Cadastral map, site plans, pictures
- Land register extract
- Information on site contamination and building encumbrances
- Development plan excerpt

PROPERTY

- Year of construction/ latest renovation
- Property condition, latest maintenance ownership costs
- Owner costs for the last 3-5 years

OPERATOR

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





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Asset Manager

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We appreciate your offer! investments@aif.capital