



Real property . Financing . Tenancy Management Service



CARE-  
FREE.

With conplusinvest investments.

# HIGH EARNINGS.

The conplusinvest properties.

## COMPANY PROFILE.

CONPLUSINVEST IMMOBILIEN GMBH IS AN OWNER-MANAGED COMPANY THAT HAS BEEN OPERATING SUCCESSFULLY IN THE REAL ESTATE MARKET FOR OVER 15 YEARS.

As a trusted advisor and partner, we support you in your end to end purchasing process - from initial consultation to successful conclusion of a contract (purchase / sale / rent) and aftercare.

Stability, Value Addition and Affordability are the three key pillars of our service. They help you change from a tenant to a proud property owner and from an investor to a successful landlord.

As our work has a direct impact on your living, your pension and your life, we feel particularly responsible for you. We take care of your requirements down to the smallest detail and adapt flexibly to your wishes and needs.

We attach great importance to reliability, care and transparency.

The same applies to our personal and trustworthy advice in all phases: before, during and after the purchase.

In addition to conplusinvest property, the portfolio also includes conplusinvest finance, which takes care of the optimal financing of your property, as well as Ulimco property valuation and special rental management for all organizational and administrative tasks.

Be prepared to be overwhelmed by our professionalism and extensive range of services.



## OUR SERVICES.

### + CONSULTING

We help with all your property-related questions. You can depend on our individually-tailored advisory concept, founded on our expert knowledge of the market and many years of experience.

### + LEASING

We are happy to support you as an agent in finding tenants for your property or a home for you to rent. We take care of:

- Property inspections
- For rent advertisements
- Online property presentation
- Negotiating and drafting leases
- Handover of the apartment

Note: With our Tenancy Management Service, we remain at your disposal even after the lease has been signed and the tenant has moved in.

### + PURCHASING

For generations, real estate has enjoyed a great reputation as an investment of lasting value and as protection against inflation. Most important here is that the chosen solution is the right one for your individual needs. With our full service offering, we are at the side of property investors, buyers and users in all aspects of their real estate transaction, from decision-making to handling the transaction and managing the property. Among the services this includes are:

- Choosing the location
- Providing an attractive selection of easily understandable investment concepts with excellent returns and the greatest possible peace of mind
- Purchase and financing planning
- Tenancy Management Service after the purchase

### + SELLING

An expert and loyal partner, Conplusinvest can also help you sell your property with, among many others, the following services:

- Ascertaining the best possible sale price
- Preparing an informative and attractive exposé
- Obtaining offers from the leading mortgage lending institutions on the internet



- Offering your property to selected prospective buyers from our client list

### + PROPERTY VALUATIONS

We offer our clients a free valuation of all properties transacted through Conplusinvest (pursuant to Article 194 of the German Building Code).

Our appraisals are compiled by a publicly appointed and certified property valuer.

### + PRICE CALCULATION

With our free price calculation, we show you how your investment will foreseeably perform even before you buy the property; for example the loan financing, tax savings and returns.



## YOUR CONTACT PERSON.

Alfred Weiler  
Executive Partner

T +49 89 99 01 884-0  
a.weiler@conplusinvest.de

Gabriele Rost  
Executive Partner

T +49 89 99 01 884-0  
g.rost@conplusinvest.de

# A MATTER OF TRUST.

Real estate financing by conplusinvest.

AS A NEUTRAL AND INDEPENDENT COMPANY,  
WE OFFER A COMPREHENSIVE SERVICE THAT  
COVERS ALL ASPECTS OF FINANCING FOR  
YOUR PROPERTY INVESTMENT..

With our know-how, numerous bank contacts and full-service concept, we help you build wealth with investment properties or your very own home!



## BUYING OR BUILDING A PLACE TO LIVE IS ONE OF THE MOST IMPORTANT FINANCIAL DECISIONS MOST PEOPLE MAKE IN THEIR ENTIRE LIFE.

That is why you choose the right financing partner who will advise you comprehensively, accurately and competently.

Profit from our expertise. We put together a personally customised financing concept, tailored to your individual needs, taking into account all funding grants you are entitled to – whether for a new or existing building, investment property, commercial or follow-up financing.

There are many points of view when it comes to financing: those of the client and those of the financing bank. Each has its own expectations and principles.

Together with you, we find out what your hopes and aspirations are with the property, show you your best options and protect you against any risks.

With this individually tailored approach and our long-standing partnerships with various banks, we get loans approved that others can't.



## BRIEF OVERVIEW OF OUR SERVICES.

- Non-binding, personal advisory meeting
- Evaluation of your financial documents
- Compiling a financing concept custom tailored to your situation
- Precise valuation of your desired property
- Approaching more than 250 bank partners and negotiating your loan offer
- Expert assistance in choosing the right offer
- Explaining the mortgage documents in a language you understand
- Accompanying you to the bank when signing your loan agreement
- Support throughout the entire term of the loan

To make sure your real estate investment is a success, entrust us, as a neutral and independent company, with obtaining the perfect financing for you, and profit from our many years of experience.

We are at your side with advice and assistance, and with a comprehensive concept for your real estate financing.



## YOUR CONTACT PERSON.

Rainer Weiß  
Managing Partner

T +49 89 99 01 884 -20  
[r.weiss@conplusinvest.de](mailto:r.weiss@conplusinvest.de)



# TRUE VALUES.

Ulimco Real Estate Valuation and Property Management.

OUR CORE COMPETENCE LIES IN THE VALUATION OF ALL TYPES OF REAL ESTATE AND IN REAL ESTATE MANAGEMENT.

As certified experts (Diploma), specialized in evaluating developed and undeveloped real estate, we provide property valuation in a variety of cases. Our priority is to put your mind at ease, by giving you the attention your case requires, whether you're wishing to evaluate your family home, or plan to invest in a business site and need a clear assessment.

## OUR RANGE OF SERVICES.

- Market value appraisal
- Short report
- Economic calculations
- Due-Diligence analysis

PLEASE DO NOT HESITATE TO CONTACT US. WE'LL BE DELIGHTED TO PROVIDE YOU WITH A QUOTE, THAT SPEAKS TO YOU PERSONALLY BY TAKING CARE OF YOUR INDIVIDUAL NEEDS.



## YOUR CONTACT PERSON.

Daniel Hoser  
Managing directors

Michael Blaschka  
Managing directors

T +49 911 62 14 19-2  
[bewertung@ulimco.de](mailto:bewertung@ulimco.de)

## ULIMCO REAL ESTATE AS YOUR PROFESSIONAL PARTNER IN PROPERTY MANAGEMENT

Owning or buying property come with their own set of challenges. We endeavour to take care of your individual needs with utmost diligence. Furthermore, our expertise also includes comprehensive administration services for residential and commercial properties.



### INCLUDE SERVICES.

- New letting to avoid vacancies and with careful selection of tenants
- Handover / acceptance of the rental rooms
- Management of rent payments in a separately created bank account
- Creation of the annual operating and heating cost accounting and direct accounting with the tenant
- Continuous monitoring of the structural condition, the technical systems and the maintenance contracts
- Requesting a quote from a craftsman for renovation measures and commissioning in consultation with the client
- Acceptance of contract work regarding common property

### BONUS SERVICES.

Additional services undertaken for our clients:

- Renting of a new vacant apartment and all related services such as:
  - Professional presentation of your property / preparation of an exposé
  - Determination of the monthly rental charges
  - Scheduling and carrying out viewing appointments
  - Presentation of apartment to selected interested parties
  - Coordination and drafting of the rental contract
  - Handover and acceptance of the apartment (create an acceptance and handover protocol)
- Representation of the owner in legal matters, especially disputes related to the rental agreement
- Handling of court appointments or eviction notices

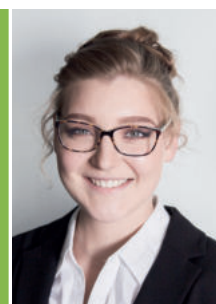
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### YOUR CONTACT PERSON.

Eva Warkentin  
Property Management

T +49 911 62 14 19-1  
e.warkentin@ulimco.de



# WE BUNDLE COMPETENCE



conplusinvest  
Immobilien GmbH

Kopernikusstraße 9 | 81679 München  
T +49 89 99 01 884-0 | F +49 89 99 01 884-11  
info@conplusinvest.de | www.conplusinvest.de



conplusinvest  
Finanzierungen GmbH & Co.KG

Kopernikusstraße 9 | 81679 München  
T +49 89 99 01 884-20 | F +49 89 99 01 884-21  
info@conplusinvest.de | www.conplusinvest.de



ULIMCO IMMOBILIENTREUHAND GMBH

Kopernikusstraße 9 | 81679 München  
T +49 911 61 14 19-1  
info@ulimco.de | www.ulimco.de



ULIMCO IMMOBILIENBEWERTUNGS-  
GESELLSCHAFT MBH & CO.KG

Kopernikusstraße 9 | 81679 München  
T +49 911 61 14 19-2  
bewertung@ulimco.de | www.ulimco.de