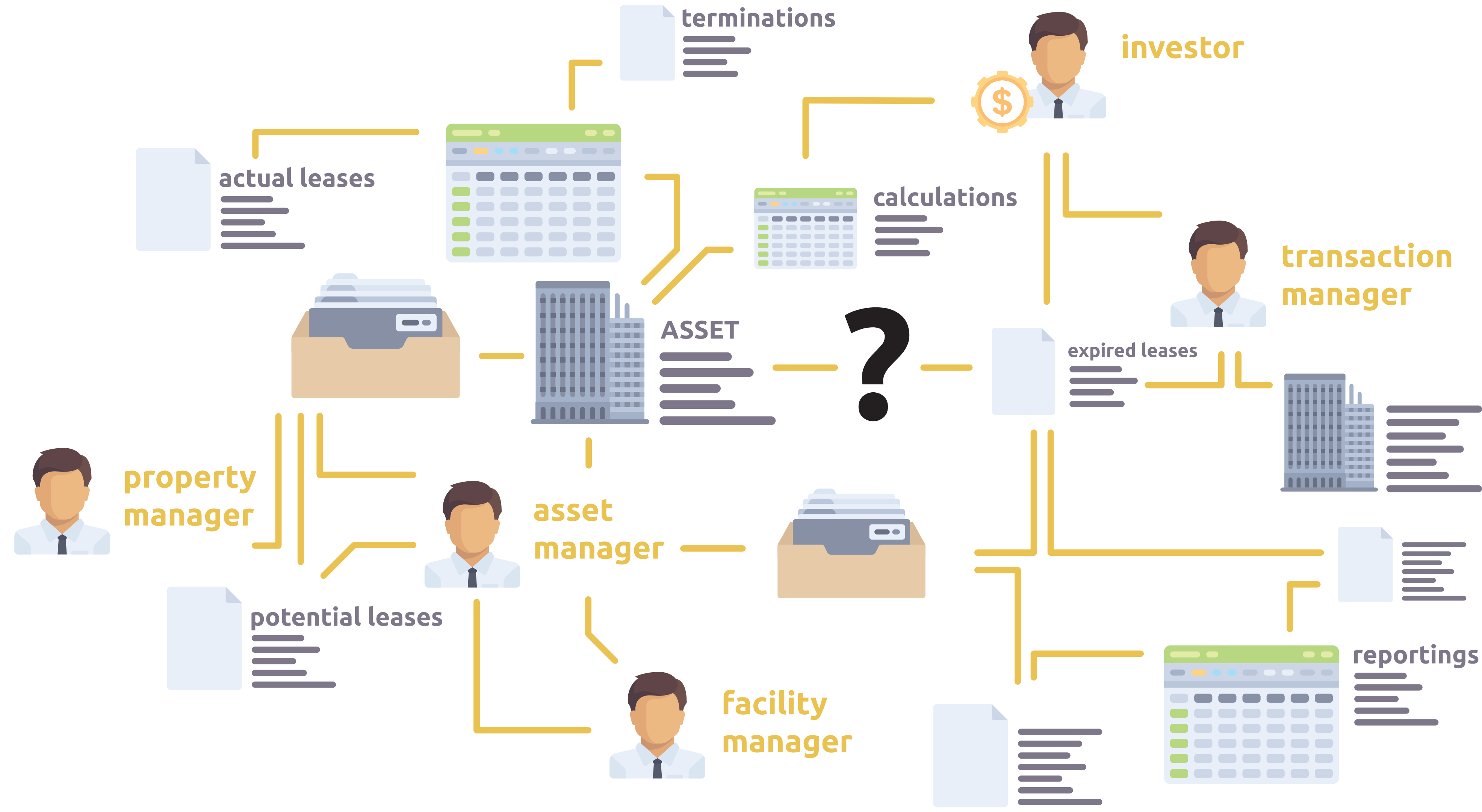


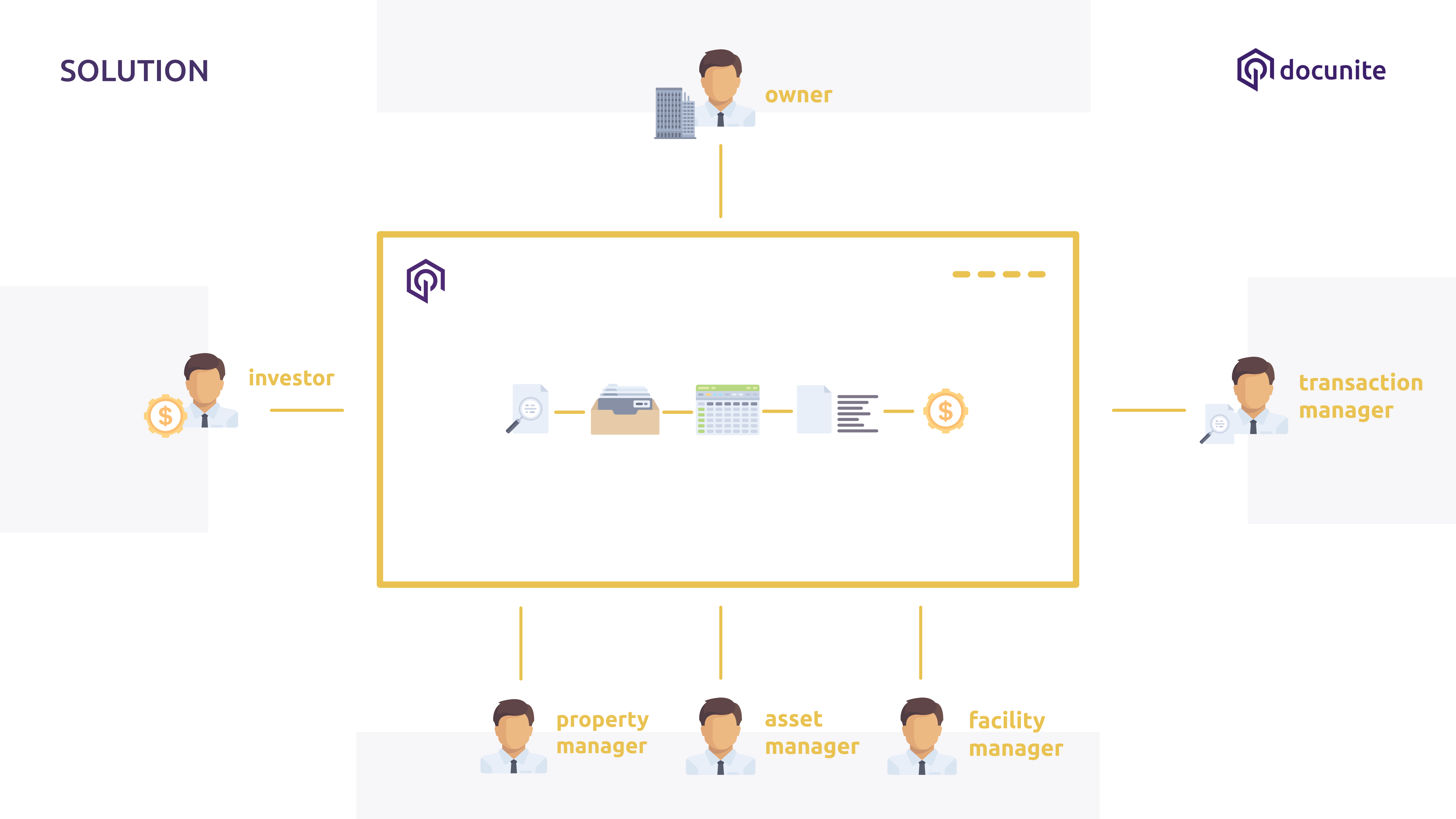


Redefining datarooms

PROBLEMS



SOLUTION



Filebrowser

Assets

Transaction

Reporting

Name

Assets-States

Titan

8

1

3

2

Assets

8

Rental Area (sqm)

102.023

Property-Companies

3

Vacancy (sqm)

12.233

Portfolio-Admin

2

Vacancy (%)

11.9%

Portfolio-Member

4

Average Rent (EUR/sqm)

9.11

● Asset Transactions

● Published assets current year

● Published assets last year

PUBLISHED



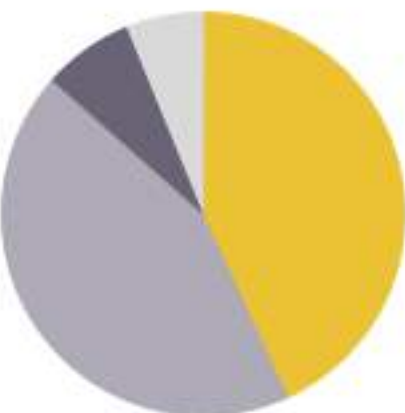
workspace

dealspace

tasks

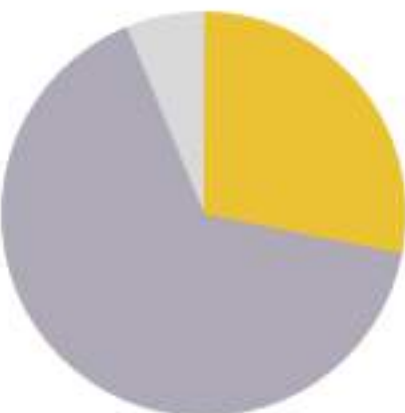
network

Rental Area



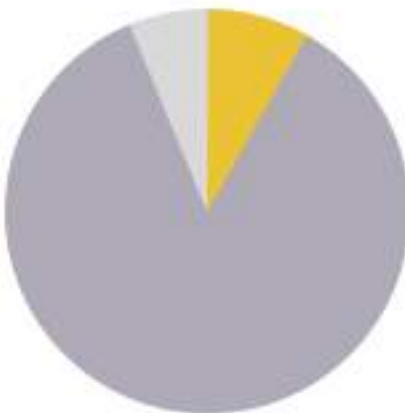
Storage	43%
Retail	3%
Office	47%
Gastronomy	7%
Production / Logistics	0%
Residential	0%
Other	0%

Vacant Rental Area



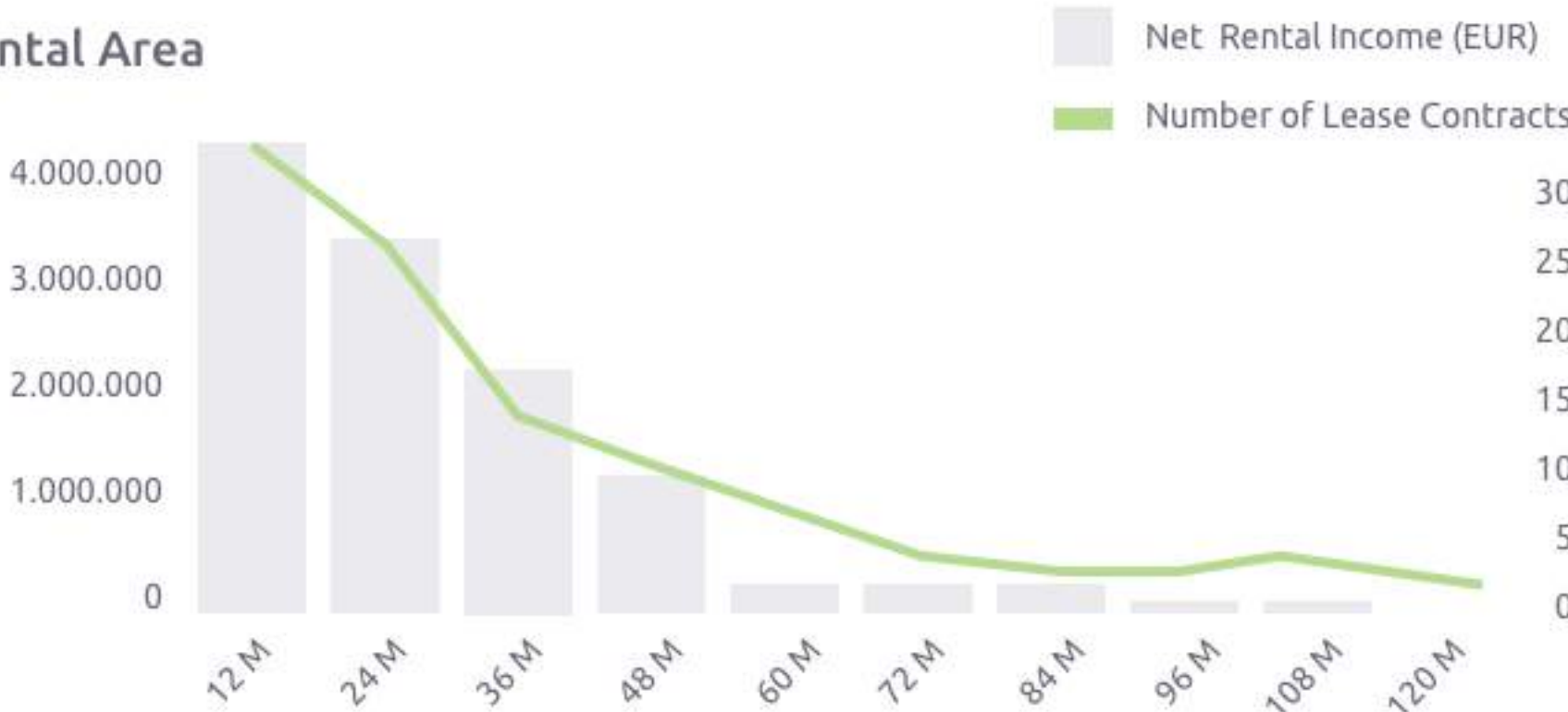
Storage	26%
Retail	4%
Office	70%
Gastronomy	0%
Production / Logistics	0%
Residential	0%
Other	0%

Let Area



Storage	6%
Retail	4%
Office	80%
Gastronomy	10%
Production / Logistics	0%
Residential	0%
Other	0%

Rental Area



Acquired Assets

ID	City	Street	DoN	Closing/Change	GPP
101	Wuppertal	Südstraße 29	02/04/2018	02/04/2018	2.034.023
102	Wuppertal	Güterstraße 20	02/04/2018	02/04/2018	9.334.025
103	Wuppertal	Heinz-Fangmann-Str. 2	02/04/2018	02/04/2018	1.000.013
104	Wuppertal	Obere Lichtenplatzer Str. 373	02/04/2018	02/04/2018	2.032.123
105	Wuppertal	Alexanderstraße 1	02/04/2018	02/04/2018	1.034.023
106	Wuppertal	Doeppersberg	02/04/2018	02/04/2018	9.334.025
107	Wuppertal	Haspeler Str. 27	02/04/2018	02/04/2018	1.000.013
108	Wuppertal	Wall 36	02/04/2018	02/04/2018	2.032.123

Filebrowser

Assets

Transaction

Reporting

Name

Assets-States

Titan

8

1

3

2

Assets

8

Property-Companies

3

Portfolio-Admin

2

Portfolio-Member

4

Asset Transactions

Published assets current year

Published assets last year

PUBLISHED



workspace

dealspace

tasks

network



Create Asset



Südstraße 29

42103 Wuppertal

Portfolio:

Titan

Company:

E.G Company

Modified:

02/03/2018

12%



Arrenberg Center

Güterstraße 20

42117 Wuppertal

Portfolio:

Titan

Company:

E.G Company

Modified:

02/03/2018

2%



Obere Lichtenplatzer Str 373

42287 Wuppertal

Portfolio:

Titan

Company:

E.G Company

Modified:

02/03/2018

49%



Alexander Straße 1

42103 Wuppertal

Portfolio:

Titan

Company:

E.G Company

Modified:

02/03/2018

79%



Doeppersberg

42103 Wuppertal

Portfolio:

Titan

Company:

E.G Company

Last-Edited:

02/03/2018

66%



Haspeler Str. 27

42285 Wuppertal

Portfolio:

Titan

Company:

E.G Company

Modified:

02/03/2018

49%



Wall 36

42103 Wuppertal

Portfolio:

Titan

Company:

E.G Company

Modified:

02/03/2018

83%



Heinz-Fangman-Straße 2

42287 Wuppertal

Portfolio:

Titan

Company:

E.G Company

Modified:

02/03/2018

22%



Arrenberg Center,
Güterstraße 20,
42217 Wuppertal

PUBLISH



1



SITE



1



BUILDINGS



8



LEASES



0



PROJECT



8



TENANTS

Filebrowser

Transaction

Exposé

Reporting

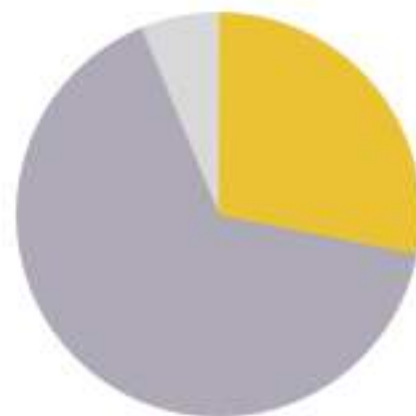


Rental Area



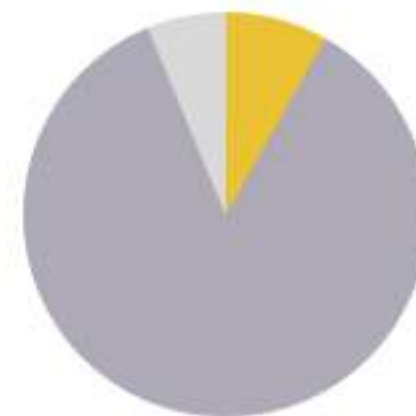
Storage	43%
Retail	3%
Office	47%
Gastronomy	7%
Production / Logistics	0%
Residential	0%
Other	0%

Vacant Rental Area



Storage	26%
Retail	4%
Office	70%
Gastronomy	0%
Production / Logistics	0%
Residential	0%
Other	0%

Let Area



Storage	6%
Retail	4%
Office	80%
Gastronomy	10%
Production / Logistics	0%
Residential	0%
Other	0%

Rental Area



Net Rental Income (EUR)
Number of Lease Contracts

30
25
20
15

Acquired Tenants

ID	Name	Location	Valid Form	Lease Begin
101	Imendit	UG Links	02/04/2018	02/04/2018
102	Sonnenschein	UG Rechts	02/04/2018	02/04/2018
103	shetani	1OG Rechts	02/04/2018	02/04/2018
104	proPerson	1OG Links	02/04/2018	02/04/2018
105	...	...	...	...



Arrenberg Center,
Güterstraße 20,
42217 Wuppertal

PUBLISHED

SITE

1

+

BUILDINGS

1

+

LEASES

8

+

PROJECT

0

+

TENANTS

8

+

Filebrowser

Transaction

Exposé

Reporting

Your asset transaction process:



Due-Diligence

Investor_03				Investor_01				Investor_04			
>	MVs, NTs, Verträge	mkuellmer	03/11/2018	72 of 134 documtens approved							
>	SV, Protokolle	mkuellmer	03/11/2018	3 of 3 documtens approved							
>	Mahnwesen	mkuellmer	03/11/2018	23 of 39 documtens approved							
>	NKA	mkuellmer	03/11/2018	0 of 22 documtens approved							
>	Indexierung	mkuellmer	03/11/2018	0 of 2 documtens approved							
>	Üprot	mkuellmer	03/11/2018	0 of 10 documtens approved							
>	Kündigung	mkuellmer	03/11/2018	0 of 18 documtens approved							
>	Mietsicherheit	mkuellmer	03/11/2018	0 of 3 documtens approved							



Arrenberg Center,
Güterstraße 20,
42217 Wuppertal

PUBLISH ☐

SITE

1

+

BUILDINGS

1

+

LEASES

8

+

PROJECT

0

+

TENANTS

8

+

FilebrowserTransactionExposéReporting

 View: By Unit

Unit	Usage	Tenant	Lease Begin	Lease End	Terminated	Valid from	Termination Period	State	Payment	Prepayment
UG rechts	Office	Visavis GmbH	01.02.2014	28.02.2019	false	01.02.2014	6	actual	1695,00	396,50
UG links	Office	Remund Holzbau AG	01.07.2014	31.07.2019	false	01.07.2014	6	actual	1586,00	423,75
EG rechts	Office	Planzer Transport AG	25.11.2011	30.11.2019	false	25.11.2011	6	actual	1860,00	465,00
EG mitte	Office	AIPEL GmbH & Co. KG	15.09.2010	30.09.2020	false	15.09.2010	6	actual	1570,00	392,50
EG links	Office	Kindertagesstätte Trollhaus e.V.	01.09.2012	15.11.2018	true	01.09.2012	6	expired	1860,00	465,00
EG links	Office	netzkern AG	01.12.2018	31.12.2022	false	01.12.2018	6	potential	1860,00	465,00
2.OG	Office	Ollhaus e.V.	15.10.2017	31.10.2023	false	15.10.2017	6	actual	3560,00	537,50
1.OG rechts	Office	shetani oHg	01.06.2004	30.06.2019	false	01.06.2004	6	actual	2250,00	562,50
1.OG links	Office	pro Person GmbH	01.05.2008	31.05.2020	false	01.05.2008	6	actual	2150,00	890,00



Arrenberg Center,
Güterstraße 20,
42217 Wuppertal

PUBLISH



1



SITE



1



BUILDINGS



8



LEASES



0



PROJECT



8



TENANTS

Filebrowser

Transaction

Exposé

Reporting

Search for...



MVs, NTs, Verträge



Q&A

PREPARE

PREVIEW

DELETE

1 Property-related documents

- + 1.1 Introduction
- + 1.2 Site
- + 1.3 Ownership
- + 1.4 Construction planninglaw
- + 1.5 Building law
- + 1.6. Building
- 1.7 Tenant
 - + 1.7.1 Overview leases and usage
 - + 1.7.2 Tenant
 - + 1.7.3 Expired lease contracts
- + 1.8 Management
- + 1.9 Taxes and duties
- + 1.10 Litigations
- + 1.11 Property-related employment contracts
- + 1.12 Additional information for special properties

TYPE	NAME	AUTHOR	CREATED	PREPARED
☐ Lease Contract	Lease-Contract-Visavis-GmbH-2014-01-07.pdf	mkuellmer	12/01/2018	
☐ Amendment	Amendment-Visavis-GmbH-2016-05-17.pdf	mkuellmer	08/05/2018	
☐ Termination	Termination-Visavis-GmbH-2018-07-23.pdf	mkuellmer	29/09/2018	
☐ Confirmation	Termination-Confirmation-Visavis-GmbH....pdf	mkuellmer	07/02/2018	

Lease-Contract-Visavis-GmbH-2014-01-07.pdf
15 KB

Attributes

Asset Güterstraße 20
Rental Unit UG rechts
B. R. Payment 01.02.2014
Payment 1695,00
Prepayment 423,75
Break Option 30.11.2016
Termination R. D. 23.07.2018
Debitor-ID
Debitor (Tenant) Visavis GmbH
Terminated true
Valid from 01.02.2014
Deposit agreed true
Deposit Type Bank guarantee
Deposit paid true

Data extraction powered by
LEVERTON.AI

Asset Control Center
Dashboard | Workflows | Analytics |
Task-Management | Document Management

Micro Apps
Filebrowser | Full Lifecycle Dataroom |
Exposé | Q&A | Leases, Tenants,
Refurbishment | Reporting

API Layer
Merging external and internal
data & documents | Digital Twin

Business Layer
Qualified alpha-numeric data





Wir laden Sie herzlich
zu einem persönlichen Q&A ein.



Patrick Penn
Founder & CEO



Lars Heidemann
Solution Expert