

FUND STRATEGY

Funds managed by AIF invest specifically in car parks situated in attractive locations in select regions (40,000+ inhabitants) across the Eurozone (EU-19). With more than EUR 100 million in committed equity available, investments can be executed without relying on debt financing. Transparent and efficient decision-making processes enable a lean transaction process.

FUND MANAGER

AIF Management GmbH is an owner-managed investment management company specializing in the development of real estate investment products. The company was founded in 2006 and employs around 50 experts at its headquarters in Stuttgart.

FUND

AIF is continuously looking for attractive parking assets for the investment vehicles it manages in order to further expand and diversify its 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 applicable statutory requirements and building regulations.

REQUIRED DOCUMENTS

PLOT

- Cadastral map / site plans / property pictures
- Land register extract, information on easements
- Information on public-law encumbrances, in particular obligations relating to parking spaces

BUILDING

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

OPERATOR

- Rent roll (key contract terms, indexation clauses)
- Tenant/operator information, credit rating
- Revenue figures (entry volumes, pricing structure)

INVESTMENT CRITERIA

MICRO LOCATION



Inner City



Transportation Hub



Airport



Hospital



Leisure



Educational Institution

PARKING SHARE



> 50 % of revenue

OWNERSHIP STRUCTURE



Freehold, Leasehold, Shared ownership through asset or share deal

INVESTMENT VOLUME



> EUR 5 million



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We appreciate your offer!
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