



Acquisition Profile Care / Senior Living

We are currently looking in particular for new buildings and project developments in German metropolises as well as in swarm and commuter cities.

Type of use

- Partial and full-time nursing homes, Assisted living (with operators)
- Senior living without operators, and additional space for ambulatory care service
- Residential parks and integrated facilities, e.g. nursing home with attached assisted living Specialist stores (DIY, etc.)

Investment profile

- New buildings, Project developments
- Existing buildings (< 5 years) with sustainable structure
- Between 80 and 160 nursing places; 30 - 120 units for senior living
- Single room rate >= 80 %, higher depending on state legislation
- High-credit operator of various sponsors with experienced management and diversified portfolio
- Original lease terms of 20 to 25 years

Transaction volume

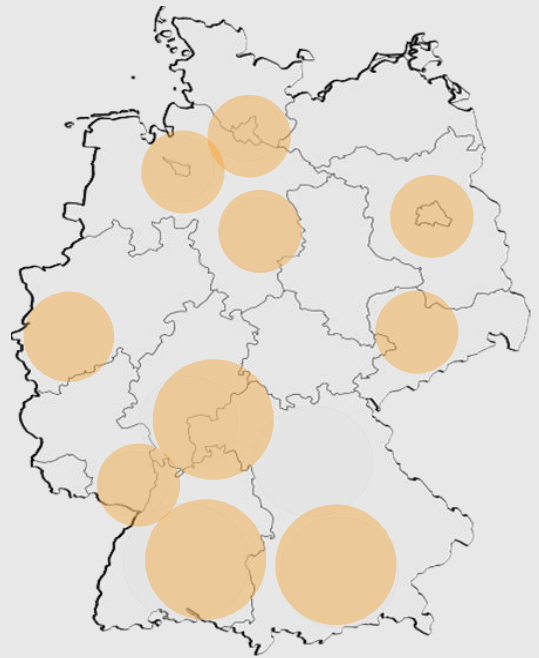
- Purchase price between EUR 5 and 25 million per object / project

Transaction structure

- Asset Deal
- Share Deal
- Forward Deal

Location

PIER Investment Partner invests in properties in locations with stable demographic and economic development with more than 25,000 inhabitants as well as opportunistically in properties in smaller towns or with a different profile.



Offers and Due Diligence

For the preliminary phase we need the following minimum information:

- Full address
- Property description
- Total space / nr. of units / vacancies / net cold rent / rental contract data
- Property photos
- For project developments: Plans, specifications, approval status, information on affordable housing
- Purchase price indication
- Proof of mandate

Please send information to:

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