

REFERENCE

Logistic Property

MARKET AND MORTGAGE LENDING VALUE APPRAISALS

Clients Credit institutions, property owners, investors

Services Market value appraisals in accordance with § 194 BauGB/RICS-standards as well as mortgage lending value appraisals in accordance with the Pfandbrief Act/Regulation on the Determination of the Mortgage Lending Values of Properties (BelWertV) including comprehensive market, location and competition analysis



Distribution and warehousing properties have gained great importance for national and international investor groups. Consequently, valuating logistics real estate has become a constant within the spectrum of tasks performed by BulwienGesa Valuation. The company's extensive market penetration and proximity to the market's most relevant players within the segment constitute the crucial components of reliable analyses as well as valid market and mortgage lending value appraisals.

The economic success of distribution warehousing properties depends greatly on their location suitability. Thus, a comprehensive analysis of a site's suitability with regard to infrastructure and accessibility as well as an examination of its direct competition are essential elements of logistics property valuation. The property's design (distribution of office and logistics space, ceiling heights, column grid, circu-

lar way, etc.) constitutes the second pillar of logistics property valuation. With their broad experience and qualifications, our staff members guarantee the highest possible expertise when applying all recognised valuation methods. In order to round off the process-optimised valuation, we validate the findings using a great amount of comparables at the disposal of BulwienGesa Valuation.

BulwienGesa Valuation has conducted numerous logistics property valuations.

Current reference projects on this field include:

- Valuation of a portfolio with two logistics schemes at Munich (Oberding) und Frankfurt (Cargo City Süd) airports
- Valuation of a portfolio with three logistics schemes in the Cologne metropolitan area

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