

The AIF Capital Group Living Fund invests in inner-city, mixed-use residential district developments.

AIF KVG

THE MANAGER

AIF KVG is a BaFin-regulated alternative investment funds management company that focuses on the establishment and management of open and closed-ended special AIFs as well as closed-ended retail AIFs within the meaning of the German Capital Investment Code (KAGB). The company is part of AIF Capital Group, which was founded in 2006 and currently employs 50 experts at its headquarters in Stuttgart, Germany.

THE FUND

AIF KVG is constantly on the lookout for attractive inner-city district developments with a residential focus for an open-ended special AIF with a total volume of EUR 300 million.



INVESTMENT CHARACTERISTICS

- A/B cities throughout Germany as well as cities > 40,000 inhabitants in southern Germany
- > 50% of the area allocated to residential types of use (incl. senior care and assisted living)
- Other types of use such as food retail, drugstores, pharmacies, but also medical practices, gastronomy or office space are possible
- Standard market sizes and sufficient number of parking spaces
- Project developments, new or existing buildings

INVESTMENT CRITERIA

Target locations	Bavaria, Baden-Wuerttemberg, Rhine-Main area
Property site	Sustainable central locations in cities with > 40,000 residents, incl. the respective catchment areas
Type of use	Residential, incl. share of commercial types of use
Ownership structure	Freehold, Leasehold, Shared ownership, Asset or Share Deal, Co-investment
Investment volume	Individual properties: EUR 10–50 million Portfolio: up to EUR 200 million

DOCUMENTS REQUIRED FOR OFFER REVIEW

PLOT

- Cadastral map, site plans, property pictures
- Land register extract, information on easements
- Information on public-law encumbrances (particularly obligations relating to parking spaces)

PROPERTY

- Owner costs for the last 3–5 years
- Year of construction/modernizations
- Property condition, maintenance measures for the last 3–5 years

TENANT/ OPERATOR

- Lease agreement, tenant credit rating
- Rent roll (key lease information, indexation clauses)

PROJECT DEVELOPMENT

- Building permit, construction schedule
- Assumed rents



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The AIF Capital Group Living Fund invests in inner-city, mixed-use district developments with a focus on residential.

TARGET LOCATIONS

THROUGHOUT GERMANY

A/B cities

SOUTH GERMANY

PRIMARY LOCATIONS

BADEN-WUERTTEMBERG

Boeblingen, Bodenseekreis, Esslingen, Freiburg (Breisgau), Goeppingen, Heidelberg, Heilbronn, Karlsruhe, Constance, Loerrach, Ludwigsburg, Mannheim, Ortenaukreis, Pforzheim, Ravensburg, Rems-Murr-Kreis, Reutlingen, Stuttgart, Tuebingen, Ulm

BAVARIA

Augsburg, Bamberg, Dachau, Erding, Erlangen, Fuerstenfeldbruck, Fuerth, Ingolstadt, Kempten (Allgaeu), Lindau (Lake Constance), Landshut, Munich, Neu-Ulm, Nuremberg, Regensburg, Rosenheim, Schwabach, Starnberg, Wuerzburg

HESSE

Darmstadt, Darmstadt-Dieburg, Frankfurt (Main), Gross-Gerau, Hochtaunuskreis, Main-Taunus-Kreis, Offenbach, Wiesbaden

RHINELAND-PALATINATE

Mainz

SECONDARY LOCATIONS

BADEN-WUERTTEMBERG

Baden-Baden, Biberach, Heidenheim, Rastatt, Schwaebisch Hall, Schwarzwald-Baar-Kreis

BAVARIA

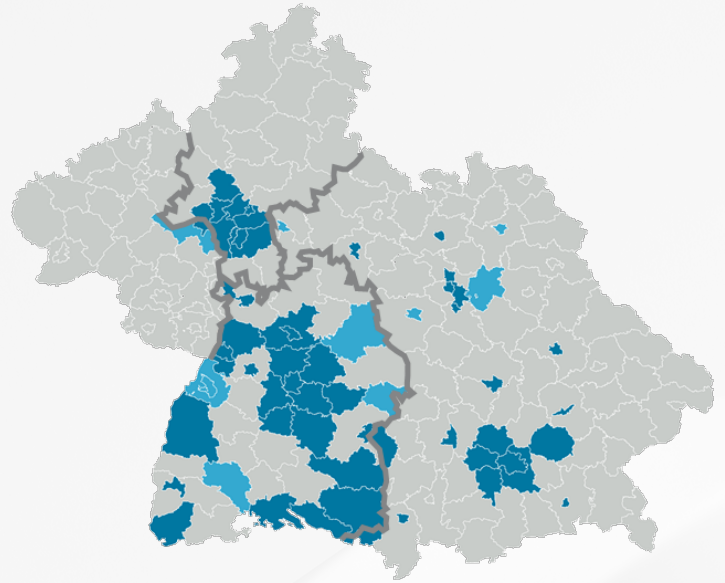
Ansbach, Aschaffenburg, Bayreuth, Nuernberger Land

HESSE

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RHINELAND-PALATINATE

Mainz-Bingen



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