

# ACQUISITION PROFILE

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WE ARE ALWAYS SEEKING TO BUY EXISTING HOTELS

## TYPE OF USE

- Hotels in the 2- to 4-star segment
- 100 to 300 rooms

## LOCATIONS

- Germany
- Austria
- Major cities and metro regions as well as middle-order centres with populations of 30,000 or more

## INVESTMENT VOLUME

- €10 million to €50 million per asset
- Portfolios of up to €100 million (single assets €5 million or more)

## PREREQUISITES

- Fully occupied, preferably only one main tenant
- High-net-worth operators
- Fixed-term lease agreements
- Lease term of 15 years or more
- Property no older than 15 years or fully revitalised/modernised buildings
- NIY of 6 % or price-to-rent ratio of up to 16.5 times the annual rent
- Asset deal preferred, share deal optional

**To make a qualified indicative offer, we require the following documents and details:**

- Exact address of the property
- Schedule of accommodation and floor plan
- Occupancy statistics, RevPAR, ADR
- Leasehold agreement or rent rate (amount and term)
- Price expectation

Please submit your well-informed sell sheet to:  
[ankauf@dfv-invest.com](mailto:ankauf@dfv-invest.com)

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