

REFERENCE

Residential Property Portfolios

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



In appraising large residential portfolios, specific factors, such as availability of qualified personnel and access to a profound database of enormous depth and breadth, play a crucial role for efficient and reliable valuation. These prerequisites allow us to look into smaller property markets as well. With more than 60 qualified members of staff, BulwienGesa Valuation is in a position to perform tightly scheduled valuation tasks.

Furthermore, we have direct access to relevant property market data for all German regions. These factors are the cornerstones of an upmarket valuation in terms of quality and quantity.

An analysis of market's benchmark data, including the development of stock and vacancies, quoted and paid prices, prime and average rents, constitutes the basis for

portfolio valuations. 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 residential property portfolio valuations.

Current reference projects on this field include:

- LEG NRW (Landesentwicklungsgesellschaft Nordrhein-Westfalen) residential stock
- Idealwert portfolio (Berlin and Germany)
- Diverse residential portfolios owned by large and medium housing companies and residential building cooperatives

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